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To: The Board of Supervisors of the San Luis Obispo County  
Flood Control and Water Conservation District

From: Greg Ghironzi, NBS  
Date: July 31, 2015

**Subject: Paso Robles Basin Water District, Parcel Tax Funding Report**

NBS was engaged by the San Luis Obispo County Flood Control and Water Conservation District (the “Flood Control District”) to provide an analysis of the funding options related to the formation of the Paso Robles Basin Water District (“PRBWD” or “District”). The PRBWD would provide a specially elected legislative body and local agency that would represent rural landowners in the unincorporated area of the Paso Robles Groundwater Basin (the “Basin”) and take the lead in complying with the groundwater management requirements imposed by the Sustainable Groundwater Management Act of 2014<sup>1</sup> (the “SGMA”).

The Initial Funding Option Report<sup>2</sup> (“Initial Report”) was presented to the Board of the Flood Control District (the “Board”) on April 21, 2015. The Initial Report ranked the establishment of a Parcel Tax as the most feasible option and the establishment of a Property Related Fee as the second most feasible option (while noting potential statutory authority concerns) to fund the costs of the operation and management of the PRBWD and subsequent SGMA activities.

NBS was then tasked to provide recommended rate structures and detailed financial modeling for these top two options. It was subsequently confirmed that the Flood Control District is precluded from utilizing a Property Related Fee at this time because the Flood Control District does not have authority under its principal act for such a fee.<sup>3</sup> The Property Related Fee also carried certain additional risks as discussed in detail in the Initial Report. For these reasons, this report focuses solely on the establishment of a Parcel Tax.

**LAFCO**

The PRBWD formation process must comply with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, administered by the Local Agency Formation Commission (“LAFCO”). LAFCO has indicated it will condition the formation of the PRBWD on the establishment of a mechanism to fund the operation of the PRBWD, which is recommended to be the Paso Robles Basin Parcel Tax (“PRBPT”) described herein.

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<sup>1</sup> Water Code §§ 10720 *et seq.*

<sup>2</sup> The analysis is included as Attachment D.

<sup>3</sup> The Flood Control District cannot currently avail itself of the fee authority contained within SGMA, because it has not been established as a GSA (Water Code §§ 10730 and 10730.2).

## The Two Questions

Two concurrent questions will be asked of the property owners and registered voters within the proposed boundary of the PRBWD as described below. Those questions are:

1. Shall the PRBWD be formed?
  - a. Subordinate to question 1: If the PRBWD is formed, a Board of Directors is elected. Only landowners will participate in question 1.<sup>4</sup> Both landowners and registered voters will participate in question 1.a (six directors elected by landowners and three directors elected by registered voters).<sup>5</sup>
2. Shall a Parcel Tax be approved to fund the activities required by the SGMA? Registered voters will participate in question 2.<sup>6</sup>

The following table outlines the potential outcomes of these two concurrent questions.

<u>Question</u>	<u>Result</u>	<u>Outcome</u>
1	No	<ul style="list-style-type: none"> <li>• No Water District is formed.</li> <li>• Flood Control District may choose to attempt another funding solution prior to consideration of participating in SGMA, or</li> <li>• State Water Resources Control Board, via SGMA, may collect a fee for administering SGMA within the Basin.<sup>7</sup></li> </ul>
2	No	
1	Yes	<ul style="list-style-type: none"> <li>• No Water District formed, based on representations by LAFCO, must have funding source as condition of formation.</li> <li>• Flood Control District may choose to attempt another funding solution prior to consideration of participating in SGMA, or</li> <li>• Flood Control District may attempt another funding solution for Water District formation, or</li> <li>• Basin stakeholders can independently pursue an AB 2453 water district or other governing structure, or</li> <li>• State Water Resources Control Board, via SGMA, may collect a fee for administering SGMA within the Basin.<sup>8</sup></li> </ul>
2	No	
1	No	<ul style="list-style-type: none"> <li>• No Water District is formed.</li> <li>• Flood Control District may choose to participate in SGMA and utilize the approved Parcel Tax to fund operations, or</li> <li>• Parcel Tax is abandoned and State Water Resources Control Board, via SGMA, may collect a fee for administering SGMA within the Basin.<sup>9</sup></li> </ul>
2	Yes	
1	Yes	<ul style="list-style-type: none"> <li>• Water District formed and funded.</li> </ul>
2	Yes	

<sup>4</sup> Water Code § 37905.

<sup>5</sup> Water Code § 37911.

<sup>6</sup> California Constitution, Article XIII A, Section 4 and Article XIII C, Section 2.

<sup>7</sup> Water Code § 1529.5.

<sup>8</sup> Id.

<sup>9</sup> Id.

## **Parcel Tax Authority & Process**

The Flood Control District is authorized to establish a zone of benefit and levy and collect a Parcel Tax within said zone by the authority of Section 5-11 and Section 13-3 of the San Luis Obispo County Flood Control and Water Conservation District Act (“Flood Control District Act”) and in accordance with Government Code Section 53722 and Articles XIII A and XIII C of the California Constitution.<sup>10</sup>

As discussed in the Initial Report, Proposition 13 (added Article XIII A to the California Constitution), Proposition 218 (added Articles XIII C and XIII D to the California Constitution) and Proposition 26 (amended Article XIII C of the California Constitution) together create a classification system for revenue-generating measures promulgated by local government entities. Of particular significance, Proposition 26 broadens the definition of “tax” to include “any levy, charge, or exaction of any kind imposed by the state or a local government, with specified exceptions.” In other words, any such measure is presumptively a tax. We believe that the proposed levy does not squarely fall within any of the enumerated exceptions and that it constitutes a tax imposed for a specific purpose.<sup>11</sup>

The Flood Control District will create a zone of benefit coterminous with the proposed boundary of the PRBWD<sup>12</sup> and then conduct the Parcel Tax election. If the Parcel Tax is approved and the PRBWD is formed, the Flood Control District will agree to transfer the Parcel Tax revenue to the PRBWD. If the PRBWD is not formed, the Flood Control District may retain the Parcel Tax revenue to fund the GSA activities. The overall timeline to establish the Paso Robles Basin Parcel Tax is outlined below.

1. Target Date August 18, 2015:
  - a. NBS Phase II report submitted for approval
2. Target Date November 3, 2015:
  - a. Board to approve rate and specifics of the Parcel Tax
  - b. Confirm Boundary – Create Flood Control Zone of Benefit
  - c. Resolution calling for Parcel Tax Election
  - d. Order Registrar to identify electors and conduct election
3. Target Date December 11, 2015:
  - a. Arguments / Analysis due
4. Target Date February 8, 2016:
  - a. Ballots available
5. Target Date March 8, 2016:
  - a. Special Election date
6. Target Date April 7, 2016:
  - a. Canvass complete

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<sup>10</sup> Chapter 49 of the Water Code Appendix. Section 13-3 of the Flood Control District Act further authorizes the Flood Control District to enter into contracts with other governmental bodies for the transfer of tax proceeds for the performance of the purposes of the Flood Control District within said zone.

<sup>11</sup> California Constitution, Article XIII C, Section 1; Government Code § 53721.

<sup>12</sup> Also known as the FUGRO area – which is defined per the Phase 1 study of the Paso Basin prepared by Fugro and Cleath (2002) and currently under consideration by LAFCO as the boundary for the PRBWD.

## **Rate Structure and Rationale**

A limitation for a Parcel Tax is that it *cannot* be based on the value of the property being taxed (ad valorem). This would violate Article XIII A of the California Constitution regarding tax limitation. The Parcel Tax is not an assessment or fee as discussed in the Initial Report. There is therefore no constitutional requirement to demonstrate the tax is levied proportionately according to special benefit or proportionately to the cost to provide the service.

However, these are important considerations when structuring a tax that incorporates the concepts of benefit, cost and ultimately an approximation of fairness such that the involved parties can agree to it. Those parties are the Board of the Flood Control District, the property owners and the registered voters within the boundary of the District.

The Paso Robles Groundwater Basin Model Update<sup>13</sup> was a primary resource in the modeling of the Parcel Tax. This model update estimated the ratios of water use among various properties and was instructive in calculating the details of the Parcel Tax rate. We find there are three primary rate elements to properties in the Basin that are relevant to the proposed governmental service and the creation of the Parcel Tax Rate. They are listed below,

1. Per Parcel Element – charged to all parcels equally
2. Per Use Element – charged according to Land Use
  - a. All land uses aggregated into 4 classes
  - b. Each class is taxed at different amount
3. Pre Acre Element – charged to all parcels
  - a. Amount for Non-Irrigated
  - b. Amount for Irrigated Agriculture

**Per Parcel Element:** We recognize there are legal parcels. Each parcel in the Basin will require a certain amount of review and monitoring and therefore should share a portion of the total cost of Basin management. In addition, each parcel in the Basin will accrue a measure of benefit from compliance with SGMA which will result in the proper management of the Basin's resources. The per parcel component generates approximately 10% of the total Parcel Tax revenue and is charged to every Assessor's Parcel.

**Per Use Element:** There are different intensities of water use among the various property types. For example a vacant parcel generally has a different water use intensity than a commercial parcel. The Per Use element generates approximately 13% of the total Parcel Tax revenue and is charged to every Assessor's Parcel.

NBS worked in conjunction with the Assessor's Office to find a balance of specificity, fairness and data manageability in establishing the four proposed Land Use Classes. A complete listing of all Land Use Codes and their assignment to one of the four Land Use Classes is included as Attachment C. The four Land Use Classes are shown below,

SFR = Assignment to the Single Family Residential Land Use Class

MFR = Assignment to the Multi-Family Residential Land Use Class

Comm/Ind/Gov = Assignment to the Commercial or Industrial or Government Land Use Class

Vacant = Assignment to the Vacant Land Use Class

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<sup>13</sup> Prepared by GeoScience December 19, 2014

**Per Acre Element:** The property characteristic most relevant to the Basin is the area of a parcel. The area is directly proportional to the groundwater basin itself as it is reasonable that this element of the parcel tax rate should be predominant. It is charged to every Assessor's Parcel. In addition, we recognize the largest use of groundwater is irrigated agriculture. The per acre component generates approximately 77% of the total Parcel Tax revenue.

According to the above referenced groundwater basin model update, approximately 90% of the groundwater pumping is attributable to irrigated agricultural use. Using the proposed element amounts, the Parcel Tax generates approximately 89% of the Per Acre revenue from Irrigated Agricultural acreage. The current total revenue generation ratios were calculated using the most recent property data and are summarized below.

**Revenue Ratios by Element:** The table below shows various ratios of revenue generation. Column two shows the percentages of revenue generation for each Parcel Tax Element as they relate to the total revenue generated. Column three shows the ratio of Non-Irrigated and Irrigated acreage revenue to each other according to the total revenue generated by the Acreage Element.

<u>Parcel Tax Element</u>	<u>% of Total Revenue</u>	<u>% Per Acre Revenue</u>
Per Parcel	10%	
Per Use	13%	
Per Acre		
Non-Irrigated	8%	11%
<u>Irrigated Agricultural</u>	<u>69%</u>	<u>89%</u>
Total Acreage	77%	100%
TOTALS	100%	100%

As property changes land use or amounts of irrigated agricultural acreage the above ratios will change accordingly. Agricultural information suggests the amount of irrigated agricultural acreage will increase over the next few years increasing the percentages of the total Parcel Tax revenue further toward the Irrigated Agricultural portion of the Per Acre Element.

Note: We are merging data from the Assessor's and Agricultural Commissioner's Offices and are reviewing the data for consistency. This effort is ongoing and is expected to be complete for an anticipated first parcel tax levy in the 2016/17 fiscal year.

## Proposed Parcel Tax Rate Table

<u>Parcel Tax Element</u>	<u>\$ per Parcel or Acre</u>
Per Parcel Element	15.00
Per Use Element	
SFR Parcels	20.00
MFR Parcels	40.00
Comm/Ind/Gov	100.00
Vacant Parcels	10.00
Per Acre Element	
Non-Irrigated Acres	0.25
Irrigated Ag Acres	18.00

SFR = Assignment to the Single Family Residential Land Use Class

MFR = Assignment to the Multi-Family Residential Land Use Class

Comm/Ind/Gov = Assignment to the Commercial or Industrial or Government Land Use Class

Vacant = Assignment to the Vacant Land Use Class

The above rate specifies the maximum amount that may be charged to any Assessor's Parcel in any Fiscal Year

If the total revenue generated by applying the rate exceeds the amount necessary to fund the annual budget, the amount charged to each parcel will be reduced proportionately. This means every parcel receives the same percentage discount so only the needed amount is levied each year and no "surplus" funds are generated.

## **Proposed Parcel Tax Components**

**Annual escalation:** NBS proposes no annual escalation in the above rates. The purpose of the Parcel Tax is to fund the \$950,000 necessary for initial work efforts to manage the Basin, such as coordinating and developing the Groundwater Sustainability Plan. Additional efforts or subsequent cost escalation is most appropriately addressed in the approval of new rates, fees, taxes or charges. The above Proposed Parcel Tax Rate is the maximum amount that may be charged to any parcel in any Fiscal Year.

**Appeals and review process:** NBS recommends the existing Assessment Appeals and irrigated acreage calculation appeals processes be recognized as sufficient to address any property owner concerns relative to information used as a basis for the calculation of the Parcel Tax. If the Assessor, Public Works Department, Agricultural Commissioner's Office or Water District correct an error as a result of their respective appeals processes, a property owner may request a refund of the amount calculated in error limited to the current and previous Fiscal Year.

**Exemptions for special use parcels:** NBS proposes no exemptions for any special use parcels. This applies to property exempted from property taxes, or property owned by various government agencies or special districts. Some sample property owners are: the US Govt, the State of California, the County, Paso Robles Cemetery District, Pleasant Valley and Phillips School Districts. In addition there are utilities such as Pacific Gas & Electric Co and the Union Pacific Railroad. It is anticipated that collection of the Parcel Tax may be problematic with certain agencies such as the US Govt. However, best efforts should be made to bill and collect the Parcel Tax from all properties in the Basin without respect to their receipt of a Secured Property Tax Bill. The annual budget may be adjusted to account for anticipated non-payment such that critical revenue is not at risk.

**Manner of collection:** The annual Parcel Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes.

**Prepayment:** The purpose of the Parcel Tax is to fund ongoing groundwater management efforts consistent with SGMA. It will not have the option to be prepaid.

**Rounding up of acres:** The Assessor's office maintains estimated acreages to the 1/100 of an acre in its database. Also, the Agricultural Commissioner's office maintains estimated acreages of irrigated agricultural area to the 1/100 of an acre in its database. It is expected there will be slight differences in the databases and that certain acreage amounts are estimated. This level of acreage detail is excessive and can contribute to unnecessary property owner disputes. NBS recommends that all acreage be rounded up to the next whole acre for purposes of calculating the Parcel Tax.

**Tax roll collection costs are in addition to the Parcel Tax:** The County of San Luis Obispo Auditor-Controller's Office adds an administration fee (\$2.00 per parcel) to the Parcel Tax levies that are submitted by the local agencies for collection by the County Tax Collector on the Secured Tax Roll. The amount shown on a property owner's secured property tax bill will reflect the addition of the amount charged by the County for billing and collection of the Parcel Tax.<sup>14</sup>

**Term:** The term of the Parcel Tax is proposed to be in perpetuity or until replaced or abandoned by the Flood Control District/PRBWD.

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<sup>14</sup> Government Code § 50077(b).

## **Method of Parcel Tax Calculation**

In each fiscal year the parcel tax administrator shall obtain all necessary data from the Assessor's and Agricultural Commissioner's offices for all parcels within the boundary of the District and perform all the following:

### **STEP 1**

Calculate the Per Parcel amount for each Assessor's Parcel according to the Rate Table.

### **STEP 2**

Calculate the Per Use amount for each Assessor's Parcel.

1. Assign each parcel to a Land Use Class according to the Land Use Class Table
2. Apply the appropriate Land Use Class Rate to each Assessor's Parcel according to the Rate Table.

### **STEP 3**

Calculate the total Per Acre amount for each Assessor's Parcel.

1. Determine the Assessor's Net Adjusted Acreage by the following,

- $a$  = Assessor's Acreage
- $b$  = Assessor's Adjusted Acreage
- $c$  = Irrigated Acreage
- $d$  = Irrigated Adjusted Acreage
- $e$  = Assessor's Net Adjusted Acreage

$a$  rounded up to the next whole acre =  $b$

$c$  rounded up to the next whole acre =  $d$

$$b - d = e$$

2. Calculate the Non-Irrigated acreage amount,

Multiply result  $e$  above by the Non-Irrigated amount shown on the Rate Table.

3. Calculate the Irrigated acreage amount,

Multiply result  $d$  above by the Irrigated acreage amount shown on the Rate Table.

4. Sum the Non-Irrigated and Irrigated acreage amounts to calculate the total Per Acre Amount.

#### **STEP 4**

Calculate the Maximum Annual Parcel Tax by summing the results of Steps 1, 2 and 3 above for each Assessor's Parcel.

#### **STEP 5**

Calculate the Total Maximum Parcel Tax by summing the result of Step 4 for all Assessor's Parcels in the District.

#### **STEP 6**

Calculate the Actual Annual Parcel Tax for each Assessor's Parcel,

1. Apply the Parcel Tax Proportionately to all parcels in the District, up to the Maximum Annual Parcel Tax, to satisfy the Annual Parcel Tax Requirement.
2. The Actual Annual Parcel Tax will be rounded to the next even cent for collection on the property tax rolls. The sum of all parcels Actual Annual Parcel Tax may slightly exceed the Annual Parcel Tax Requirement due to rounding.

#### **STEP 7**

Submit amounts for collection, as appropriate, for all properties within the District.

## **Definition of Terms used in the Parcel Tax Calculation**

**“Actual Annual Parcel Tax”** means the Parcel Tax levied in any Fiscal Year on any Assessor’s Parcel.

**“Annual Parcel Tax Requirement”** means the amount required in any Fiscal Year to fund the items included but not limited to those listed in Attachment B together with anticipated non-payment of the Parcel tax, less any credit from any available funds as approved by the legislative body levying the Parcel Tax.

**“Assessor”** means the Assessor of the County of San Luis Obispo.

**“Assessor’s Acreage”** means the land area of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable final map, parcel map, condominium map, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area shall be determined by the County Surveyor.

**“Assessor’s Adjusted Acreage”** means the Assessor’s Acreage of an Assessor’s Parcel rounded up to next whole acre.

**“Assessor’s Net Adjusted Acreage”** means the Assessor’s Adjusted Acreage of an Assessor’s Parcel, minus, any Irrigated Adjusted Acreage.

**“Assessor’s Parcel”** means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

**“Assessor’s Parcel Map”** means an official map of the County Assessor of a County designated parcel by Assessor’s Parcel number.

**“County”** means the County of San Luis Obispo, State of California,

**“Department of Agriculture”** means the Department of Agriculture / Weights and Measures of the County of San Luis Obispo.

**“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

**“Irrigated Acreage”** means all acres of land designated of an Assessor’s Parcel as utilized for Irrigated agricultural use as determined by the Department of Agriculture.

**“Irrigated Adjusted Acreage”** means all Irrigated Acres of land of an Assessor’s Parcel rounded up to next whole acre.

**“Land Use Class”** means any of the classes listed in Attachment C where properties are aggregated according to Land Use Code. The listing of assignment of Land Use Classes for each primary land use code is listed in Attachment C

**“Maximum Annual Parcel Tax”** means the amount determined in accordance with the provisions of the method of Parcel Tax Calculation which may be levied in any Fiscal Year on any Assessor’s Parcel.

**“Non-Irrigated Acreage”** means the remaining area of an Assessor’s Parcel after subtracting the Irrigated Acreage area from the parcel’s total area.

**“Parcel Tax”** means taxes levied and collected within the boundary of the Paso Robles Basin.

**“Parcel Tax Administrator”** means an official of the County or designee thereof, responsible for determining the Annual Parcel Tax Requirement and providing for the calculation, levy and collection of the Parcel Tax.

**“Paso Robles Basin”** means the territory so defined per the Phase 1 study of the Paso Basin prepared by Fugro and Cleath (2002) and currently under consideration by LAFCO as the boundary for the Water District.

**“Primary Land Use Code”** means the code assigned by the Assessor to designate the primary land use of each Assessor’s Parcel. The current listing of all County Land Use Codes is included in Attachment C.

**“Proportionately”** means that the ratio of the Actual Annual Parcel Tax levy to the Maximum Annual Parcel Tax is equal for all Assessor’s Parcels of Property within the District.

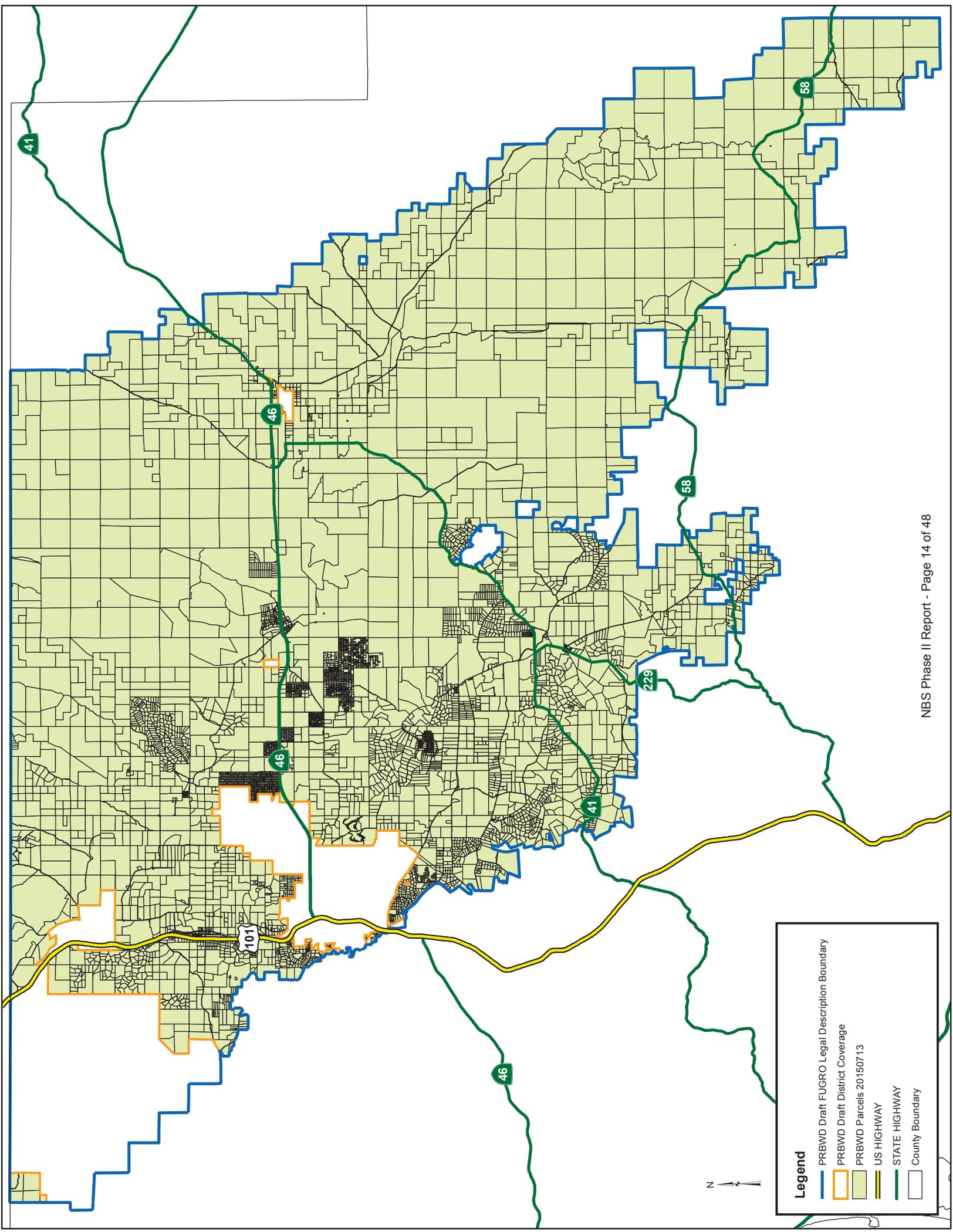
**“State”** means the State of California.

**“Total Maximum Annual Parcel Tax”** mean the sum of the Maximum Annual Parcel Tax, determined in accordance with the provisions of the Method of Parcel Tax Calculation, which may be levied in any Fiscal Year on all Assessor’s Parcels within the District.

## LIST OF ATTACHMENTS

- A. Map of Boundary – Zone of Benefit
- B. Draft Five Year Operating Expenses Budgets
- C. Land Uses Assigned to Land Use Class
- D. NBS Initial Report dated March 31, 2015

# ATTACHMENT A



**Legend**

- PRBWD Draft FUGRO Legal Description Boundary
- PRBWD Draft District Coverage
- PRBWD Parcels 20150713
- US HIGHWAY
- STATE HIGHWAY
- County Boundary

ATTACHEMENT B

**Five Year Operating Expenditures -Paso Water District**

Category	2016	2017	2018	2019	2020
Salaries & Benefits					
Executive Director (Division Manager - Utilities)	\$ 187,874	\$ 187,874	\$ 187,874	\$ 187,874	\$ 187,874
Groundwater Engineer (Engineer IV -Public Works)				163,943	163,943
Administrative Assistant/Board Clerk (Senior Account Clerk - PW)	72,894	72,894	72,894	72,894	72,894
Groundwater Sustainability Plan	250,000	250,000	250,000	100,000	100,000
Legal Services	100,000	100,000	100,000	100,000	100,000
Grant Writing / Advocacy	50,000	50,000	50,000	50,000	50,000
Office Lease	20,000	20,000	20,000	20,000	20,000
IT Support (including GIS)	10,000	10,500	11,025	11,576	12,155
Payroll Service	2,400	2,520	2,646	2,778	2,917
Software/Website	9,000	3,500	3,500	3,500	3,500
Conferences/Training	5,000	5,000	5,000	5,000	5,000
Travel Expenses	5,000	5,250	5,513	5,788	6,078
Dues & Subscriptions	10,000	10,000	10,000	10,000	10,000
Insurance	11,700	12,285	12,899	13,544	14,221
Legal Notices & Ads	7,500	7,875	8,269	8,682	9,116
Office Supplies	2,000	2,100	2,205	2,315	2,431
Postage	3,000	3,150	3,308	3,473	3,647
Printing	2,500	2,625	2,756	2,894	3,039
Utilities	5,000	5,250	5,513	5,788	6,078
Telephone/Communications	3,500	3,675	3,859	4,052	4,254
Office Equipment Leases	3,000	3,000	3,000	3,000	3,000
Board Elections	15,000		15,000		15,000
Future Prop 218	50,000	50,000	50,000	50,000	50,000
LAFCO District Fees	1,200	1,260	1,323	1,389	1,459
Collection Fee/Bad Debt	50,000	50,000	50,000	50,000	50,000
Annual Audit	5,000	5,250	5,513	5,788	6,078
Contingency (average of 7%)	68,432	85,992	67,905	65,721	47,317
<b>TOTAL</b>	<b>\$ 950,000</b>				

ATTACHEMENT B

**Five Year Operating Expenditures - Flood Control District**

Category	2016	2017	2018	2019	2020
Salaries & Benefits					
Executive Director (Division Manager - Utilities)	\$ 187,874	\$ 187,874	\$ 187,874	\$ 187,874	\$ 187,874
Groundwater Engineer (Engineer IV -Public Works)				163,943	163,943
Administrative Assistant/Board Clerk (Senior Account Clerk - PW)	72,894	72,894	72,894	72,894	72,894
Groundwater Sustainability Plan	250,000	250,000	250,000	100,000	100,000
Legal Services	100,000	100,000	100,000	100,000	100,000
Grant Writing / Advocacy	50,000	50,000	50,000	50,000	50,000
Office Lease	20,000	20,000	20,000	20,000	20,000
IT Support (including GIS)	10,000	10,500	11,025	11,576	12,155
Software/Website	9,000	3,500	3,500	3,500	3,500
Conferences/Training	5,000	5,000	5,000	5,000	5,000
Travel Expenses	5,000	5,250	5,513	5,788	6,078
Dues & Subscriptions	10,000	10,000	10,000	10,000	10,000
Insurance	11,700	12,285	12,899	13,544	14,221
Legal Notices & Ads	7,500	7,875	8,269	8,682	9,116
Office Supplies	2,000	2,100	2,205	2,315	2,431
Postage	3,000	3,150	3,308	3,473	3,647
Printing	2,500	2,625	2,756	2,894	3,039
Utilities	5,000	5,250	5,513	5,788	6,078
Telephone/Communications	3,500	3,675	3,859	4,052	4,254
Office Equipment Leases	3,000	3,000	3,000	3,000	3,000
Future Prop 218	50,000	50,000	50,000	50,000	50,000
LAFCO District Fees	1,200	1,260	1,323	1,389	1,459
Collection Fee/Bad Debt	50,000	50,000	50,000	50,000	50,000
Annual Audit	5,000	5,250	5,513	5,788	6,078
Contingency	60,492	60,304	60,511	61,705	61,934
<b>TOTAL</b>	<b>\$ 924,660</b>	<b>\$ 921,792</b>	<b>\$ 924,960</b>	<b>\$ 943,206</b>	<b>\$ 946,699</b>

# Attachment C

## Paso Robles Basin Parcel Tax Assignment to Land Use Class

### Land Use Class Assignments

<u>Primary Land Use Code</u>	<u>Parcel Tax Land Use Class</u>
TDC	Vac
1	Vac
30	Vac
31	Vac
33	Vac
35	Vac
41	Vac
42	Vac
50	Vac
100	Vac
101	Vac
102	Vac
103	Vac
104	Vac
105	Vac
106	Vac
107	Vac
108	Vac
109	Vac
110	SFR
111	SFR
115	MFR
120	SFR
121	VAC
125	SFR
130	SFR
131	SFR
132	SFR
133	SFR
134	SFR
135	SFR
136	SFR
137	SFR
138	SFR
140	SFR
150	SFR
160	SFR
161	SFR

# Attachment C

## Paso Robles Basin Parcel Tax Assignment to Land Use Class

<u>Primary Land Use Code</u>	<u>Parcel Tax Land Use Class</u>
162	SFR
163	SFR
164	SFR
165	SFR
166	SFR
170	MFR
171	MFR
172	MFR
173	MFR
174	MFR
175	MFR
176	MFR
200	Vac
201	MFR
202	MFR
203	MFR
205	MFR
209	SFR
210	MFR
215	MFR
216	MFR
217	MFR
218	MFR
219	MFR
222	MFR
223	MFR
230	MFR
231	MFR
235	MFR
300	Vac
305	ComIndGov
309	SFR
310	ComIndGov
311	ComIndGov
321	ComIndGov
322	ComIndGov
324	ComIndGov
325	ComIndGov
326	ComIndGov
331	ComIndGov

# Attachment C

## Paso Robles Basin Parcel Tax Assignment to Land Use Class

<u>Primary Land Use Code</u>	<u>Parcel Tax Land Use Class</u>
332	ComIndGov
333	ComIndGov
334	ComIndGov
335	ComIndGov
336	ComIndGov
337	ComIndGov
338	ComIndGov
339	ComIndGov
341	ComIndGov
345	ComIndGov
346	ComIndGov
351	ComIndGov
352	ComIndGov
355	ComIndGov
361	ComIndGov
362	ComIndGov
363	ComIndGov
364	ComIndGov
371	ComIndGov
372	ComIndGov
373	ComIndGov
374	ComIndGov
379	ComIndGov
380	ComIndGov
381	ComIndGov
382	ComIndGov
383	ComIndGov
385	ComIndGov
389	ComIndGov
390	ComIndGov
400	Vac
401	ComIndGov
402	ComIndGov
403	ComIndGov
404	ComIndGov
405	ComIndGov
406	ComIndGov
407	ComIndGov
411	ComIndGov
412	ComIndGov

# Attachment C

## Paso Robles Basin Parcel Tax Assignment to Land Use Class

<u>Primary Land Use Code</u>	<u>Parcel Tax Land Use Class</u>
415	ComIndGov
420	ComIndGov
421	ComIndGov
422	ComIndGov
423	ComIndGov
424	ComIndGov
425	ComIndGov
426	Vac
427	SFR
428	ComIndGov
430	Vac
435	ComIndGov
440	ComIndGov
509	SFR
511	ComIndGov
512	ComIndGov
515	ComIndGov
520	ComIndGov
522	ComIndGov
530	ComIndGov
531	ComIndGov
532	ComIndGov
533	ComIndGov
534	ComIndGov
540	ComIndGov
541	ComIndGov
542	ComIndGov
543	ComIndGov
544	ComIndGov
545	Vac
546	ComIndGov
550	ComIndGov
551	ComIndGov
552	ComIndGov
555	ComIndGov
556	ComIndGov
580	ComIndGov
599	ComIndGov
602	Vac
636	ComIndGov

# Attachment C

## Paso Robles Basin Parcel Tax Assignment to Land Use Class

<u>Primary Land Use Code</u>	<u>Parcel Tax Land Use Class</u>
637	ComIndGov
802	ComIndGov
810	ComIndGov
820	ComIndGov
850	ComIndGov
851	ComIndGov
852	ComIndGov
853	ComIndGov
854	ComIndGov
855	ComIndGov
856	ComIndGov
857	ComIndGov
858	ComIndGov
860	ComIndGov
861	ComIndGov
862	ComIndGov
863	ComIndGov

# ATTACHMENT D



870 Market Street, Suite 1223  
San Francisco, CA 94102

Toll free: 800.434.8349

[nbsgov.com](http://nbsgov.com)

To: Mr. John Diodati, County of San Luis Obispo  
From: Greg Ghironzi, NBS  
Date: March 31, 2015

**Subject: Paso Robles Basin Water District, Initial Funding Options**

NBS was engaged by the San Luis Obispo County Flood Control and Water Conservation District (the “Flood Control District”) to provide an analysis of the funding options related to the formation of the Paso Robles Basin Water District, as described in Assembly Bill No. 2453 (2014) (“AB 2453”) (the “PRBWD” or the “District”). The formation process must comply with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, administered by the Local Agency Formation Commission (“LAFCO”). It is anticipated that LAFCO will condition the formation of the PRBWD on the establishment of a mechanism to fund the operation of the District. Any such funding mechanism, be it a tax, assessment, fee or charge, is subject to the requirements of Proposition 218 Right to Vote on Taxes Act (“Prop 218”).<sup>1</sup> The formation of the PRBWD would provide a specially elected legislative body and local agency that would likely take the lead in complying with the groundwater management requirements imposed by the Sustainable Groundwater Management Act of 2014 (the “SGMA”) in the Paso Robles Groundwater Basin (the “Basin”).

**SGMA**

The SGMA consists of the following bills which require and provide for the creation and operation of groundwater sustainability agencies (“GSA”s) in high- and medium-priority basins:

- AB 1739 Dickinson
- SB 1168 Pavley
- SB 1319 Pavley

The SGMA provides tools for GSAs to levy fees on the extraction of groundwater in order to fund administration, operation and maintenance activities.<sup>2</sup> This fee authority is generally triggered by the formation of a GSA or the adoption of a groundwater sustainability plan (“GSP”). However, the SGMA also authorizes a “local agency” that has adopted a groundwater management plan pursuant to Water Code Section 10750 et seq. or AB 3030 (an “AB 3030 Plan”) to impose fees for AB 3030 purposes.<sup>3</sup>

AB 2453 independently authorizes the District to levy groundwater extraction charges, including volumetric charges intended to provide an incentive for reduced water use.<sup>4</sup>

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<sup>1</sup> Certain fees are not subject to Proposition 218, including user fees for services that are not property related, fees for services that are property related but that are neither imposed on a parcel nor on a person as an incident of property ownership, and (potentially) regulatory fees.

<sup>2</sup> Water Code §§ 10730 and 10730.2. Water Code § 10730 also references permit fees.

<sup>3</sup> Water Code § 10730.2(b)

<sup>4</sup> Water Code § 37690

## **GSA**

The prerequisites for a GSA to levy any fees or charges are relevant. With the exception noted above in connection with AB 3030 Plans, the first and most obvious prerequisite is that the GSA must exist. In order for the District to exist as such an agency, the likely LAFCO requirement to establish a stable funding mechanism must be addressed. *This initial or baseline financing is the focus of this report.*

The Draft Five Year Operating Expenses Budget is included as Attachment A. The budget declares a total annual estimated cost of \$950,000 per year from 2016 through 2020 for the PRBWD. The budget also shows detail that the expenses provide for the creation and management of the GSA, including the subsequent collection of data enabling the creation of the GSP. The GSP will then drive the basis for calculating any future authorized fees or charges. The draft budget also includes an estimate of expenses if the Flood Control District were to manage the Basin as a GSA.

The initial funding mechanism can be structured to provide for the long term ongoing overhead operational costs and/or be structured to eventually be supplemented or replaced by funds collected as an overhead cost allocation component to any future extraction fee or charge.<sup>5</sup>

## **Proposition 218**

Any initial financing tool we consider is subject to the requirements of Proposition 218 Right to Vote on Taxes Act.<sup>6</sup> For our purposes, Prop 218 categorizes various collections as an assessment, fee or tax. We will address each category and then focus on the most appropriate and advantageous members of those categories.

## **Special Assessments**

Special Assessments are constitutionally governed by Article XIID and by applicable enabling legislation. Primary examples of enabling legislation would be a 1913/15 Act<sup>7</sup> assessment for infrastructure development and a 1982 Act<sup>8</sup> assessment for infrastructure maintenance. These acts have been used for the construction and maintenance of storm/flood control facilities. Groundwater management is a relatively new concept and there is no specific enabling legislation that provides for the levy of a special assessment for this purpose.<sup>9</sup>

This together with the fact that special assessments require a finding of special benefit (which is defined as "...a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute 'special benefit'") makes a special assessment a less feasible funding mechanism.<sup>10</sup>

The issue of special benefit has been well litigated over the last several years and the courts have placed a significant burden on the local agency to prove special benefit. The nature of groundwater management, specifically the difficulty of proving one parcel benefits in a quantifiably different manner and amount from another parcel could make a finding of special benefit a challenge.

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<sup>5</sup> Water Code § 10730.2(a)

<sup>6</sup> As discussed in Footnote 1, certain fees are not subject to Proposition 218.

<sup>7</sup> Streets and Highways Code §§ 10000, 8500

<sup>8</sup> Government Code § 54703

<sup>9</sup> Although there is no specific enabling legislation, there are some statutory provisions within various acts which authorize such assessments under certain circumstances. For example, Water Code Section 10754.2 authorizes the imposition of "fees and assessments for groundwater management based on the amount of groundwater extracted" in accordance with certain procedural requirements.

<sup>10</sup> Article XIID § 2(i)

In conclusion, the issue of special benefit together with an absence of specific enabling legislation listing groundwater management as an authorized improvement or maintenance service makes the Prop 218 special assessment category of revenue problematic.

### **Property-Related Fees and Regulatory Fees**

**Property-Related Fees:** Property related fees are constitutionally governed by Article XIID and by applicable enabling legislation. A property-related fee is a levy other than an ad valorem tax, a special tax, or an assessment, imposed upon a parcel or upon a person as an incident of property ownership, including a user fee or charge for a property-related service.<sup>11</sup> A “property related service” is a public service having a direct relationship to property ownership.<sup>12</sup>

Depending on the manner in which it is levied, a fee for groundwater management services could be considered to be a fee imposed as an incident of property ownership and as such would be subject to the substantive and procedural requirements of Article XIID.

Article XIID, Section 6, imposes certain procedural requirements where property-related fees are imposed or increased. Fees for “sewer, water, and refuse collection services” are subject to notice, hearing and majority protest procedures. Other fees for property-related services are subject to these same procedures, and in addition, they are subject to a subsequent voter-approval procedure.

The Proposition 218 Omnibus Implementation Act (1997) defines “water” as follows: “any system of public improvements intended to provide for the production, storage, supply, treatment, or distribution of water from any source.”<sup>13</sup> In *Griffith v. Pajaro Management Agency* (2013) 220 Cal.App.4th 586 (“*Griffith*”), the Sixth District Court of Appeal addressed the meaning of “water service,” and held that a pump charge to fund three projects that together provide supplemental water constituted a property-related fee for water service. In the recently decided *Great Oaks Water Company v. Santa Clara Valley Water District* (March 26, 2015) 6d Civil No. H035260 (“*Great Oaks*”), the Sixth District Court of Appeal again addressed the meaning of “water service,” and held that a pump charge used to fund the importation, treatment and distribution of water and the replenishment of a groundwater basin constituted a property-related fee for water service.

Thus, **if** the fee imposed to fund the District constituted a property-related fee for “water service,” the fee could be imposed if there was no majority protest (a subsequent vote would not be required) subject to the other requirements on property-related fees set forth in Proposition 218.<sup>14</sup> More specifically, the fee must meet the definition of a property-related fee (and not constitute a tax or assessment) as well as those requirements set forth in subdivision (2)(b) of Section 6, including, without limitation:

- 1) The service is used by, or immediately available to the owner of the property.<sup>15</sup>
- 2) The amount charged to each parcel must not exceed the proportional cost of the service attributable to that parcel.<sup>16</sup>

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<sup>11</sup> Article XIID, § 2(e)

<sup>12</sup> Article XIID, § 2(h)

<sup>13</sup> Government Code § 53750(m)

<sup>14</sup> The fee would otherwise need to be approved by a majority vote of the property owners of the property subject to the fee or charge or, at the option of the agency, by a two-thirds vote of the electorate.

<sup>15</sup> Article XIID § (b)(4)

<sup>16</sup> Article XIID § 6(b)(3)

**Regulatory Fees:** Regulatory fees are generally imposed pursuant to the government’s police power to curtail the potential for adverse effects to the community of various activities. What distinguishes regulatory fees from other fees and charges is that regulatory fees are imposed under the state’s police power, rather than its taxing power, and are generally imposed for engaging in a regulated activity. Examples are building and development fees, and alcohol and gambling permits. Regulatory fees must not exceed the cost of conferring the benefit, granting the privilege or providing the service or product and must be allocated based on the burden on or benefits received from the governmental activity.<sup>17</sup> In the recently decided *City of San Buenaventura v. United Water Conservation District et al.* (March 17, 2015) 2d Civil No. B251810 (“*City of San Buenaventura*”), the Second District Court of Appeal found that pump charges imposed by the United Water Conservation District pursuant to its principal act were neither property-related fees nor taxes but rather regulatory fees not subject to Proposition 218.<sup>18</sup> However, in addressing the same issue, the Sixth District Court of Appeal in *Great Oaks* found that the pump charge at issue was not a regulatory fee, because it was not structured to deter excessive consumption but rather designed predominantly to secure revenues.

The challenge with a property-related or regulatory fee is limited enabling legislation. AB 2453 only authorizes the imposition of groundwater extraction charges and the California Water District law focuses its fee authority on fees for the distribution of water.<sup>19</sup> In addition, it is difficult to know how a court would classify such an extraction charge, as it is highly factually dependent and because there is a split in authority.<sup>20</sup> In *City of San Buenaventura*, the extraction charge imposed by defendant was based on actual consumption. The issue of whether a charge on unmetered residential wells based on estimated usage constitutes a regulatory fee was left open. The Court simply indicated that it did not necessarily agree with the Court in *Griffith*.<sup>21</sup> With respect to an acreage based fee (as opposed to a pump fee), in addition to a lack of enabling legislation, it is more susceptible to classification as a tax or assessment.<sup>22</sup>

In sum, the above constitute both legal and financial engineering uncertainties and challenges associated with the imposition of a fee to fund the District.

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<sup>17</sup> Article XIID, §§ (e)(1) and (e)(2)

<sup>18</sup> The Court found that the fees did not exceed the defendant’s reasonable costs of maintaining the groundwater supply. In addition to pump charges, defendant also imposed property taxes and water delivery charges in order to generate revenue.

<sup>19</sup> The Flood Control District Act does not contain any fee authority.

<sup>20</sup> In *City of San Buenaventura*, the court noted that *Griffith* was based on a unique set of facts—“that the vast majority of property owners in the Pajaro Valley obtained their water from wells, and that alternative sources were not practically feasible.”

<sup>21</sup> In *Griffith*, the court concluded that a fee or charge on smaller, unmetered wells based on estimated usage was not “justified on regulatory grounds” but that a regulatory purpose “might still be readily invoked with respect to metered extractions.”

<sup>22</sup> In *Pajaro Valley Water Mgmt. v. Amrhein* (2007) 150 Cal.App.4th 1364, 1381, the Sixth District Court of Appeal found that the pump tax was not an assessment because the charge was not a levy or charge “upon real property” but one upon an activity—the extraction of groundwater. The court found that another provision contained within the principal act authorizing the plaintiff to “fix charges upon land” for the purpose of completing any of the powers, projects and purposes for which plaintiff is organized contemplates an assessment.

## **Special Tax**

Special taxes are constitutionally governed by Article XIII C and by applicable enabling legislation. There are two special tax candidates. The parcel tax and a special tax imposed pursuant to the Mello-Roos Community Facilities Act of 1982 (CFD), both of which are based on any reasonable method to assign costs and must be approved by a 2/3 vote of the registered voters voting in the election. The only condition is that the tax cannot be based on property value in contravention of Proposition 13's limitation on ad valorem taxes.

**Parcel Tax:** A parcel tax may be enacted pursuant to Government Code Section 50075. The parcel tax can be levied against all taxable property within the proposed boundary of the PRBWD in anticipation of its formation.<sup>23</sup> The parcel tax is not a fee, and it, therefore, need not be shown that it is proportional to the cost or that the levy does not exceed the cost to provide the service.<sup>24</sup> There is no requirement that the special tax be apportioned on the basis of the benefit to any property. Successful creation of a parcel tax requires approval of 2/3 of the registered voters voting in the election.

We do not foresee any legal challenges to overcome in order to enact a parcel tax.

**CFD:** A CFD may be formed pursuant to the Mello-Roos Community Facilities Act of 1982<sup>25</sup> and is one of the most common special taxes utilized in the State. It is used to fund schools, police and fire protection services and flood/storm control maintenance as well as capital projects that include infrastructure needs and facilities. The absence of the requirement to demonstrate special benefit as required by a special assessment, together with the ability to issue debt in the form of municipal bonds has driven the popularity of CFDs into the forefront of special taxes. There is no requirement that the special tax be apportioned on the basis of benefit to any property. Successful creation of a CFD requires approval of 2/3 of the registered voters voting in the election.

The challenge with this funding mechanism is defining the activities/costs described in the Draft Five Year Operating Expenses Budget as facilities and/or services authorized by CFD law. More specifically, with respect to services, only seven types of enumerated services can be funded by a CFD, none of which are water services or water management services (only flood and storm protection services are enumerated).<sup>26</sup> With respect to facilities, the authorization is more general and the list of facilities identified in the CFD law is not exhaustive.

## **Flood Control District as the GSA**

This report assumes the desire of the Flood Control District to assist in the formation of the PRBWD as the GSA to manage the Basin. However, under the authorities discussed above, the Flood Control District as the local agency who has adopted an AB 3030 plan prior to January 1, 2015, may step into the role of the GSA and choose to begin the process to levy fees *on the extraction of groundwater for purposes of AB 3030* pursuant to Water Code Section 10730.2(b) if it believes it has sufficient data to justify the fee. Similarly, the Flood Control District may take the lead to enact a tax.<sup>27</sup> The collection of these revenues could then flow to a subsequently formed GSA and be used for the purposes for which they were enacted.

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<sup>23</sup> Government Code § 50077(c)

<sup>24</sup> Government Code § 50076

<sup>25</sup> Government Code § 53311

<sup>26</sup> Water Code § 53313

<sup>27</sup> The Flood Control District would need to create a Zone of Benefit in order to designate territory coterminous with the Basin in order to levy parcel tax.

**Summary of Approval Process**

Type	Special Benefit Required	Process	Approval
Assessment	Yes	Mailed Ballot (Property Owner)	No Majority Protest – of ballots cast - weighted by assessment amount
Property-Related Fee	No	Notice & Hearing (Property Owner)	Majority of property owners must not file written protest; vote required unless fee for “water service”
Tax	No	Mailed Ballot (Registered Voter)	2/3 approval of electorate who cast ballots

**Summary of Formation Approval Timeline**

Type	Initiation	Notice Period	Tabulation
Assessment	Mailed notice sent after approval of Engineer’s Report with finding of Special Benefit and Reso to form	Public hearing no less than 45 days from mailing of notice	At close of public hearing
Property-Related Fee	Mailed notice sent after approval of Reso declaring details of fee (reason, amount, basis, etc.)	Public hearing no less than 45 days from mailing of notice; election not less than 45 days after public hearing	At close of public hearing/election
Parcel Tax	Adopt Reso of special tax and call for all ballot election and establish drop off center. Coordinate with registrar.	Special Election no less than 10 or more than 29 days prior to election. Or next general election.	At close of polling as defined by special election

It should be noted that depending on the mechanism chosen, with the exception of a regulatory fee, either property owners or voters will be approving the funding. Those groups may require different means and timelines to communicate with in order to gain public involvement and input on the proposal. Also note that care must be taken to avoid advocacy of any particular outcome.

## Ranking According to Feasibility

- 1) Parcel Tax – Government Code 50075
  - a. Challenges – None<sup>28</sup>
  
- 2) Property Related Fee (in the form of a pump charge or charge on extraction) – Article XIID
  - a. Challenges
    - i. Must show levy to fund compliance with SGMA is a property-related service rather than tax or assessment (*and must show levy to fund compliance is a “water service” to eliminate election requirement*)
    - ii. Must show the service is used by or immediately available to property owner
    - iii. Must show the amount charged to each parcel does not exceed the proportional cost of the service attributable to that parcel
    - iv. A property-related fee in the form of an acreage-based fee is not included in this ranking due to a lack of statutory authority – neither AB 2453 nor the general California Water District Law expressly authorize such a fee for groundwater management (additionally, such a levy is more susceptible to classification as an assessment)
  
- 3) Regulatory Fee (in the form of a pump charge or charge on extraction) – Article XIIC
  - a. Challenges
    - i. Must be imposed on a regulated “activity” (for this reason, a fee in the form of an acreage-based fee is not included in this ranking)
    - ii. The County does not have metered well data
    - iii. Must show that the amount charged does exceed the cost of conferring the benefit, granting the privilege or providing the service or product and that the amount charged is allocated based on the burden on or benefits received from the governmental activity (this would be particularly challenging if the fee is the District’s sole revenue source)
    - iv. May need to be structured in a manner to deter excessive consumption (split in authority)
  
- 4) Assessment – Article XIID
  - a. Challenges
    - i. Difficulty of finding of special benefit
    - ii. Limited statutory authority to levy assessments for groundwater management
  
- 5) CFD (Mello-Roos) – Government Code 53311
  - a. Challenges
    - i. Must show activities described in budget conform to those authorized by statute

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<sup>28</sup> Of the five ranked options, the parcel tax is indisputably the most widely accepted option.

## LIST OF ATTACHMENTS

- A. Draft Five Year Operating Expenses Budgets
- B. Summary of Land Uses
- C. Preliminary Allocation of Costs for Fee or Tax

ATTACHEMENT A

**Five Year Operating Expenditures - Paso Water District**

Category	2016	2017	2018	2019	2020
Salaries & Benefits					
Executive Director (Division Manager - Utilities)	\$187,874	\$187,874	\$187,874	\$187,874	\$187,874
Groundwater Engineer (Engineer IV -Public Works)				163,943	163,943
Administrative Assistant/Board Clerk (Senior Account Clerk - PW)	72,894	72,894	72,894	72,894	72,894
Groundwater Sustainability Plan	250,000	250,000	250,000	100,000	100,000
Legal Services	100,000	100,000	100,000	100,000	100,000
Grant Writing / Advocacy	50,000	50,000	50,000	50,000	50,000
Office Lease	20,000	20,000	20,000	20,000	20,000
IT Support (including GIS)	10,000	10,500	11,025	11,576	12,155
Payroll Service	2,400	2,520	2,646	2,778	2,917
Software/Website	9,000	3,500	3,500	3,500	3,500
Conferences/Training	5,000	5,000	5,000	5,000	5,000
Travel Expenses	5,000	5,250	5,513	5,788	6,078
Dues & Subscriptions	10,000	10,000	10,000	10,000	10,000
Insurance	11,700	12,285	12,899	13,544	14,221
Legal Notices & Ads	7,500	7,875	8,269	8,682	9,116
Office Supplies	2,000	2,100	2,205	2,315	2,431
Postage	3,000	3,150	3,308	3,473	3,647
Printing	2,500	2,625	2,756	2,894	3,039
Utilities	5,000	5,250	5,513	5,788	6,078
Telephone/Communications	3,500	3,675	3,859	4,052	4,254
Office Equipment Leases	3,000	3,000	3,000	3,000	3,000
Board Elections	15,000		15,000		15,000
Future Prop 218	50,000	50,000	50,000	50,000	50,000
LAFCO District Fees	1,200	1,260	1,323	1,389	1,459
Collection Fee/Bad Debt	50,000	50,000	50,000	50,000	50,000
Annual Audit	5,000	5,250	5,513	5,788	6,078
Contingency (average of 7%)	68,432	85,992	67,905	65,721	47,317
<b>TOTAL</b>	<b>\$950,000</b>	<b>\$950,000</b>	<b>\$950,000</b>	<b>\$950,000</b>	<b>\$950,000</b>

ATTACHEMENT A

**Five Year Operating Expenditures - Flood Control District**

Category	2016	2017	2018	2019	2020
Salaries & Benefits					
Executive Director (Division Manager - Utilities)	\$187,874	\$187,874	\$187,874	\$187,874	\$187,874
Groundwater Engineer (Engineer IV -Public Works)				163,943	163,943
Administrative Assistant/Board Clerk (Senior Account Clerk - PW)	72,894	72,894	72,894	72,894	72,894
Groundwater Sustainability Plan	250,000	250,000	250,000	100,000	100,000
Legal Services	100,000	100,000	100,000	100,000	100,000
Grant Writing / Advocacy	50,000	50,000	50,000	50,000	50,000
Office Lease	20,000	20,000	20,000	20,000	20,000
IT Support (including GIS)	10,000	10,500	11,025	11,576	12,155
Software/Website	9,000	3,500	3,500	3,500	3,500
Conferences/Training	5,000	5,000	5,000	5,000	5,000
Travel Expenses	5,000	5,250	5,513	5,788	6,078
Dues & Subscriptions	10,000	10,000	10,000	10,000	10,000
Insurance	11,700	12,285	12,899	13,544	14,221
Legal Notices & Ads	7,500	7,875	8,269	8,682	9,116
Office Supplies	2,000	2,100	2,205	2,315	2,431
Postage	3,000	3,150	3,308	3,473	3,647
Printing	2,500	2,625	2,756	2,894	3,039
Utilities	5,000	5,250	5,513	5,788	6,078
Telephone/Communications	3,500	3,675	3,859	4,052	4,254
Office Equipment Leases	3,000	3,000	3,000	3,000	3,000
Future Prop 218	50,000	50,000	50,000	50,000	50,000
LAFCO District Fees	1,200	1,260	1,323	1,389	1,459
Collection Fee/Bad Debt	50,000	50,000	50,000	50,000	50,000
Annual Audit	5,000	5,250	5,513	5,788	6,078
Contingency	60,832	63,512	60,551	43,499	40,234
<b>TOTAL</b>	<b>\$925,000</b>	<b>\$925,000</b>	<b>\$925,000</b>	<b>\$925,000</b>	<b>\$925,000</b>

ATTACHMENT B  
 PRGW District Parcels - Preliminary Modeling  
 Summary by LUC

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>
21	1	39.12	Non OSC T&V
22	29	8,935.32	OSC Property
23	1	236.54	Land Locked-Vac or Improv
30	1	0.12	Antenna Site
31	2	186.80	Landfill
33	66	158.07	Residual Land Segment
35	2	0.33	Well Site
39	2	151.87	Open Space Easement
50	1	6.37	Miscellaneous
51	1	82.04	Misc Imps
100	193	508.85	Vacant Single Family
101	75	100.49	Vacant Urban 1-2.49
102	16	52.26	Vacant Urban 2.5-5
103	5	96.06	Vacant Urban >5
104	351	737.90	Vacant Rural 1-4.99
105	235	2,019.27	Vacant Rural 5-9.99
106	197	2,638.05	Vacant Rural 10-19.99
107	133	3,758.11	Vacant Rural 20-39.99
108	129	7,629.66	Vacant Rural 40-80
109	321	85,760.14	Vacant Rural >80
110	227	8,533.75	Single Family
115	6	35.83	SFR W/ 2ND Living Unit
121	1	1.80	Common Area
130	89	372.18	MH 1-2.49 AC
131	20	73.07	MH 2.5-4.99 AC
132	57	478.89	MH 5-9.99 AC
133	139	1,621.87	MH 10-20 AC
134	101	8,809.17	MH >20 AC
135	44	4.32	MH PK - Rental SP
136	174	416.56	MH PK - Owned SP
138	3	1.92	MH SFR Lot
145	3	12.09	Mountain Cabin
160	1386	2,253.95	SFR 1-2.49 AC
161	346	1,320.44	SFR 2.5-4.99 AC
162	558	4,319.12	SFR 5-9.99 AC
163	440	5,670.64	SFR 10-19.99 AC
164	213	5,805.28	SFR 20-39.99 AC
165	133	7,384.45	SFR 40-80 AC
166	157	29,470.15	SFR >80 AC
170	31	54.07	SFR W/ Sec 1-2.49 AC
171	18	62.26	SFR W/Sec 2.5-4.99 AC
172	50	392.74	SFR W/Sec 5-9.99 AC

ATTACHMENT B  
 PRGW District Parcels - Preliminary Modeling  
 Summary by LUC

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>
173	53	689.99	SFR W/ Sec 10-19.99 AC
174	42	1,170.72	SFR W/Sec 20-39.99 AC
175	34	1,598.54	SFR W/Sec 40-80 AC
176	45	10,371.20	SFR W/Sec >80
201	1	12.00	Duplex/ 2 Units
205	24	1,653.55	Income 2-4 Units, Detached
222	2	12.49	Income 5-10 Units, Detached
300	15	43.73	Vacant Commercial
305	1	18.05	Commercial & Residential
309	7	4.11	Res On Commercial
310	3	2.49	Retail Sales
321	1	1.09	Restaurant Small Sit Down
325	1	0.41	Bar/Cocktail Lounge
326	2	34.43	Wine Tasting/Micro Brew
333	1	3.67	Office 1-5 Units
379	1	10.00	Bed & Breakfast
380	3	9.92	Automotive Uses
381	3	15.98	Automotive - Service Station
385	4	17.13	Commercial Service
404	2	18.15	Res Care Facility
420	1	35.55	Recreational
423	3	17.08	Recreational - Camp Ground
430	1	1.60	Vacant Industrial
509	1	1.73	Res On Industrial/ MFG
511	2	11.23	Manufacturing - Light
515	3	7.13	Mini Storage
520	1	7.66	Warehousing
530	1	333.15	Mining Misc
543	10	95.85	Oil - Pump Station
550	1	16.41	Oil Pipeline County Assessed
580	1	14.25	Septage/Sludge Sites
600	97	23,684.13	Agricultural Property
611	302	54,046.97	Trees/Vines Grapes
614	2	461.77	Trees/Vines Apples
619	1	140.56	Trees/Vines Pistachio
620	1	9.69	Trees/Vines Olives
630	13	1,879.22	IRR
631	15	944.33	IRR Alfalfa
632	2	474.06	IRR Row Crop
636	25	1,309.79	Winery
640	91	13,980.87	Dry Farm
650	438	143,184.02	Graze

ATTACHMENT B  
 PRGW District Parcels - Preliminary Modeling  
 Summary by LUC

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>
660	2	372.47	Specialty
661	7	830.55	Specialty Horses
810	2	275.77	Church
820	4	13.98	School
850	3	101.34	Vacant Government
852	2	5.04	Government - Fire Dept
857	41	5,540.71	Government
860	16	110.90	Public Utility
RD	<u>2</u>	<u>5.05</u>	<u>Road</u>
<b>TOTALS</b>	<b>7,293</b>	<b>453,792.43</b>	

ATTACHMENT B  
 PRGW District Parcels - Preliminary Modeling  
 Summary by LUC Description

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>
600	97	23,684.13	Agricultural Property
30	1	0.12	Antenna Site
381	3	15.98	Automotive - Service Station
380	3	9.92	Automotive Uses
325	1	0.41	Bar/Cocktail Lounge
379	1	10.00	Bed & Breakfast
810	2	275.77	Church
305	1	18.05	Commercial & Residential
385	4	17.13	Commercial Service
121	1	1.80	Common Area
640	91	13,980.87	Dry Farm
201	1	12.00	Duplex/ 2 Units
857	41	5,540.71	Government
852	2	5.04	Government - Fire Dept
650	438	143,184.02	Graze
205	24	1,653.55	Income 2-4 Units, Detached
222	2	12.49	Income 5-10 Units, Detached
630	13	1,879.22	IRR
631	15	944.33	IRR Alfalfa
632	2	474.06	IRR Row Crop
23	1	236.54	Land Locked-Vac or Improv
31	2	186.80	Landfill
511	2	11.23	Manufacturing - Light
134	101	8,809.17	MH >20 AC
133	139	1,621.87	MH 10-20 AC
130	89	372.18	MH 1-2.49 AC
131	20	73.07	MH 2.5-4.99 AC
132	57	478.89	MH 5-9.99 AC
136	174	416.56	MH PK - Owned SP
135	44	4.32	MH PK - Rental SP
138	3	1.92	MH SFR Lot
515	3	7.13	Mini Storage
530	1	333.15	Mining Misc
51	1	82.04	Misc Imps
50	1	6.37	Miscellaneous
145	3	12.09	Mountain Cabin
21	1	39.12	Non OSC T&V
333	1	3.67	Office 1-5 Units
543	10	95.85	Oil - Pump Station
550	1	16.41	Oil Pipeline County Assessed
39	2	151.87	Open Space Easement
22	29	8,935.32	OSC Property

ATTACHMENT B  
 PRGW District Parcels - Preliminary Modeling  
 Summary by LUC Description

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>
860	16	110.90	Public Utility
420	1	35.55	Recreational
423	3	17.08	Recreational - Camp Ground
404	2	18.15	Res Care Facility
309	7	4.11	Res On Commercial
509	1	1.73	Res On Industrial/ MFG
33	66	158.07	Residual Land Segment
321	1	1.09	Restaurant Small Sit Down
310	3	2.49	Retail Sales
RD	2	5.05	Road
820	4	13.98	School
580	1	14.25	Septage/Sludge Sites
166	157	29,470.15	SFR >80 AC
163	440	5,670.64	SFR 10-19.99 AC
160	1386	2,253.95	SFR 1-2.49 AC
161	346	1,320.44	SFR 2.5-4.99 AC
164	213	5,805.28	SFR 20-39.99 AC
165	133	7,384.45	SFR 40-80 AC
162	558	4,319.12	SFR 5-9.99 AC
115	6	35.83	SFR W/ 2ND Living Unit
173	53	689.99	SFR W/ Sec 10-19.99 AC
170	31	54.07	SFR W/ Sec 1-2.49 AC
176	45	10,371.20	SFR W/Sec >80
171	18	62.26	SFR W/Sec 2.5-4.99 AC
174	42	1,170.72	SFR W/Sec 20-39.99 AC
175	34	1,598.54	SFR W/Sec 40-80 AC
172	50	392.74	SFR W/Sec 5-9.99 AC
110	227	8,533.75	Single Family
660	2	372.47	Specialty
661	7	830.55	Specialty Horses
614	2	461.77	Trees/Vines Apples
611	302	54,046.97	Trees/Vines Grapes
620	1	9.69	Trees/Vines Olives
619	1	140.56	Trees/Vines Pistachio
300	15	43.73	Vacant Commercial
850	3	101.34	Vacant Government
430	1	1.60	Vacant Industrial
109	321	85,760.14	Vacant Rural >80
106	197	2,638.05	Vacant Rural 10-19.99
104	351	737.90	Vacant Rural 1-4.99
107	133	3,758.11	Vacant Rural 20-39.99
108	129	7,629.66	Vacant Rural 40-80

ATTACHMENT B  
 PRGW District Parcels - Preliminary Modeling  
 Summary by LUC Description

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>
105	235	2,019.27	Vacant Rural 5-9.99
100	193	508.85	Vacant Single Family
103	5	96.06	Vacant Urban >5
101	75	100.49	Vacant Urban 1-2.49
102	16	52.26	Vacant Urban 2.5-5
520	1	7.66	Warehousing
35	2	0.33	Well Site
326	2	34.43	Wine Tasting/Micro Brew
<u>636</u>	<u>25</u>	<u>1,309.79</u>	<u>Winery</u>
<b>TOTALS</b>	<b>7,293</b>	<b>453,792.43</b>	

## ATTACHMENT C

### PRGW District Parcels Preliminary Allocation of Costs

This preliminary allocation spreads costs at a rate of \$2 per acre of land. Acreage data is according to San Luis Obispo County Assessor. This rate generates approximately \$907,584 per year and does not account for any land uses or owners that may be determined to be exempt or un-levyable.

The preliminary rate was applied and the following tables created to show how properties are affected. The tables aggregate property according to Land Use Code (“LUC”) and sort the results as follows:

- Table 1. Sort by Parcel Count – shows which LUCs have the greatest number of parcels.
- Table 2. Sort by Total Acres – shows which LUCs have the greatest number of acres.
- Table 3. Sort by \$ per parcel – shows which LUCs have the highest *average* acreage/levy per parcel.

Table Header Key:

LUC: Land Use Code

Count: Total number of parcels within that LUC

Acres: Total acres within that LUC

LUC Description: Text description of LUC

@ \$2 / Acre: Total dollars levied on that LUC if levied at \$2 per acre

\$ / Parcel: *Average* dollars per parcel levied on that LUC if levied at \$2 per acre

The preliminary rate is intended to be a starting point for modeling and discussion. The selection of the financing method will determine what criteria must be followed to calculate the final rate. The final rate must comply with specific requirements that will be addressed in detail during the formation phase of the financing district. In general the following concepts govern the potential financing methods:

Special Tax, Parcel Tax – must pass a “reasonableness” test.

Property Related Fee – must pass a “proportionality” test.

It is expected modifications to the preliminary rate will be made once the financing method is selected and further data gathered. The objective to create a legal and fair rate that is acceptable to the rate payers is our common end.

ATTACHMENT C  
PRGW District Parcels - Preliminary Modeling

Table 1 Sort by Parcel Count

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>	<u>@ \$2 / Acre</u>	<u>\$ / Parcel</u>
160	1,386	2,253.95	SFR 1-2.49 AC	\$4,507.90	\$3.25
162	558	4,319.12	SFR 5-9.99 AC	8,638.24	15.48
163	440	5,670.64	SFR 10-19.99 AC	11,341.28	25.78
650	438	143,184.02	Graze	286,368.04	653.81
104	351	737.90	Vacant Rural 1-4.99	1,475.80	4.20
161	346	1,320.44	SFR 2.5-4.99 AC	2,640.88	7.63
109	321	85,760.14	Vacant Rural >80	171,520.28	534.33
611	302	54,046.97	Trees/Vines Grapes	108,093.94	357.93
105	235	2,019.27	Vacant Rural 5-9.99	4,038.54	17.19
110	227	8,533.75	Single Family	17,067.50	75.19
164	213	5,805.28	SFR 20-39.99 AC	11,610.56	54.51
106	197	2,638.05	Vacant Rural 10-19.99	5,276.10	26.78
100	193	508.85	Vacant Single Family	1,017.70	5.27
136	174	416.56	MH PK - Owned SP	833.12	4.79
166	157	29,470.15	SFR >80 AC	58,940.30	375.42
133	139	1,621.87	MH 10-20 AC	3,243.74	23.34
165	133	7,384.45	SFR 40-80 AC	14,768.90	111.04
107	133	3,758.11	Vacant Rural 20-39.99	7,516.22	56.51
108	129	7,629.66	Vacant Rural 40-80	15,259.32	118.29
134	101	8,809.17	MH >20 AC	17,618.34	174.44
600	97	23,684.13	Agricultural Property	47,368.26	488.33
640	91	13,980.87	Dry Farm	27,961.74	307.27
130	89	372.18	MH 1-2.49 AC	744.36	8.36
101	75	100.49	Vacant Urban 1-2.49	200.98	2.68
33	66	158.07	Residual Land Segment	316.14	4.79
132	57	478.89	MH 5-9.99 AC	957.78	16.80
173	53	689.99	SFR W/ Sec 10-19.99 AC	1,379.98	26.04
172	50	392.74	SFR W/Sec 5-9.99 AC	785.48	15.71
176	45	10,371.20	SFR W/Sec >80	20,742.40	460.94
135	44	4.32	MH PK - Rental SP	8.64	0.20
174	42	1,170.72	SFR W/Sec 20-39.99 AC	2,341.44	55.75
857	41	5,540.71	Government	11,081.42	270.28
175	34	1,598.54	SFR W/Sec 40-80 AC	3,197.08	94.03
170	31	54.07	SFR W/ Sec 1-2.49 AC	108.14	3.49
22	29	8,935.32	OSC Property	17,870.64	616.23
636	25	1,309.79	Winery	2,619.58	104.78
205	24	1,653.55	Income 2-4 Units, Detached	3,307.10	137.80
131	20	73.07	MH 2.5-4.99 AC	146.14	7.31
171	18	62.26	SFR W/Sec 2.5-4.99 AC	124.52	6.92
860	16	110.90	Public Utility	221.80	13.86
102	16	52.26	Vacant Urban 2.5-5	104.52	6.53

ATTACHMENT C  
PRGW District Parcels - Preliminary Modeling

Table 1 Sort by Parcel Count

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>	<u>@ \$2 / Acre</u>	<u>\$ / Parcel</u>
631	15	944.33	IRR Alfalfa	1,888.66	125.91
300	15	43.73	Vacant Commercial	87.46	5.83
630	13	1,879.22	IRR	3,758.44	289.11
543	10	95.85	Oil - Pump Station	191.70	19.17
309	7	4.11	Res On Commercial	8.22	1.17
661	7	830.55	Specialty Horses	1,661.10	237.30
115	6	35.83	SFR W/ 2ND Living Unit	71.66	11.94
103	5	96.06	Vacant Urban >5	192.12	38.42
385	4	17.13	Commercial Service	34.26	8.57
820	4	13.98	School	27.96	6.99
381	3	15.98	Automotive - Service Station	31.96	10.65
380	3	9.92	Automotive Uses	19.84	6.61
138	3	1.92	MH SFR Lot	3.84	1.28
515	3	7.13	Mini Storage	14.26	4.75
145	3	12.09	Mountain Cabin	24.18	8.06
423	3	17.08	Recreational - Camp Ground	34.16	11.39
310	3	2.49	Retail Sales	4.98	1.66
850	3	101.34	Vacant Government	202.68	67.56
810	2	275.77	Church	551.54	275.77
852	2	5.04	Government - Fire Dept	10.08	5.04
222	2	12.49	Income 5-10 Units, Detached	24.98	12.49
632	2	474.06	IRR Row Crop	948.12	474.06
31	2	186.80	Landfill	373.60	186.80
511	2	11.23	Manufacturing - Light	22.46	11.23
39	2	151.87	Open Space Easement	303.74	151.87
404	2	18.15	Res Care Facility	36.30	18.15
RD	2	5.05	Road	10.10	5.05
660	2	372.47	Specialty	744.94	372.47
614	2	461.77	Trees/Vines Apples	923.54	461.77
35	2	0.33	Well Site	0.66	0.33
326	2	34.43	Wine Tasting/Micro Brew	68.86	34.43
30	1	0.12	Antenna Site	0.24	0.24
325	1	0.41	Bar/Cocktail Lounge	0.82	0.82
379	1	10.00	Bed & Breakfast	20.00	20.00
305	1	18.05	Commercial & Residential	36.10	36.10
121	1	1.80	Common Area	3.60	3.60
201	1	12.00	Duplex/ 2 Units	24.00	24.00
23	1	236.54	Land Locked-Vac or Improv	473.08	473.08
530	1	333.15	Mining Misc	666.30	666.30
51	1	82.04	Misc Imps	164.08	164.08
50	1	6.37	Miscellaneous	12.74	12.74

ATTACHMENT C  
PRGW District Parcels - Preliminary Modeling

Table 1 Sort by Parcel Count

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>	<u>@ \$2 / Acre</u>	<u>\$ / Parcel</u>
21	1	39.12	Non OSC T&V	78.24	78.24
333	1	3.67	Office 1-5 Units	7.34	7.34
550	1	16.41	Oil Pipeline County Assessed	32.82	32.82
420	1	35.55	Recreational	71.10	71.10
509	1	1.73	Res On Industrial/ MFG	3.46	3.46
321	1	1.09	Restaurant Small Sit Down	2.18	2.18
580	1	14.25	Septage/Sludge Sites	28.50	28.50
620	1	9.69	Trees/Vines Olives	19.38	19.38
619	1	140.56	Trees/Vines Pistachio	281.12	281.12
430	1	1.60	Vacant Industrial	3.20	3.20
520	1	7.66	Warehousing	15.32	15.32
<b>TOTALS</b>	<b>7,293</b>	<b>453,792.43</b>		<b>\$907,584.86</b>	<b>N/A</b>

ATTACHMENT C  
PRGW District Parcels - Preliminary Modeling

Table 2 Sort by Tot Acres

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>	<u>@ \$2 / Acre</u>	<u>\$ / Parcel</u>
650	438	143,184.02	Graze	\$286,368.04	\$653.81
109	321	85,760.14	Vacant Rural >80	171,520.28	534.33
611	302	54,046.97	Trees/Vines Grapes	108,093.94	357.93
166	157	29,470.15	SFR >80 AC	58,940.30	375.42
600	97	23,684.13	Agricultural Property	47,368.26	488.33
640	91	13,980.87	Dry Farm	27,961.74	307.27
176	45	10,371.20	SFR W/Sec >80	20,742.40	460.94
22	29	8,935.32	OSC Property	17,870.64	616.23
134	101	8,809.17	MH >20 AC	17,618.34	174.44
110	227	8,533.75	Single Family	17,067.50	75.19
108	129	7,629.66	Vacant Rural 40-80	15,259.32	118.29
165	133	7,384.45	SFR 40-80 AC	14,768.90	111.04
164	213	5,805.28	SFR 20-39.99 AC	11,610.56	54.51
163	440	5,670.64	SFR 10-19.99 AC	11,341.28	25.78
857	41	5,540.71	Government	11,081.42	270.28
162	558	4,319.12	SFR 5-9.99 AC	8,638.24	15.48
107	133	3,758.11	Vacant Rural 20-39.99	7,516.22	56.51
106	197	2,638.05	Vacant Rural 10-19.99	5,276.10	26.78
160	1,386	2,253.95	SFR 1-2.49 AC	4,507.90	3.25
105	235	2,019.27	Vacant Rural 5-9.99	4,038.54	17.19
630	13	1,879.22	IRR	3,758.44	289.11
205	24	1,653.55	Income 2-4 Units, Detached	3,307.10	137.80
133	139	1,621.87	MH 10-20 AC	3,243.74	23.34
175	34	1,598.54	SFR W/Sec 40-80 AC	3,197.08	94.03
161	346	1,320.44	SFR 2.5-4.99 AC	2,640.88	7.63
636	25	1,309.79	Winery	2,619.58	104.78
174	42	1,170.72	SFR W/Sec 20-39.99 AC	2,341.44	55.75
631	15	944.33	IRR Alfalfa	1,888.66	125.91
661	7	830.55	Specialty Horses	1,661.10	237.30
104	351	737.90	Vacant Rural 1-4.99	1,475.80	4.20
173	53	689.99	SFR W/ Sec 10-19.99 AC	1,379.98	26.04
100	193	508.85	Vacant Single Family	1,017.70	5.27
132	57	478.89	MH 5-9.99 AC	957.78	16.80
632	2	474.06	IRR Row Crop	948.12	474.06
614	2	461.77	Trees/Vines Apples	923.54	461.77
136	174	416.56	MH PK - Owned SP	833.12	4.79
172	50	392.74	SFR W/Sec 5-9.99 AC	785.48	15.71
660	2	372.47	Specialty	744.94	372.47
130	89	372.18	MH 1-2.49 AC	744.36	8.36
530	1	333.15	Mining Misc	666.30	666.30
810	2	275.77	Church	551.54	275.77

ATTACHMENT C  
PRGW District Parcels - Preliminary Modeling

Table 2 Sort by Tot Acres

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>	<u>@ \$2 / Acre</u>	<u>\$ / Parcel</u>
23	1	236.54	Land Locked-Vac or Improv	473.08	473.08
31	2	186.80	Landfill	373.60	186.80
33	66	158.07	Residual Land Segment	316.14	4.79
39	2	151.87	Open Space Easement	303.74	151.87
619	1	140.56	Trees/Vines Pistachio	281.12	281.12
860	16	110.90	Public Utility	221.80	13.86
850	3	101.34	Vacant Government	202.68	67.56
101	75	100.49	Vacant Urban 1-2.49	200.98	2.68
103	5	96.06	Vacant Urban >5	192.12	38.42
543	10	95.85	Oil - Pump Station	191.70	19.17
51	1	82.04	Misc Imps	164.08	164.08
131	20	73.07	MH 2.5-4.99 AC	146.14	7.31
171	18	62.26	SFR W/Sec 2.5-4.99 AC	124.52	6.92
170	31	54.07	SFR W/ Sec 1-2.49 AC	108.14	3.49
102	16	52.26	Vacant Urban 2.5-5	104.52	6.53
300	15	43.73	Vacant Commercial	87.46	5.83
21	1	39.12	Non OSC T&V	78.24	78.24
115	6	35.83	SFR W/ 2ND Living Unit	71.66	11.94
420	1	35.55	Recreational	71.10	71.10
326	2	34.43	Wine Tasting/Micro Brew	68.86	34.43
404	2	18.15	Res Care Facility	36.30	18.15
305	1	18.05	Commercial & Residential	36.10	36.10
385	4	17.13	Commercial Service	34.26	8.57
423	3	17.08	Recreational - Camp Ground	34.16	11.39
550	1	16.41	Oil Pipeline County Assessed	32.82	32.82
381	3	15.98	Automotive - Service Station	31.96	10.65
580	1	14.25	Septage/Sludge Sites	28.50	28.50
820	4	13.98	School	27.96	6.99
222	2	12.49	Income 5-10 Units, Detached	24.98	12.49
145	3	12.09	Mountain Cabin	24.18	8.06
201	1	12.00	Duplex/ 2 Units	24.00	24.00
511	2	11.23	Manufacturing - Light	22.46	11.23
379	1	10.00	Bed & Breakfast	20.00	20.00
380	3	9.92	Automotive Uses	19.84	6.61
620	1	9.69	Trees/Vines Olives	19.38	19.38
520	1	7.66	Warehousing	15.32	15.32
515	3	7.13	Mini Storage	14.26	4.75
50	1	6.37	Miscellaneous	12.74	12.74
RD	2	5.05	Road	10.10	5.05
852	2	5.04	Government - Fire Dept	10.08	5.04
135	44	4.32	MH PK - Rental SP	8.64	0.20

ATTACHMENT C  
PRGW District Parcels - Preliminary Modeling

Table 2 Sort by Tot Acres

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>	<u>@ \$2 / Acre</u>	<u>\$ / Parcel</u>
309	7	4.11	Res On Commercial	8.22	1.17
333	1	3.67	Office 1-5 Units	7.34	7.34
310	3	2.49	Retail Sales	4.98	1.66
138	3	1.92	MH SFR Lot	3.84	1.28
121	1	1.80	Common Area	3.60	3.60
509	1	1.73	Res On Industrial/ MFG	3.46	3.46
430	1	1.60	Vacant Industrial	3.20	3.20
321	1	1.09	Restaurant Small Sit Down	2.18	2.18
325	1	0.41	Bar/Cocktail Lounge	0.82	0.82
35	2	0.33	Well Site	0.66	0.33
<u>30</u>	<u>1</u>	<u>0.12</u>	<u>Antenna Site</u>	<u>0.24</u>	<u>0.24</u>
<b>TOTALS</b>	<b>7,293</b>	<b>453,792.43</b>		<b>\$907,584.86</b>	<b>N/A</b>

ATTACHMENT C  
PRGW District Parcels - Preliminary Modeling

Table 3 Sort by \$ per Parcel

<u>LUC</u>	<u>Count</u>	<u>Acres</u>	<u>LUC Description</u>	<u>@ \$2 / Acre</u>	<u>\$ / Parcel</u>
650	438	143,184.02	Graze	\$286,368.04	\$653.81
109	321	85,760.14	Vacant Rural >80	171,520.28	534.33
611	302	54,046.97	Trees/Vines Grapes	108,093.94	357.93
166	157	29,470.15	SFR >80 AC	58,940.30	375.42
600	97	23,684.13	Agricultural Property	47,368.26	488.33
640	91	13,980.87	Dry Farm	27,961.74	307.27
176	45	10,371.20	SFR W/Sec >80	20,742.40	460.94
22	29	8,935.32	OSC Property	17,870.64	616.23
134	101	8,809.17	MH >20 AC	17,618.34	174.44
110	227	8,533.75	Single Family	17,067.50	75.19
108	129	7,629.66	Vacant Rural 40-80	15,259.32	118.29
165	133	7,384.45	SFR 40-80 AC	14,768.90	111.04
164	213	5,805.28	SFR 20-39.99 AC	11,610.56	54.51
163	440	5,670.64	SFR 10-19.99 AC	11,341.28	25.78
857	41	5,540.71	Government	11,081.42	270.28
162	558	4,319.12	SFR 5-9.99 AC	8,638.24	15.48
107	133	3,758.11	Vacant Rural 20-39.99	7,516.22	56.51
106	197	2,638.05	Vacant Rural 10-19.99	5,276.10	26.78
160	1,386	2,253.95	SFR 1-2.49 AC	4,507.90	3.25
105	235	2,019.27	Vacant Rural 5-9.99	4,038.54	17.19
630	13	1,879.22	IRR	3,758.44	289.11
205	24	1,653.55	Income 2-4 Units, Detached	3,307.10	137.80
133	139	1,621.87	MH 10-20 AC	3,243.74	23.34
175	34	1,598.54	SFR W/Sec 40-80 AC	3,197.08	94.03
161	346	1,320.44	SFR 2.5-4.99 AC	2,640.88	7.63
636	25	1,309.79	Winery	2,619.58	104.78
174	42	1,170.72	SFR W/Sec 20-39.99 AC	2,341.44	55.75
631	15	944.33	IRR Alfalfa	1,888.66	125.91
661	7	830.55	Specialty Horses	1,661.10	237.30
104	351	737.90	Vacant Rural 1-4.99	1,475.80	4.20
173	53	689.99	SFR W/ Sec 10-19.99 AC	1,379.98	26.04
100	193	508.85	Vacant Single Family	1,017.70	5.27
132	57	478.89	MH 5-9.99 AC	957.78	16.80
632	2	474.06	IRR Row Crop	948.12	474.06
614	2	461.77	Trees/Vines Apples	923.54	461.77
136	174	416.56	MH PK - Owned SP	833.12	4.79
172	50	392.74	SFR W/Sec 5-9.99 AC	785.48	15.71
660	2	372.47	Specialty	744.94	372.47
130	89	372.18	MH 1-2.49 AC	744.36	8.36
530	1	333.15	Mining Misc	666.30	666.30
810	2	275.77	Church	551.54	275.77

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23	1	236.54	Land Locked-Vac or Improv	473.08	473.08
31	2	186.80	Landfill	373.60	186.80
33	66	158.07	Residual Land Segment	316.14	4.79
39	2	151.87	Open Space Easement	303.74	151.87
619	1	140.56	Trees/Vines Pistachio	281.12	281.12
860	16	110.90	Public Utility	221.80	13.86
850	3	101.34	Vacant Government	202.68	67.56
101	75	100.49	Vacant Urban 1-2.49	200.98	2.68
103	5	96.06	Vacant Urban >5	192.12	38.42
543	10	95.85	Oil - Pump Station	191.70	19.17
51	1	82.04	Misc Imps	164.08	164.08
131	20	73.07	MH 2.5-4.99 AC	146.14	7.31
171	18	62.26	SFR W/Sec 2.5-4.99 AC	124.52	6.92
170	31	54.07	SFR W/ Sec 1-2.49 AC	108.14	3.49
102	16	52.26	Vacant Urban 2.5-5	104.52	6.53
300	15	43.73	Vacant Commercial	87.46	5.83
21	1	39.12	Non OSC T&V	78.24	78.24
115	6	35.83	SFR W/ 2ND Living Unit	71.66	11.94
420	1	35.55	Recreational	71.10	71.10
326	2	34.43	Wine Tasting/Micro Brew	68.86	34.43
404	2	18.15	Res Care Facility	36.30	18.15
305	1	18.05	Commercial & Residential	36.10	36.10
385	4	17.13	Commercial Service	34.26	8.57
423	3	17.08	Recreational - Camp Ground	34.16	11.39
550	1	16.41	Oil Pipeline County Assessed	32.82	32.82
381	3	15.98	Automotive - Service Station	31.96	10.65
580	1	14.25	Septage/Sludge Sites	28.50	28.50
820	4	13.98	School	27.96	6.99
222	2	12.49	Income 5-10 Units, Detached	24.98	12.49
145	3	12.09	Mountain Cabin	24.18	8.06
201	1	12.00	Duplex/ 2 Units	24.00	24.00
511	2	11.23	Manufacturing - Light	22.46	11.23
379	1	10.00	Bed & Breakfast	20.00	20.00
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