NIPOMO LIGHTING DISTRICT
ENGINEER'S ANNUAL LEVY REPORT
TRACT 1747 STREETLIGHT ASSESSMENT DISTRICT
FISCAL YEAR 2016-2017

==========

Introduction

San Luis Obispo County annually levies and collects assessments to maintain improvements within Nipomo Lighting District Tract 1747 Streetlight Assessment District ("District"). The District was formed and annual assessments are established pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act").

This Engineer's Annual Levy Report ("Report") describes the District and the proposed assessments for the fiscal year 2016-2017. The assessments are based on the estimated future costs to maintain the improvements that provide a direct and special benefit to properties within the District.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessor Parcel Number ("APN") by the San Luis Obispo County Assessor's Office. The San Luis Obispo County Auditor/Controller uses APNs and specific Fund Numbers to identify properties assessed for special district benefit assessments on the tax roll.

Effect of Proposition 218

In November 1996, California voters approved Proposition 218 that established specific requirements for the on-going imposition of taxes, assessments and fees. The provisions of the Proposition are now contained in the California Constitutional Articles XIIIC and XIIID.

All assessments described in this Report and approved by the Board of Supervisors are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIIID.

The assessments adopted include the District's annual inflationary adjustment to the maximum assessment rate. This annual inflationary adjustment to the maximum assessment rate is provided in this Report.

Description of the District and Services

The District (formed on August 13, 2013) provides ongoing operation and maintenance associated with sixteen existing streetlights located on county maintained right-of-way within Tract 1747. The assessment work includes, but is not limited to, supplying electrical energy; replacing bulbs, ballasts, igniters and glassware; providing other maintenance to lighting fixtures and poles; and administration of said work.

Method of Apportionment

General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of lighting and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments of the District therefore reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on the benefits to each parcel.

Benefit Analysis

The associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the California Constitution and 1972 Act. The improvements associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives special benefit from the improvements provided by the District. The desirability of properties is enhanced by the presence of local improvements in close proximity to those properties.

Only the 151 residential parcels within the District stand to benefit from the operation and maintenance of the streetlights whether those existing parcels are vacant or occupied, and have been assessed a proportional share of the annual maintenance and operation

costs. Lot 109 will not be assessed because it is encumbered with an Open Space Agreement (Resolution 2001-244) which preserves the scenic value of the property and restricts buildings, structures or other improvements from being erected.

The proposed parcel assessment information is detailed in Table 1, further below in this report.

Assessment Methodology

To pay for the future costs of providing streetlight services the assessment shall be adjusted annually every July 1st in an amount not exceeding the lesser of three percent (3%) or by the average of the percentage increases in the Consumer Price Index (CPI) for "All Urban Wage Earners and Clerical Workers" for all items for San Francisco/Oakland/San Jose and Los Angeles/Riverside/Orange County categories as published by the Bureau of Labor Statistics in April of each year. The base index will be established by the April 2013 CPI.

The property owners must approve any proposed assessment that exceeds the adjusted maximum rate before it can be imposed.

The maximum assessment that may be levied in a fiscal year is increased annually by the following formula:

(Prior Year's Annual Maximum Assessment X CPI)
PLUS
Prior Year's Annual Maximum Assessment

=

Current Year's Annual Maximum Assessment

The percentage change used is the annual change for the preceding 12 months. The annual inflation factor applied for the fiscal year 2015-2016 is based on the percentage change from April 2015 to April 2016 and has been identified as 2.35% (annual percentage change currently available).

MAXIMUM ALLOWABLE ASSESSMENT PER PARCEL (APPLYING INFLATIONARY ADJUSTMENT)	
2015-2016 Assessment	(A) $53.60
X CPI (2.35%)	(B) $1.26

Proposed 2016-2017 Assessment	(A) +(B) $54.86
Total APNs Assessed	151
Proposed Assessment Levy	$8,283.86

Fiscal Year 2016-2017 District Budget

Description		2016-2017 Budget
Beginning Estimated Fund Balance (July 1, 2016)		($0.00)
Proposed Assessment Levy		$8,284
Estimated Expenditures		
Streetlight Energy Cost per Year	($812)	
Bulb Replacement	($226)	
Ballast Replacement	($367)	
Igniter Replacement	($198)	
Annual Maintenance Contract	($5,301)	
Contingency & Administration	($1,381)	
Total Estimated Expenditures		($8,284)
Estimated Ending Fund Balance (June 30, 2017)		($0.00)

Table 1: Tract 1747 - Assessment Roll

(1) No	(2) APN	(3) Situs	(4) Street		(5) Legal Description	(6) Assessment Amount as Preliminarily Approved
1	090-072-005	00000	THOMPSON	AV	TR 1747-1 LT 109	$0.00
2	090-078-001	00105	LEAF	ST	TR 1747-1 LT 1	$54.86
3	090-078-002	00115	LEAF	ST	TR 1747-1 LT 2	$54.86
4	090-078-003	00125	LEAF	ST	TR 1747-1 LT 3	$54.86
5	090-078-004	00135	LEAF	ST	TR 1747-1 LT 4	$54.86
6	090-078-005	00145	LEAF	ST	TR 1747-1 LT 5	$54.86
7	090-078-006	00155	LEAF	ST	TR 1747-1 LT 6	$54.86
8	090-078-007	00165	LEAF	ST	TR 1747-1 LT 7	$54.86
9	090-078-008	00175	LEAF	ST	TR 1747-1 LT 8	$54.86
10	090-078-009	00185	LEAF	ST	TR 1747-1 LT 9	$54.86
11	090-078-010	00193	LEAF	ST	TR 1747-1 LT 10	$54.86
12	090-078-011	00197	LEAF	ST	TR 1747-1 LT 11	$54.86
13	090-078-012	00180	LEAF	ST	TR 1747-1 LT 101	$54.86
14	090-078-013	00170	LEAF	ST	TR 1747-1 LT 102	$54.86

(1) No	(2) APN	(3) Situs	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved
15	090-078-014	00160	LEAF ST	TR 1747-1 LT 103	$54.86
16	090-078-015	00150	LEAF ST	TR 1747-1 LT 104	$54.86
17	090-078-016	00140	LEAF ST	TR 1747-1 LT 105	$54.86
18	090-078-017	00130	LEAF ST	TR 1747-1 LT 106	$54.86
19	090-078-018	00120	LEAF ST	TR 1747-1 LT 107	$54.86
20	090-078-019	00110	LEAF ST	TR 1747-1 LT 108	$54.86
21	090-078-022	00105	E CHESTNUT ST	TR 1747-2 LT 110	$54.86
22	090-078-023	00115	E CHESTNUT ST	TR 1747-2 LT 111	$54.86
23	090-078-024	00125	E CHESTNUT ST	TR 1747-2 LT 112	$54.86
24	090-078-025	00135	E CHESTNUT ST	TR 1747-2 LT 113	$54.86
25	090-078-026	00145	E CHESTNUT ST	TR 1747-2 LT 114	$54.86
26	090-078-027	00155	E CHESTNUT ST	TR 1747-2 LT 115	$54.86
27	090-078-028	00160	AVOCADO CT	TR 1747-2 LT 116	$54.86
28	090-078-029	00150	AVOCADO CT	TR 1747-2 LT 117	$54.86
29	090-078-030	00140	AVOCADO CT	TR 1747-2 LT 118	$54.86
30	090-078-031	00130	AVOCADO CT	TR 1747-2 LT 119	$54.86
31	090-078-032	00120	AVOCADO CT	TR 1747-2 LT 120	$54.86
32	090-078-033	00110	AVOCADO CT	TR 1747-2 LT 121	$54.86
33	090-078-034	00125	AVOCADO CT	TR 1747-2 LT 122	$54.86
34	090-078-035	00135	AVOCADO CT	TR 1747-2 LT 123	$54.86
35	090-078-036	00145	AVOCADO CT	TR 1747-2 LT 124	$54.86
36	090-078-037	00155	AVOCADO CT	TR 1747-2 LT 125	$54.86
37	090-078-038	00165	AVOCADO CT	TR 1747-2 LT 126	$54.86
38	090-078-039	00175	AVOCADO CT	TR 1747-2 LT 127	$54.86
39	090-078-040	00185	N AVOCADO AV	TR 1747-2 LT 128	$54.86
40	090-078-041	00191	N AVOCADO AV	TR 1747-2 LT 129	$54.86
41	090-078-042	00195	N AVOCADO AV	TR 1747-2 LT 130	$54.86

(1) No	(2) APN	(3) Situs	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved
42	090-078-043	00175	E CHESTNUT ST	TR 1747-2 LT 131	$54.86
43	090-078-044	00185	E CHESTNUT ST	TR 1747-2 LT 132	$54.86
44	090-078-045	00209	ASH AV	TR 1747-2 LT 133	$54.86
45	090-078-046	00215	ASH AV	TR 1747-2 LT 134	$54.86
46	090-078-047	00221	ASH AV	TR 1747-2 LT 135	$54.86
47	090-078-048	00227	ASH AV	TR 1747-2 LT 136	$54.86
48	090-078-049	00233	ASH AV	TR 1747-2 LT 137	$54.86
49	090-078-050	00239	ASH AV	TR 1747-2 LT 138	$54.86
50	090-078-051	00245	ASH AV	TR 1747-2 LT 139	$54.86
51	090-078-052	00251	ASH AV	TR 1747-2 LT 140	$54.86
52	090-078-053	00257	ASH AV	TR 1747-2 LT 141	$54.86
53	090-078-054	00266	ASH AV	TR 1747-2 LT 142	$54.86
54	090-078-055	00260	ASH AV	TR 1747-2 LT 143	$54.86
55	090-078-056	00254	ASH AV	TR 1747-2 LT 144	$54.86
56	090-078-057	00248	ASH AV	TR 1747-2 LT 145	$54.86
57	090-078-058	00242	ASH AV	TR 1747-2 LT 146	$54.86
58	090-078-059	00236	ASH AV	TR 1747-2 LT 147	$54.86
59	090-078-060	00230	ASH AV	TR 1747-2 LT 148	$54.86
60	090-078-061	00224	ASH AV	TR 1747-2 LT 149	$54.86
61	090-078-062	00220	ASH AV	TR 1747-2 LT 150	$54.86
62	090-078-063	00218	ASH AV	TR 1747-2 LT 151	$54.86
63	090-078-064	00214	ASH AV	TR 1747-2 LT 152	$54.86
64	090-079-001	00207	CORNUTA WY	TR 1747-1 LT 12	$54.86
65	090-079-002	00213	CORNUTA WY	TR 1747-1 LT 13	$54.86
66	090-079-003	00221	CORNUTA WY	TR 1747-1 LT 14	$54.86
67	090-079-004	00229	CORNUTA WY	TR 1747-1 LT 15	$54.86
68	090-079-005	00235	CORNUTA WY	TR 1747-1 LT 16	$54.86

(1) No	(2) APN	(3) Situs	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved
69	090-079-006	00241	CORNUTA WY	TR 1747-1 LT 17	$54.86
70	090-079-007	00249	CORNUTA WY	TR 1747-1 LT 18	$54.86
71	090-079-008	00255	CORNUTA WY	TR 1747-1 LT 19	$54.86
72	090-079-009	00263	CORNUTA WY	TR 1747-1 LT 20	$54.86
73	090-079-010	00271	CORNUTA WY	TR 1747-1 LT 21	$54.86
74	090-079-011	00277	CORNUTA WY	TR 1747-1 LT 22	$54.86
75	090-079-012	00285	CORNUTA WY	TR 1747-1 LT 23	$54.86
76	090-079-013	00293	CORNUTA WY	TR 1747-1 LT 24	$54.86
77	090-079-014	00290	N CEDARWOOD AV	TR 1747-1 LT 25	$54.86
78	090-079-015	00284	N CEDARWOOD AV	TR 1747-1 LT 26	$54.86
79	090-079-016	00278	N CEDARWOOD AV	TR 1747-1 LT 27	$54.86
80	090-079-017	00272	N CEDARWOOD AV	TR 1747-1 LT 28	$54.86
81	090-079-018	00266	N CEDARWOOD AV	TR 1747-1 LT 29	$54.86
82	090-079-019	00260	N CEDARWOOD AV	TR 1747-1 LT 30	$54.86
83	090-079-020	00254	N CEDARWOOD AV	TR 1747-1 LT 31	$54.86
84	090-079-021	00248	N CEDARWOOD AV	TR 1747-1 LT 32	$54.86
85	090-079-022	00242	N CEDARWOOD AV	TR 1747-1 LT 33	$54.86
86	090-079-023	00236	N CEDARWOOD AV	TR 1747-1 LT 34	$54.86
87	090-079-024	00230	N CEDARWOOD AV	TR 1747-1 LT 35	$54.86
88	090-079-025	00224	N CEDARWOOD AV	TR 1747-1 LT 36	$54.86
89	090-079-026	00218	N CEDARWOOD AV	TR 1747-1 LT 37	$54.86
90	090-079-027	00212	N CEDARWOOD AV	TR 1747-1 LT 38	$54.86
91	090-079-028	00285	E CHESTNUT ST	TR 1747-1 LT 39	$54.86
92	090-079-029	00275	E CHESTNUT ST	TR 1747-1 LT 40	$54.86
93	090-079-030	00265	E CHESTNUT ST	TR 1747-1 LT 41	$54.86
94	090-079-031	00255	E CHESTNUT ST	TR 1747-1 LT 42	$54.86
95	090-079-033	00235	E CHESTNUT ST	TR 1747-1 LT 44	$54.86

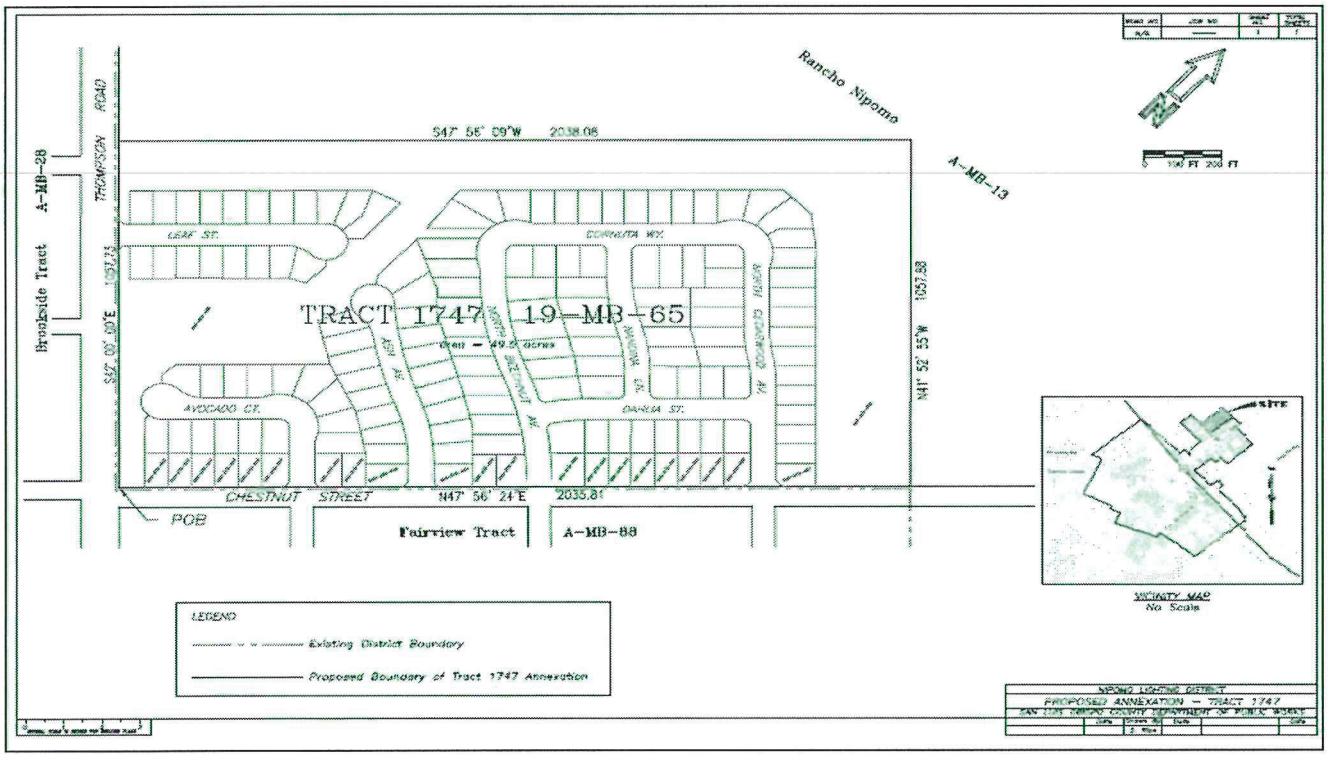
(1) No	(2) APN	(3) Situs	(4) Street			(5) Legal Description	(6) Assessment Amount as Preliminarily Approved
96	090-079-034	00225	E	CHESTNUT	ST	TR 1747-1 LT 45	$54.86
97	090-079-035	00215	E	CHESTNUT	ST	TR 1747-1 LT 46	$54.86
98	090-079-036	00210		DAHLIA	ST	TR 1747-1 LT 47	$54.86
99	090-079-037	00220		DAHLIA	ST	TR 1747-1 LT 48	$54.86
100	090-079-038	00230		DAHLIA	ST	TR 1747-1 LT 49	$54.86
101	090-079-039 090-079-092	00240		DAHLIA	ST	TR 1747-1 LT 50 TR 1747-1 PTN LT 43	$54.86
102	090-079-040	00250		DAHLIA	ST	TR 1747-1 LT 51	$54.86
103	090-079-041	00260		DAHLIA	ST	TR 1747-1 LT 52	$54.86
104	090-079-042	00270		DAHLIA	ST	TR 1747-1 LT 53	$54.86
105	090-079-043	00280		DAHLIA	ST	TR 1747-1 LT 54	$54.86
106	090-079-044	00255		DAHLIA	ST	TR 1747-1 LT 55	$54.86
107	090-079-045	00265		DAHLIA	ST	TR 1747-1 LT 56	$54.86
108	090-079-046	00275		DAHLIA	ST	TR 1747-1 LT 57	$54.86
109	090-079-047	00285		DAHLIA	ST	TR 1747-1 LT 58	$54.86
110	090-079-048	00249	N	CEDARWOOD	AV	TR 1747-1 LT 59	$54.86
111	090-079-049	00255	N	CEDARWOOD	AV	TR 1747-1 LT 60	$54.86
112	090-079-050	00261	N	CEDARWOOD	AV	TR 1747-1 LT 61	$54.86
113	090-079-051	00265	N	CEDARWOOD	AV	TR 1747-1 LT 62	$54.86
114	090-079-052	00275	N	CEDARWOOD	AV	TR 1747-1 LT 63	$54.86
115	090-079-053	00283	N	CEDARWOOD	AV	TR 1747-1 LT 64	$54.86
116	090-079-054	00274		CORNUTA	WY	TR 1747-1 LT 65	$54.86
117	090-079-055	00270		CORNUTA	WY	TR 1747-1 LT 66	$54.86
118	090-079-056	00260		CORNUTA	WY	TR 1747-1 LT 67	$54.86
119	090-079-057	00288		NANDINA	LN	TR 1747-1 LT 68	$54.86
120	090-079-058	00282		NANDINA	LN	TR 1747-1 LT 69	$54.86
121	090-079-059	00272		NANDINA	LN	TR 1747-1 LT 70	$54.86

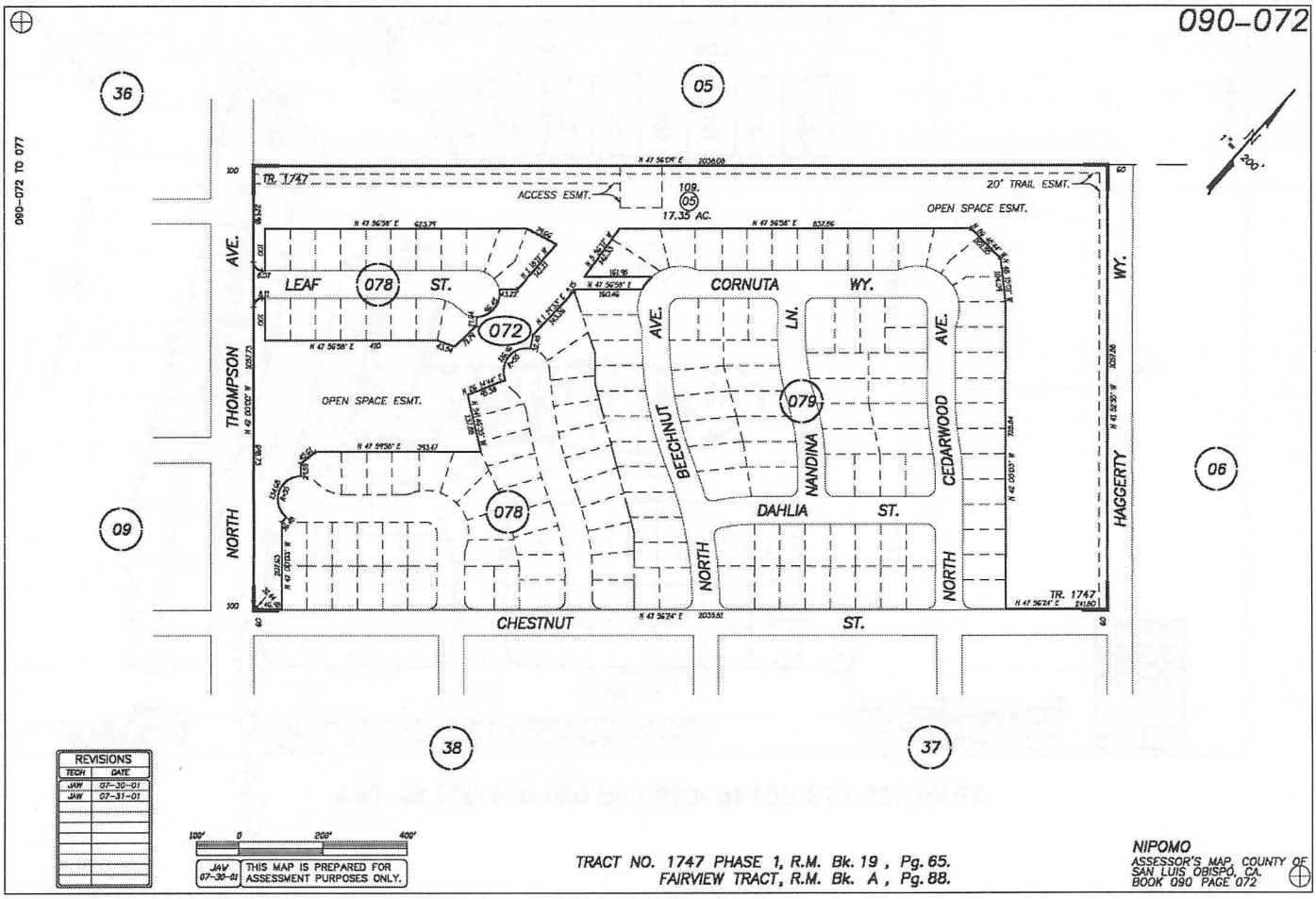
(1) No	(2) APN	(3) Situs	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved
122	090-079-060	00256	NANDINA LN	TR 1747-1 LT 71	$54.86
123	090-079-061	00245	NANDINA LN	TR 1747-1 LT 72	$54.86
124	090-079-062	00251	NANDINA LN	TR 1747-1 LT 73	$54.86
125	090-079-063	00267	NANDINA WY	TR 1747-1 LT 74	$54.86
126	090-079-064	00277	NANDINA LN	TR 1747-1 LT 75	$54.86
127	090-079-065	00285	NANDINA LN	TR 1747-1 LT 76	$54.86
128	090-079-066	00289	NANDINA LN	TR 1747-1 LT 77	$54.86
129	090-079-067	00234	CORNUTA WY	TR 1747-1 LT 78	$54.86
130	090-079-068	00230	CORNUTA WY	TR 1747-1 LT 79	$54.86
131	090-079-069	00226	CORNUTA WY	TR 1747-1 LT 80	$54.86
132	090-079-070	00220	CORNUTA WY	TR 1747-1 LT 81	$54.86
133	090-079-071	00286	N BEECHNUT AV	TR 1747-1 LT 82	$54.86
134	090-079-072	00280	N BEECHNUT AV	TR 1747-1 LT 83	$54.86
135	090-079-073	00272	N BEECHNUT AV	TR 1747-1 LT 84	$54.86
136	090-079-074	00260	N BEECHNUT AV	TR 1747-1 LT 85	$54.86
137	090-079-075	00246	N BEECHNUT AV	TR 1747-1 LT 86	$54.86
138	090-079-076	00240	N BEECHNUT AV	TR 1747-1 LT 87	$54.86
139	090-079-077	00199	E CHESTNUT ST	TR 1747-1 LT 88	$54.86
140	090-079-078	00195	E CHESTNUT ST	TR 1747-1 LT 89	$54.86
141	090-079-079	00215	N BEECHNUT AV	TR 1747-1 LT 90	$54.86
142	090-079-080	00221	N BEECHNUT AV	TR 1747-1 LT 91	$54.86
143	090-079-081	00237	N BEECHNUT AV	TR 1747-1 LT 92	$54.86
144	090-079-082	00241	N BEECHNUT AV	TR 1747-1 LT 93	$54.86
145	090-079-083	00251	N BEECHNUT AV	TR 1747-1 LT 94	$54.86
146	090-079-084	00267	N BEECHNUT AV	TR 1747-1 LT 95	$54.86
147	090-079-085	00277	N BEECHNUT AV	TR 1747-1 LT 96	$54.86
148	090-079-086	00285	N BEECHNUT AV	TR 1747-1 LT 97	$54.86

(1) No	(2) APN	(3) Situs	(4) Street	(5) Legal Description	(6) Assessment Amount as Preliminarily Approved
149	090-079-087	00289	N BEECHNUT AV	TR 1747-1 LT 98	$54.86
150	090-079-088	00291	N BEECHNUT AV	TR 1747-1 LT 99	$54.86
151	090-079-089	00297	N BEECHNUT AV	TR 1747-1 LT 100	$54.86
152	090-079-091	00245	E CHESTNUT ST	TR 1747-1 PTN LT 43	$54.86
					$8,283.86

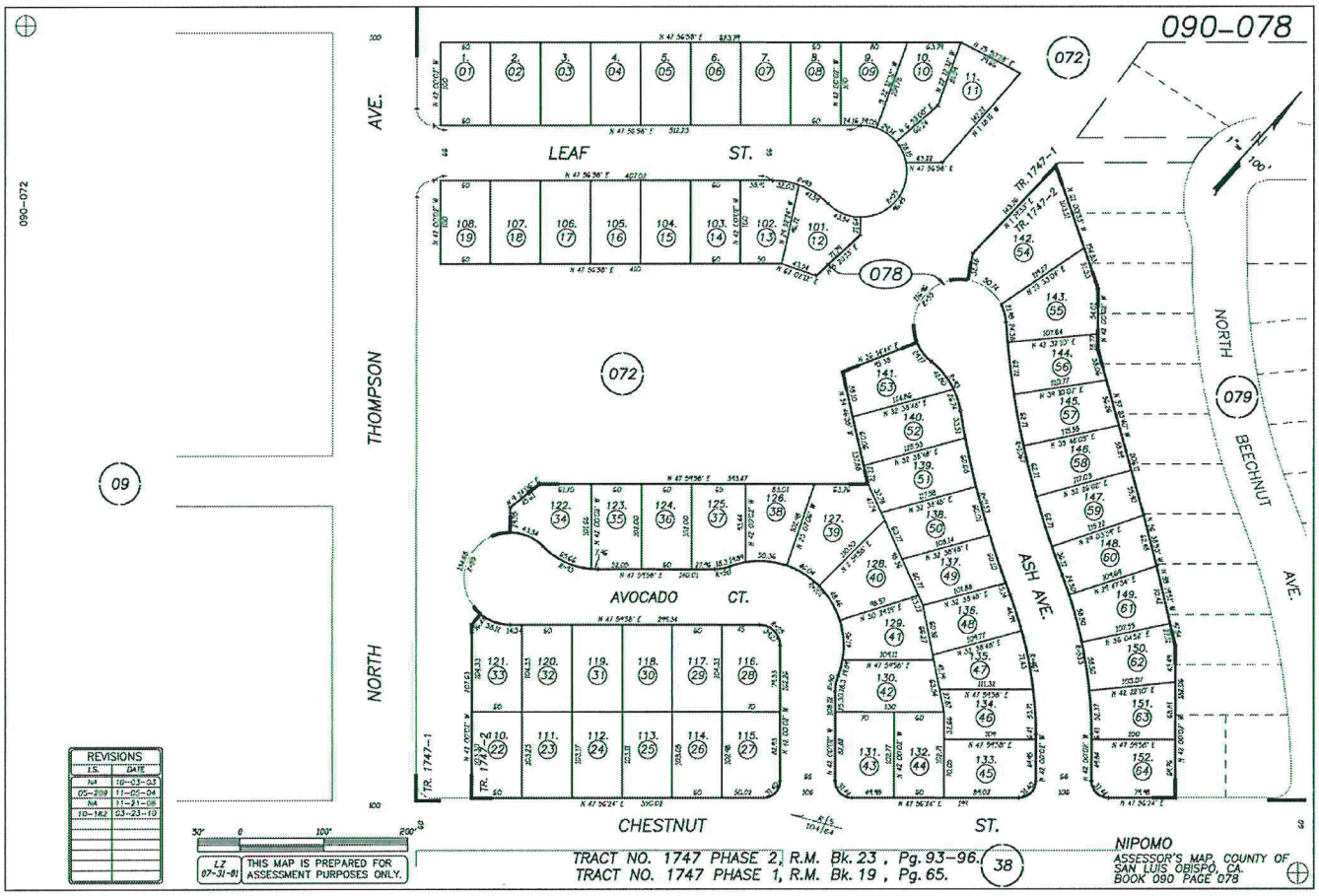
Figure 2: Assessment Diagram
Tract 1747 Streetlight Assessment District
San Luis Obispo County, State of California

The District is comprised of only those properties shown in the Assessment Diagram, Figure 2, as further identified on the attached Assessor's Maps 090-072, 090-078 and 090-079.

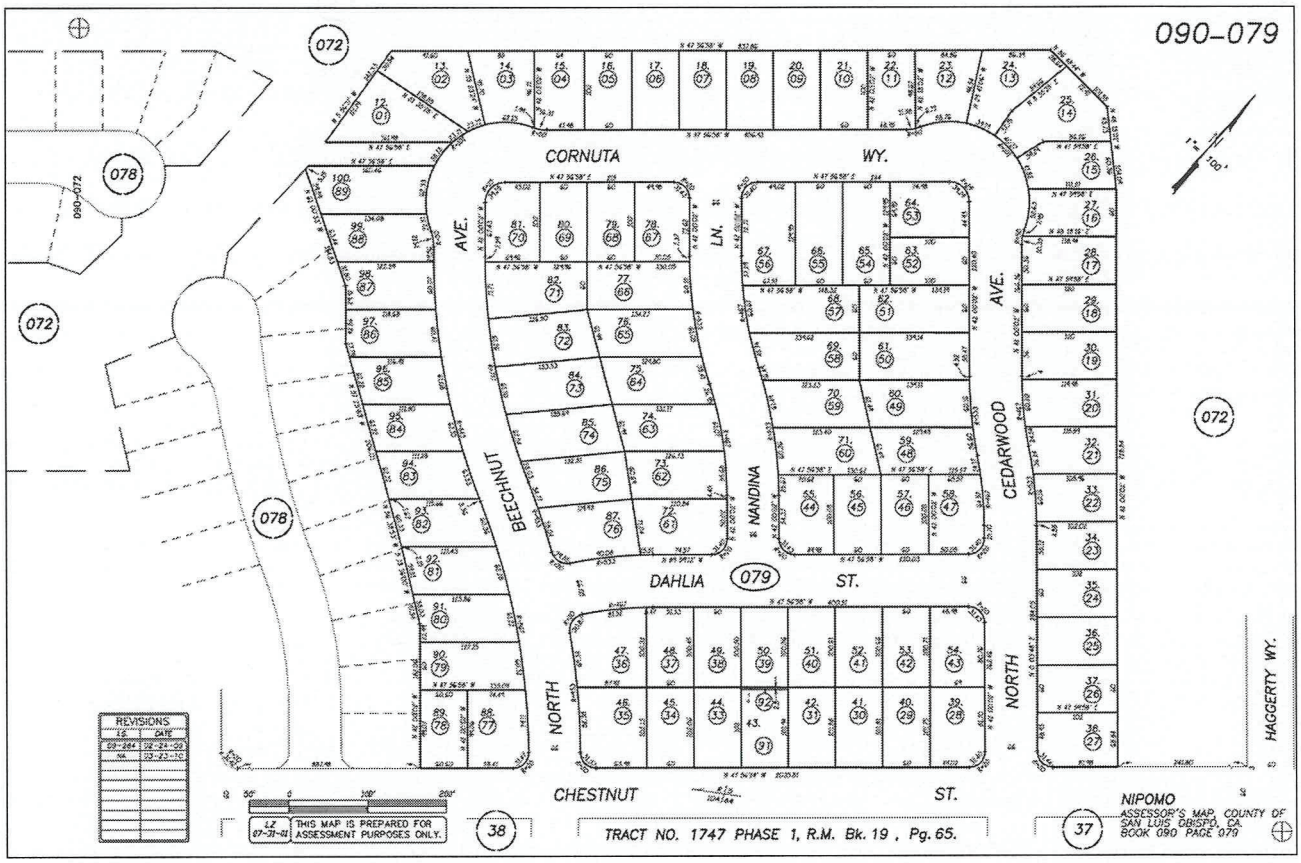




APN 090-072-005



APNs 090-078-001 to -019 and 090-078-022 to -064



APNs 090-079-001 to -089

Dave Flynn

DAVE FLYNN, P.E.
DISTRICT ENGINEER

REGISTERED PROFESSIONAL ENGINEER
DAVID JOHN FLYNN
No. C 43935
Exp. 6/30/17
CIVIL
STATE OF CALIFORNIA

L:\Finance\2016\June\BOS\TR 1747\NIPOMO LIGHTING DIST Tr 1747 Eng Rpt 8-11-15.docx JH.jm