

Attachment C

Plan for Services

The Plan for Services includes the following information pursuant to Government Code Section 56653:

(1) Description of Services

- a. Description of the services to be extended to the affected territory; i.e. water, sewer, fire, police, roads, etc.
- b. Include the level and range of services to be provided
- c. Indicate when services can be extended to the affected area(s)
- d. Identify any improvement of structures, roads, sewer or water facilities, or other infrastructure that would be required within the territory to be annexed

(2) A plan for financing the annexation boundaries.

- a. The total estimated cost to provide services to the annexation area
- b. Identify and describe the revenue sources to provide services. Discuss the stability of the revenue sources and future availability.
- c. Indicate if a prop 218 action will be required
- d. Other information with respect to how services will be financed

Description of Services:

The recordation of both phases of Tract 1747 resulted in 152 new parcels including 151 residential parcels and one open space parcel, Lot 109. If approved, the annexation territory will encompass the entire boundary of Tract 1747, legally described as Tract 1747 Phase 1 in Book 19 Page 65, and as Tract 1747 Phase 2 in Book 23 Page 93 of Maps, both on file with the office of the Clerk Recorder's for the County of San Luis Obispo.

There are seventeen (17) existing streetlights that were installed with the Tract 1747 subdivision public improvements, one of which was added along Thompson Avenue and within the existing Nipomo Lighting District. The remaining 16 streetlights must be annexed into the Nipomo Lighting District prior to establishing an assessment district to fund their ongoing operation and maintenance.

Services to be provided will consist exclusively of ongoing operation and maintenance associated with these 16 existing streetlights. All streetlights, wiring, meters and other related appurtenances have been installed and are fully operational. No other improvements are anticipated within the territory to be annexed.

Plan for Financing:

The Public Works Department currently administers the Nipomo Lighting District. If the annexation of Tract 1747 into the District is approved, then Public Works would also administer a future Tract 1747 streetlight assessment district.

To establish an assessment district the Public Works will return to the County Board of Supervisors to commence the process in accordance with the Landscaping and Lighting Act of 1972 (see Streets & Highway Code §22500 et seq). Because the statutory process results in the levy of assessment it also is subject to Proposition 218 and the Proposition 218 Omnibus Implementation Act (see Government Code §§53739, 53750, 53753 & 53753.5)

A preliminary Engineer's Report has been prepared in anticipation of establishing a Tract 1747 streetlight assessment district. This report identifies that only the 151 new residential parcels within the proposed annexation would benefit from the operation and maintenance of these 16 streetlights. The Open Space parcel (Lot 109) will not be assessed because it is encumbered with an Open Space Agreement with the County (Resolution 2001-244), which preserves the scenic value of the property and restricts buildings, structures or other improvements from being erected.

Whether those 151 existing residential parcels be currently vacant or occupied, each would be assessed an equally proportional share of the annual maintenance and operation costs which have been estimated as \$44 per year. This assessment will be annually adjusted in an amount not exceeding the lesser of three percent (3%) or the Consumer Price Index (CPI-W and CPI-U) for the San Francisco-Oakland-San Jose, CA area for the most recent February to February as compiled by the Bureau of Labor Statistics, to pay for the future costs of providing streetlight services.

If approved, the Tract 1747 streetlight assessment district funding would be collected on tax roll for each of the 151 residential properties by the office of the County Tax Assessor on behalf of the Department of Public Works. This revenue source would be secured by real property susceptible to tax liens by the County for failure to pay. The Department of Public Works would use the collected funds to maintain only those 16 streetlights within the Tract 1747 assessment district.