

Incorporation Pros and Cons

Pros

- Increased revenues from sales tax and TOT – Visitors pay for services
 - Proper maintenance of Vet’s Hall
 - Money for maintenance of Ranch
 - Money for development of East Ranch
 - Better maintenance of current County Parks (Shamel, Lampton Cliffs)
 - Maintain 4 firefighters.
 - Fully fund Fire Prevention
- Jurisdiction on Land Use, Parks, and Roads
 - Maintain Shamel and Lampton better
 - Our roads would be the priority
 - More bike paths
- More responsive Tourism Board
 - Trolley operation
 - Beautify Cambria
- Increased sheriff coverage – one deputy 24/7
- More responsive government
 - All decision makers are local and elected by local citizens.

Cons

- Cost upfront will be close to \$350K. After incorporation consultant fees for helping with the necessary ordinances and with a LCP will likely cost \$250K or more.
- Hiring will be a challenge.
- Will enough people run for office?

Considerations

- Bring San Simeon into the city
- Bring in the Healthcare District
- Will tourism slow?
- Negotiations with County – need to be savvy and tough

Benefit Assessment Pros and Cons

Pros

- Increased revenues
 - Proper maintenance of Vet's Hall
 - Money for maintenance of Ranch
 - Possible monies to develop and maintain East Ranch Community Park

Cons

- Cost upfront will be at least \$50K.
- The assessment may not be enough depending on future challenges
- Taxing Cambrians – again!

Considerations

- Bring San Simeon into the city
- Bring in the Healthcare District
- Will tourism slow?
- Negotiations with County – need to be savvy and tough