Nipomo Community Services District
148 South Wilson Street
Post Office Box 326
Nipomo, CA 93444-5320

E 1

January 12, 2012

Dear MERGE PROPERTY OWNER NAME:

As you may know, **we have a serious water shortage on the Nipomo Mesa.** Over the past several months informational mailings and community forums have been provided to inform local residents about the problem and an affordable solution - now known as **The Nipomo Mesa Supplemental Water Project** - ensure a continuing supply of fresh water to the Nipomo Mesa. Local property owners will have the opportunity to vote in the spring of 2012 on the formation of an assessment district to authorize and secure funding for the Project.

In order to develop the most equitable Funding Plan, we need to know that all the information we have about your property is correct. This will ensure that any assessment you may elect to pay is consistent with your current and potential future water use.

Accordingly, our records show that you are the owner of the property located at:
MERGE SITE ADDRESS

- Your property is identified by Assessors Parcel Number (APN) MERGE APN #.
- The records also show that this property size is MERGE ACREAGE acres.
- You are in a location served by MERGE WATER PURVEYOR.
- Your property has been categorized as MERGE CATEGORY. Your property will qualify for **MERGE BENEFIT UNITS "Benefit Units"** [1]. Your property is proposed to be assessed based on existing development. Based on review of your property and current County of San Luis Obispo land use policies, a preliminary determination indicates no further development potential on your property, and therefore you will not be assigned additional "Benefit Units" for future development potential.

If the above property information is **correct**, you **do not** need to respond. However, IF you believe that any of the information listed above about your property is **incorrect, it is important that you correct the above information about your property by February 16, 2012, as this information may affect what you may pay annually in the event that a future water assessment is authorized by local property owners on the Mesa.** If you have questions about this letter or need to make any corrections, please contact:

Ms. Kari Wagner, c/o Wallace Group
612 Clarion Court, San Luis Obispo, CA 93401
(805) 929-0411 or Kariw@wallacegroup.us

More – turn page over

[1] For more information on "Benefit Units" attend an upcoming workshop or contact Kari Wagner (above).

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- Your property has been categorized as MERGE CATEGORY. Your property will qualify for **MERGE BENEFIT UNITS "Benefit Units"**[1]. Your property has been identified as a fully vacant parcel and has been assessed for the parcel's development potential based on current County of San Luis Obispo land use policies or on a vested tentative map[2].

If the above property information is **correct**, you **do not** need to respond. However, IF you believe that any of the information listed above about your property is **incorrect, it is important that you correct the above information about your property by February 16, 2012, as this information may affect what you may pay annually in the event that a future water assessment is authorized by local property owners on the Mesa.** If you have questions about this letter or need to make any corrections, please contact:

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[1] For more information on "Benefit Units" attend an upcoming workshop or contact Kari Wagner (above).
[2] Please remember that future development will also require County of San Luis Obispo Planning Department approval. Securing participation in the Nipomo Mesa Supplemental Water Project does not guarantee the property's ability to develop to the potential determined or being requested.

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- You are in a location served by MERGE WATER PURVEYOR.
- Your property has been categorized as MERGE CATEGORY. Your property will qualify for **MERGE BENEFIT UNITS "Benefit Units"** [1]. Your property has been identified as a partially developed parcel under 2.0 acres. All partially developed parcels under 2.0 acres are only being assessed for existing development. Based on review of your property and current County of San Luis Obispo land use policies, there appears to be future development potential[2]. ***If you plan to further develop your property, it is recommended that property owners consider increasing "Benefit Units" for the future development.***

If the above property information is **correct**, you **do not** need to respond. However, IF you believe that any of the information listed above about your property is **incorrect, it is important that you correct the above information about your property by February 16, 2012, as this information may affect what you may pay annually in the event that a future water assessment is authorized by local property owners on the Mesa.** If you have questions about this letter or need to make any corrections, please contact:

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- Your property has been categorized as MERGE CATEGORY. Your property will qualify for **MERGE BENEFIT UNITS "Benefit Units".** Your property has been identified as a partially developed parcel over 2.0 acres. All partially developed parcels over 2.0 acres are being assessed for existing development and for the parcel's development potential based on current County of San Luis Obispo land use policies[1]. ***If you do not plan to develop your property to its full development potential, it is recommended that property owners consider decreasing "Benefit Units"[2] for the future development.***

If the above property information is **correct**, you **do not** need to respond. However, IF you believe that any of the information listed above about your property is **incorrect, it is important that you correct the above information about your property by February 16, 2012, as this information may affect what you may pay annually in the event that a future water assessment is authorized by local property owners on the Mesa.** If you have questions about this letter or need to make any corrections, please contact:

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- You are in a location served by MERGE WATER PURVEYOR.
- Your property has been categorized as MERGE CATEGORY. Your property has been identified to have its own water supply source and is exclusively served by this water supply source. Your property will be assigned 0.00 "Benefit Units"[1]. ***If future connection to your water purveyor's water system for this parcel is anticipated, a property owner may request to increase their Benefit Units[2].***

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Take the time to verify the information above - and respond if necessary.
All change requests must be made by February 16, 2012.

Nipomo Mesa Supplemental WATER Project

Public Workshop Schedule:

ALL WATER PURVEYOR CUSTOMERS WELCOME

WORKSHOPS ARE SCHEULED IN JANUARY TO ADDRESS YOUR QUESTIONS.
A series of public workshops have been scheduled with project experts and your water company representatives to provide additional information on the Nipomo Mesa Supplemental Water Project and Funding Plan, and to address your questions.

Monday, January 23, 2012, 6:30 PM
Mesa Middle School
2555 Halcyon Rd., Arroyo Grande
Focus: Rural Water Company

Saturday, January 28, 2012, 3:00 PM
Nipomo High School – **Olympic Hall**
525 North Thompson Road, Nipomo
Focus: Nipomo Community Services District / Golden State Water Company

Monday, January 30, 2012, 6:30 PM
Woodlands/Trilogy Center, Avila Room
1490 Golf Course Lane, Nipomo
Focus: Woodlands Mutual Water Company

Wednesday, February 1, 2012, 6:30 PM
Nipomo High School – **The Forum**
525 North Thompson Road, Nipomo
Focus: Nipomo Community Services District / Golden State Water Company

For more information on the above Public Workshops…
Call/Contact: Kari Wagner
Phone: (805) 929-0411 or via email: Kariw@wallacegroup.us

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