

MEMORANDUM



Date: June 1, 2026
To: Ron Munds, General Manager
Los Osos Community Services District
From: Lonnie E. Richardson, Senior Project Analyst
Subject: Los Osos Community Services Special District- Zone "9F"
Bayridge Estates Service Charge- Fund No. 1761

- CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES
WALLACE SWANSON INTERNATIONAL

Attached is a draft Exhibit "A" for the above referenced zone.

There were no changes to the parcels within the special district since the FY 2025-26 tax roll. The rate for FY 2026-27 remains the same this year in the amount of \$68.02 per parcel.

The following parcels are not being assessed within the special district:

Table with 2 columns: APN and OWNER. Lists 14 parcels and their respective owners, including Los Osos Community Services District and SLO County - Public Works Dept.

FY 2025/26
Number of Parcels = 147
Amount Due = \$9,998.94

FY 2026/27
Number of Parcels = 147
Amount Due = \$9,998.94

cc: Rob Miller, Wallace Group

M:\384-LOCSD\LOCSD FY 26_27 Tax Roll Files\9F - Bayridge Estates - Fund 1761\Memo 2026-06-01 9F Bayridge Estates.doc

WALLACE GROUP
A California Corporation
612 CLARION CT
SAN LUIS OBISPO
CALIFORNIA 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

ENGINEER'S REPORT

Los Osos Community Services District
Zone 9F -Bayridge Estates Service Charge

Fiscal Year 2026- 27

Exhibit A

13-Apr-2026

| A.P.N. | AMOUNT |
|-------------|---------|
| 074-491-001 | \$68.02 |
| 074-491-002 | \$68.02 |
| 074-491-003 | \$68.02 |
| 074-491-004 | \$68.02 |
| 074-491-005 | \$68.02 |
| 074-491-006 | \$68.02 |
| 074-491-007 | \$68.02 |
| 074-491-008 | \$68.02 |
| 074-491-009 | \$68.02 |
| 074-491-010 | \$68.02 |
| 074-491-011 | \$68.02 |
| 074-491-012 | \$68.02 |
| 074-491-013 | \$68.02 |
| 074-491-014 | \$68.02 |
| 074-491-015 | \$68.02 |
| 074-491-016 | \$68.02 |
| 074-491-017 | \$68.02 |
| 074-491-018 | \$68.02 |
| 074-491-019 | \$68.02 |
| 074-491-020 | \$68.02 |
| 074-491-021 | \$68.02 |
| 074-491-022 | \$68.02 |
| 074-491-023 | \$68.02 |
| 074-491-024 | \$68.02 |
| 074-491-025 | \$68.02 |
| 074-491-026 | \$68.02 |
| 074-491-027 | \$68.02 |
| 074-491-028 | \$68.02 |
| 074-491-029 | \$68.02 |
| 074-491-030 | \$68.02 |
| 074-492-001 | \$68.02 |

| A.P.N. | AMOUNT |
|---------------|---------------|
| 074-492-002 | \$68.02 |
| 074-492-003 | \$68.02 |
| 074-492-004 | \$68.02 |
| 074-492-005 | \$68.02 |
| 074-492-006 | \$68.02 |
| 074-492-007 | \$68.02 |
| 074-492-008 | \$68.02 |
| 074-492-009 | \$68.02 |
| 074-492-010 | \$68.02 |
| 074-492-011 | \$68.02 |
| 074-492-012 | \$68.02 |
| 074-492-013 | \$68.02 |
| 074-492-014 | \$68.02 |
| 074-492-015 | \$68.02 |
| 074-492-016 | \$68.02 |
| 074-492-017 | \$68.02 |
| 074-492-018 | \$68.02 |
| 074-492-019 | \$68.02 |
| 074-492-020 | \$68.02 |
| 074-492-021 | \$68.02 |
| 074-492-022 | \$68.02 |
| 074-492-023 | \$68.02 |
| 074-492-024 | \$68.02 |
| 074-492-028 | \$68.02 |
| 074-492-029 | \$68.02 |
| 074-492-030 | \$68.02 |
| 074-492-031 | \$68.02 |
| 074-492-032 | \$68.02 |
| 074-492-033 | \$68.02 |
| 074-492-034 | \$68.02 |
| 074-492-035 | \$68.02 |
| 074-492-036 | \$68.02 |
| 074-492-037 | \$68.02 |
| 074-492-038 | \$68.02 |
| 074-492-039 | \$68.02 |
| 074-492-040 | \$68.02 |
| 074-492-041 | \$68.02 |
| 074-492-042 | \$68.02 |

| A.P.N. | AMOUNT |
|---------------|---------------|
| 074-492-043 | \$68.02 |
| 074-492-044 | \$68.02 |
| 074-492-045 | \$68.02 |
| 074-492-046 | \$68.02 |
| 074-492-047 | \$68.02 |
| 074-492-048 | \$68.02 |
| 074-492-049 | \$68.02 |
| 074-492-050 | \$68.02 |
| 074-492-051 | \$68.02 |
| 074-492-052 | \$68.02 |
| 074-492-053 | \$68.02 |
| 074-492-054 | \$68.02 |
| 074-492-055 | \$68.02 |
| 074-492-056 | \$68.02 |
| 074-501-047 | \$68.02 |
| 074-501-048 | \$68.02 |
| 074-501-049 | \$68.02 |
| 074-501-054 | \$68.02 |
| 074-501-055 | \$68.02 |
| 074-501-056 | \$68.02 |
| 074-501-057 | \$68.02 |
| 074-501-058 | \$68.02 |
| 074-501-059 | \$68.02 |
| 074-501-060 | \$68.02 |
| 074-501-061 | \$68.02 |
| 074-501-062 | \$68.02 |
| 074-501-063 | \$68.02 |
| 074-501-064 | \$68.02 |
| 074-501-065 | \$68.02 |
| 074-501-066 | \$68.02 |
| 074-501-067 | \$68.02 |
| 074-501-068 | \$68.02 |
| 074-501-069 | \$68.02 |
| 074-501-070 | \$68.02 |
| 074-511-001 | \$68.02 |
| 074-511-002 | \$68.02 |
| 074-511-003 | \$68.02 |
| 074-511-004 | \$68.02 |

| A.P.N. | AMOUNT |
|---------------|---------------|
| 074-511-005 | \$68.02 |
| 074-511-006 | \$68.02 |
| 074-511-007 | \$68.02 |
| 074-511-008 | \$68.02 |
| 074-511-009 | \$68.02 |
| 074-511-010 | \$68.02 |
| 074-511-011 | \$68.02 |
| 074-511-012 | \$68.02 |
| 074-511-015 | \$68.02 |
| 074-511-016 | \$68.02 |
| 074-511-017 | \$68.02 |
| 074-511-018 | \$68.02 |
| 074-511-019 | \$68.02 |
| 074-511-020 | \$68.02 |
| 074-511-021 | \$68.02 |
| 074-511-022 | \$68.02 |
| 074-511-023 | \$68.02 |
| 074-511-024 | \$68.02 |
| 074-511-025 | \$68.02 |
| 074-511-026 | \$68.02 |
| 074-511-027 | \$68.02 |
| 074-511-028 | \$68.02 |
| 074-511-029 | \$68.02 |
| 074-511-030 | \$68.02 |
| 074-511-031 | \$68.02 |
| 074-511-032 | \$68.02 |
| 074-511-033 | \$68.02 |
| 074-511-034 | \$68.02 |
| 074-511-035 | \$68.02 |
| 074-511-036 | \$68.02 |
| 074-511-037 | \$68.02 |
| 074-511-038 | \$68.02 |
| 074-511-039 | \$68.02 |
| 074-511-040 | \$68.02 |
| 074-511-041 | \$68.02 |
| 074-511-042 | \$68.02 |
| 074-511-043 | \$68.02 |
| 074-511-044 | \$68.02 |

| A.P.N. | | AMOUNT |
|-----------------|-------------|---------------|
| 074-511-045 | | \$68.02 |
| 074-511-047 | | \$68.02 |
| Totals : | 147 Parcels | \$9,998.94 |