

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS  
GENERAL MANAGER



DATE: OCTOBER 8, 2021



## **PRESENTATIONS AND REPORTS**

The following presentations and reports are scheduled:

- C-1) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS.  
Receive Announcements and Reports from Directors
  
- C-2) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS  
GENERAL MANAGER 

DATE: OCTOBER 8, 2021



## **CONSENT AGENDA**

The following items are considered routine and non-controversial by staff and may be approved by one motion if no member of the Board wishes an item removed. If discussion is desired, the item may be removed from the Consent Agenda by a Board member and will be considered separately at the conclusion of the Administrative Items. Individual items on the Consent Agenda are approved by the same vote that approves the Consent Agenda, unless an item is pulled for separate consideration. The recommendations for each item are noted in bracket. Members of the public may comment on the Consent Agenda items.

### **Questions or clarification may be made by the Board members without removal from the Consent Agenda**

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE SEPTEMBER 22, 2021, REGULAR BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]
- D-3) ACCEPT OFFER OF WATER AND SEWER IMPROVEMENTS AND DEED RESTRICTION FOR 130 MARY AVENUE, APN 092-572-057 [RECOMMEND ADOPT RESOLUTION ACCEPTING OFFER OF IMPROVEMENTS AND DEED RESTRICTION]

TO: BOARD OF DIRECTORS

REVIEWED: MARIO IGLESIAS  
GENERAL MANAGER

FROM: LISA BOGNUDA  
FINANCE DIRECTOR

DATE: OCTOBER 8, 2021

**AGENDA ITEM**  
**D-1(A)**  
**OCTOBER 13, 2021**

**WARRANTS**

COMPUTER CHECKS GENERATED – SEE ATTACHED	\$128,036.33
HAND WRITTEN CHECKS	NONE
VOIDED CHECKS	\$0.00



Nipomo Community Services District

Item D-1(A) Warrants **OCTOBER 13, 2021**

By Payment Number

Payment Dates 10/13/2021 - 10/13/2021

Vendor Name	Description (Payable)	Payable Number	Payment Date	(None)	Amount	
<b>Payment: 7622</b>						
Abalone Coast Analytical, Inc.	Lab tests	5355	10/13/2021		7,623.40	
					<b>Payment 7622 Total:</b>	<b>7,623.40</b>
<b>Payment: 7623</b>						
Advantage Answering Plus, In	Answering service	22-405-251	10/13/2021		232.18	
					<b>Payment 7623 Total:</b>	<b>232.18</b>
<b>Payment: 7624</b>						
Alexander's Contract Services,	Meter reading	202109280873	10/13/2021		188.93	
Alexander's Contract Services,	Meter reading	202109280872	10/13/2021		2,485.71	
					<b>Payment 7624 Total:</b>	<b>2,674.64</b>
<b>Payment: 7625</b>						
Allweather Landscape Mainte	LMD	41987	10/13/2021		357.00	
					<b>Payment 7625 Total:</b>	<b>357.00</b>
<b>Payment: 7626</b>						
Amazon Capital Services, Inc.	Operating supplies	1MHM-4PXQ-WKN1	10/13/2021		42.80	
Amazon Capital Services, Inc.	Operating Supplies	19TX-RGJC-9CDX	10/13/2021		71.52	
					<b>Payment 7626 Total:</b>	<b>114.32</b>
<b>Payment: 7627</b>						
Applied Technology Group, In	SCADA Troubleshoot link to B	22778	10/13/2021		1,257.50	
Applied Technology Group, In	SCADA BL WWTP	22861	10/13/2021		2,823.55	
Applied Technology Group, In	SCADA Tower	22617	10/13/2021		1,235.00	
					<b>Payment 7627 Total:</b>	<b>5,316.05</b>
<b>Payment: 7628</b>						
Aqua-Metric Sales, Co.	Meters	84491	10/13/2021		3,309.20	
					<b>Payment 7628 Total:</b>	<b>3,309.20</b>
<b>Payment: 7629</b>						
AT&T	Telephone	17077777	10/13/2021		253.96	
AT&T	Telephone	17077775	10/13/2021		28.46	
AT&T	Telephone	17077776	10/13/2021		170.80	
					<b>Payment 7629 Total:</b>	<b>453.22</b>
<b>Payment: 7630</b>						
Bee Safe Lock & Key	Service call and keys	114028	10/13/2021		1,450.00	
					<b>Payment 7630 Total:</b>	<b>1,450.00</b>
<b>Payment: 7631</b>						
Brenntag Pacific, Inc.	Sodium Hypochlorite	BPI181464	10/13/2021		575.56	
Brenntag Pacific, Inc.	Citric Acid	BPI181466	10/13/2021		4,809.13	
Brenntag Pacific, Inc.	Sodium Hypochlorite	BPI181465	10/13/2021		255.88	
					<b>Payment 7631 Total:</b>	<b>5,640.57</b>
<b>Payment: 7632</b>						
Bunyon Bros. Tree Service	Tree Removal and Trimming f	25382	10/13/2021		2,800.00	
Bunyon Bros. Tree Service	Tree trimming	25378	10/13/2021		1,200.00	
					<b>Payment 7632 Total:</b>	<b>4,000.00</b>
<b>Payment: 7633</b>						
Burdine Printing	Doorhangers	44442	10/13/2021		217.95	
					<b>Payment 7633 Total:</b>	<b>217.95</b>
<b>Payment: 7634</b>						
Camacho, Miguel	Reimbursement	CLASSA-2021	10/13/2021		100.00	
					<b>Payment 7634 Total:</b>	<b>100.00</b>
<b>Payment: 7635</b>						
Cannon Corporation	Office Generator	77063	10/13/2021		2,231.50	

**Item D-1(A) Warrants OCTOBER 13, 2021**

**Payment Dates: 10/13/2021 - 10/13/2021**

<b>Vendor Name</b>	<b>Description (Payable)</b>	<b>Payable Number</b>	<b>Payment Date</b>	<b>(None)</b>	<b>Amount</b>
Cannon Corporation	Nipomo Palms Lift Station Reh	77792	10/13/2021		2,007.75
<b>Payment: 7635 Total:</b>					<b>4,239.25</b>
<b>Payment: 7636</b>					
Center For Hearing Health, Inc	Annual audiometric testing	18889	10/13/2021		600.00
<b>Payment: 7636 Total:</b>					<b>600.00</b>
<b>Payment: 7637</b>					
Clever Ducks	Computer expense	31199	10/13/2021		3,344.33
<b>Payment: 7637 Total:</b>					<b>3,344.33</b>
<b>Payment: 7638</b>					
DataProse, LLC	Postage for bills	DP2103316D	10/13/2021		1,203.02
DataProse, LLC	Mail bills	DP2103316A	10/13/2021		173.73
DataProse, LLC	Postage for bills	DP2103316B	10/13/2021		147.34
DataProse, LLC	Mail bills	DP2103316C	10/13/2021		340.70
<b>Payment: 7638 Total:</b>					<b>1,864.79</b>
<b>Payment: 7639</b>					
Department of Motor Vehicle	Registration renewal CF9414S	CF9414SV	10/13/2021		20.00
<b>Payment: 7639 Total:</b>					<b>20.00</b>
<b>Payment: 7640</b>					
Electricraft, Inc.	Metal Storage Building	16917	10/13/2021		10,101.00
Electricraft, Inc.	Lift Station Repair-Bracken	16340	10/13/2021		118.50
<b>Payment: 7640 Total:</b>					<b>10,219.50</b>
<b>Payment: 7641</b>					
Excel Personnel Services, Inc.	Employment agency	3813442	10/13/2021		279.00
Excel Personnel Services, Inc.	Employment agency	3808882	10/13/2021		372.00
Excel Personnel Services, Inc.	Employment agency	3817999	10/13/2021		372.00
<b>Payment: 7641 Total:</b>					<b>1,023.00</b>
<b>Payment: 7642</b>					
Famcon Pipe and Supply, Inc.	Operating Supplies	S100063374.001	10/13/2021		554.63
<b>Payment: 7642 Total:</b>					<b>554.63</b>
<b>Payment: 7643</b>					
Farm Supply Company	Operating supplies	80412	10/13/2021		289.19
<b>Payment: 7643 Total:</b>					<b>289.19</b>
<b>Payment: 7644</b>					
FGL Environmental	Lab tests	182925A	10/13/2021		40.00
FGL Environmental	Lab tests	182117A	10/13/2021		112.00
<b>Payment: 7644 Total:</b>					<b>152.00</b>
<b>Payment: 7645</b>					
First American Data Tree, LLC	Database Subscription 07/202	20064070921	10/13/2021		1,800.00
<b>Payment: 7645 Total:</b>					<b>1,800.00</b>
<b>Payment: 7646</b>					
GLM Landscape Management	Landscape maintenance	SEPT 2021	10/13/2021		910.00
<b>Payment: 7646 Total:</b>					<b>910.00</b>
<b>Payment: 7647</b>					
Great Western Alarm and Co	Alarm monitoring service	210900640101	10/13/2021		37.00
Great Western Alarm and Co	Alarm monitoring service	210902062101	10/13/2021		70.00
Great Western Alarm and Co	Alarm monitoring service	210902107101	10/13/2021		70.00
<b>Payment: 7647 Total:</b>					<b>177.00</b>
<b>Payment: 7648</b>					
Home Depot Credit Services D	Operating Supplies	7011121	10/13/2021		261.32
<b>Payment: 7648 Total:</b>					<b>261.32</b>
<b>Payment: 7649</b>					
Hopkins Technical Products, I	Operating supplies	3621300989	10/13/2021		213.73
<b>Payment: 7649 Total:</b>					<b>213.73</b>
<b>Payment: 7650</b>					
Iconix Waterworks (US) Inc.	Meter supplies	U2116044356	10/13/2021		652.09

**Item D-1(A) Warrants OCTOBER 13, 2021**

**Payment Dates: 10/13/2021 - 10/13/2021**

<b>Vendor Name</b>	<b>Description (Payable)</b>	<b>Payable Number</b>	<b>Payment Date</b>	<b>(None)</b>	<b>Amount</b>
Iconix Waterworks (US) Inc.	Meter Box Lids	U2116042839	10/13/2021		1,175.35
Iconix Waterworks (US) Inc.	Meter supplies	U2116051257	10/13/2021		1,978.33
Iconix Waterworks (US) Inc.	Meter supplies	U2116050332	10/13/2021		336.30
<b>Payment 7650 Total:</b>					<b>4,142.07</b>
<b>Payment: 7651</b>					
Integrated Industrial Supply, I	Gloves	79515	10/13/2021		470.83
<b>Payment 7651 Total:</b>					<b>470.83</b>
<b>Payment: 7652</b>					
Lechowicz & Tseng Municipal	Blacklake Streetlight Rate Stu	SEPTEMBER 2021	10/13/2021		1,940.00
<b>Payment 7652 Total:</b>					<b>1,940.00</b>
<b>Payment: 7653</b>					
Lehman, Gregory	Washer Rebate	SEPT 2021	10/13/2021		75.00
<b>Payment 7653 Total:</b>					<b>75.00</b>
<b>Payment: 7654</b>					
Maldonado, Francisco	Renewal for Collections Certifi	CSM-3 RENEWAL	10/13/2021		101.00
<b>Payment 7654 Total:</b>					<b>101.00</b>
<b>Payment: 7655</b>					
Mettler-Toledo, LLC	Calibrate CTR	654996332	10/13/2021		644.18
<b>Payment 7655 Total:</b>					<b>644.18</b>
<b>Payment: 7656</b>					
Miner's Ace Hardware	Supplies	SEPT 2021	10/13/2021		552.70
<b>Payment 7656 Total:</b>					<b>552.70</b>
<b>Payment: 7657</b>					
Mission Uniform Service	Uniforms	515639548	10/13/2021		203.14
Mission Uniform Service	Uniforms	515373986	10/13/2021		178.53
Mission Uniform Service	Uniforms	515512683	10/13/2021		178.53
Mission Uniform Service	Uniforms	515551166	10/13/2021		178.53
Mission Uniform Service	Uniforms	515419330	10/13/2021		190.01
Mission Uniform Service	Uniforms	515595983	10/13/2021		183.13
Mission Uniform Service	Uniforms	515286565	10/13/2021		178.53
Mission Uniform Service	Uniforms	515464585	10/13/2021		203.67
Mission Uniform Service	Uniforms	515330568	10/13/2021		178.53
<b>Payment 7657 Total:</b>					<b>1,672.60</b>
<b>Payment: 7658</b>					
MNS Engineers, Inc.	Construction Mgmt- Joshua R	78697	10/13/2021		1,052.00
MNS Engineers, Inc.	Construction Management- S	78698	10/13/2021		9,915.00
MNS Engineers, Inc.	Construction Management- P	78699	10/13/2021		1,640.00
<b>Payment 7658 Total:</b>					<b>12,607.00</b>
<b>Payment: 7659</b>					
Newton Geo-Hydrology Cons	Litigatoin Support September	SEPT 2021	10/13/2021		6,336.25
<b>Payment 7659 Total:</b>					<b>6,336.25</b>
<b>Payment: 7660</b>					
Nunley & Associates, Inc.	Nipomo Senior Housing	9703	10/13/2021		344.28
Nunley & Associates, Inc.	AWIA Emergency Response M	9637	10/13/2021		168.92
Nunley & Associates, Inc.	UWMP Update 2020	9636	10/13/2021		2,558.52
Nunley & Associates, Inc.	Southland Screw Press ESDC	9694	10/13/2021		868.29
Nunley & Associates, Inc.	135 E. Branch St Improvemen	9705	10/13/2021		152.18
Nunley & Associates, Inc.	Dana Reserve Development	9646	10/13/2021		3,595.21
Nunley & Associates, Inc.	Frontage Road Commercial D	9704	10/13/2021		152.18
Nunley & Associates, Inc.	Water Loss Audit 2020	9638	10/13/2021		821.94
Nunley & Associates, Inc.	Joshua Road Pump Station ES	9685	10/13/2021		590.19
<b>Payment 7660 Total:</b>					<b>9,251.71</b>
<b>Payment: 7661</b>					
Nu-Tech Pest Management	Pest Control	160648	10/13/2021		75.00
Nu-Tech Pest Management	Rodent Control	160645	10/13/2021		265.00
<b>Payment 7661 Total:</b>					<b>340.00</b>

## Item D-1(A) Warrants OCTOBER 13, 2021

Payment Dates: 10/13/2021 - 10/13/2021

Vendor Name	Description (Payable)	Payable Number	Payment Date	(None)	Amount	
<b>Payment: 7662</b>						
Office Depot	Office supplies	195665322001	10/13/2021		18.95	
Office Depot	Office supplies	193701064002	10/13/2021		105.08	
Office Depot	Office supplies	195665324001	10/13/2021		14.94	
Office Depot	Office supplies	195664596001	10/13/2021		147.28	
					<b>Payment 7662 Total:</b>	<b>286.25</b>
<b>Payment: 7663</b>						
Paxxo (USA), Inc.	Cassette	F21-231	10/13/2021		580.51	
					<b>Payment 7663 Total:</b>	<b>580.51</b>
<b>Payment: 7664</b>						
PG&E	PG&E Engineering for Office G	50049520 V1	10/13/2021		2,532.01	
					<b>Payment 7664 Total:</b>	<b>2,532.01</b>
<b>Payment: 7665</b>						
Quinn Company	Caterpillar Service	PC030336143	10/13/2021		220.33	
					<b>Payment 7665 Total:</b>	<b>220.33</b>
<b>Payment: 7666</b>						
R. Baker, Inc.	Work on Orchard and Faith Dr	9/14/2021	10/13/2021		3,657.84	
					<b>Payment 7666 Total:</b>	<b>3,657.84</b>
<b>Payment: 7667</b>						
ReadyRefresh by Nestle	Distilled water	01I0900023136	10/13/2021		62.91	
					<b>Payment 7667 Total:</b>	<b>62.91</b>
<b>Payment: 7668</b>						
Richards, Watson & Gershon	Water Rights Adjudication	233621	10/13/2021		4,153.50	
					<b>Payment 7668 Total:</b>	<b>4,153.50</b>
<b>Payment: 7669</b>						
Richards, Watson & Gershon	General Legal Services	233620	10/13/2021		5,040.00	
					<b>Payment 7669 Total:</b>	<b>5,040.00</b>
<b>Payment: 7670</b>						
Richards, Watson & Gershon	Eureka Well Site Acquisition	233622	10/13/2021		472.00	
					<b>Payment 7670 Total:</b>	<b>472.00</b>
<b>Payment: 7671</b>						
Scott O'Brien Fire & Safety Co	Annual fire extinguisher servic	10394073	10/13/2021		542.11	
					<b>Payment 7671 Total:</b>	<b>542.11</b>
<b>Payment: 7672</b>						
Simplot Grower Solutions	CAN 17	780146039	10/13/2021		763.28	
					<b>Payment 7672 Total:</b>	<b>763.28</b>
<b>Payment: 7673</b>						
SLO County Environmental He	Cross Connection Services	IN0132649	10/13/2021		2,914.80	
					<b>Payment 7673 Total:</b>	<b>2,914.80</b>
<b>Payment: 7674</b>						
SLO County Tax Collector	Property taxes -Sundale	091-232-016-21/22	10/13/2021		1,664.82	
SLO County Tax Collector	Property taxes-Riverside	092-231-016-21/22	10/13/2021		7.00	
					<b>Payment 7674 Total:</b>	<b>1,671.82</b>
<b>Payment: 7675</b>						
SoCalGas	Heat - shop/office	SEPT2021B	10/13/2021		23.54	
					<b>Payment 7675 Total:</b>	<b>23.54</b>
<b>Payment: 7676</b>						
Terminix Commercial	Pest Control	411954021	10/13/2021		65.00	
					<b>Payment 7676 Total:</b>	<b>65.00</b>
<b>Payment: 7677</b>						
Tyler Technologies, Inc.	Sensus Integration to Incode	025-351513	10/13/2021		105.00	
					<b>Payment 7677 Total:</b>	<b>105.00</b>
<b>Payment: 7678</b>						
United Rentals	Rental	198392725-001	10/13/2021		748.50	
					<b>Payment 7678 Total:</b>	<b>748.50</b>

## Item D-1(A) Warrants OCTOBER 13, 2021

Payment Dates: 10/13/2021 - 10/13/2021

Vendor Name	Description (Payable)	Payable Number	Payment Date	(None)	Amount
<b>Payment: 7679</b>					
US Bank National Association	Office supplies	SEPT2021K	10/13/2021		42.15
US Bank National Association	Board Mtg Supplies/Recordin	SEPT2021A	10/13/2021		97.68
US Bank National Association	Storage Unit	SEPT2021D	10/13/2021		218.50
US Bank National Association	Software Subscription	SEPT2021C	10/13/2021		28.00
US Bank National Association	AWWA Test- CSS	SEPT2021H	10/13/2021		285.00
US Bank National Association	Conference Calls and Zoom	SEPT2021E	10/13/2021		28.70
US Bank National Association	ASCE Membership 2022	SEPT2021I	10/13/2021		300.00
US Bank National Association	Computer expense	SEPT2021F	10/13/2021		106.18
US Bank National Association	CSDA Conference	SEPT2021G	10/13/2021		899.75
US Bank National Association	Postage	SEPT2021J	10/13/2021		1,113.70
US Bank National Association	Travel & Meals	SEPT2021B	10/13/2021		114.61
				<b>Payment 7679 Total:</b>	<b>3,234.27</b>
<b>Payment: 7680</b>					
USA Bluebook	Ammonia test	732190	10/13/2021		80.97
USA Bluebook	Curb box and valve kit	744530	10/13/2021		781.60
USA Bluebook	CHEMKEY	722419	10/13/2021		565.82
				<b>Payment 7680 Total:</b>	<b>1,428.39</b>
<b>Payment: 7681</b>					
Verizon Wireless	Cell service	9889084376	10/13/2021		700.61
				<b>Payment 7681 Total:</b>	<b>700.61</b>
<b>Payment: 7682</b>					
Wallace Group	FOG Program	54123	10/13/2021		3,008.90
				<b>Payment 7682 Total:</b>	<b>3,008.90</b>
<b>Payment: 7683</b>					
Waste Connections	Waste Collection-Office	7417522	10/13/2021		48.60
Waste Connections	Waste Collection-Southland	7418774	10/13/2021		227.79
Waste Connections	Waste Collection-Old Town	7418417	10/13/2021		257.76
				<b>Payment 7683 Total:</b>	<b>534.15</b>

TO: BOARD OF DIRECTORS

REVIEWED: MARIO IGLESIAS  
GENERAL MANAGER *MIG*

FROM: LISA BOGNUDA *LSe*  
FINANCE DIRECTOR

DATE: OCTOBER 8, 2021

**AGENDA ITEM**  
**D-1(B)**  
**OCTOBER 13, 2021**

**WARRANTS – BLACKLAKE ASSESSMENT DISTRICT 2020 -1**

COMPUTER CHECKS GENERATED – SEE ATTACHED	\$1,873.06
VOIDED CHECKS	\$0.00



Nipomo Community Services District

# Item D-1(B) Warrants OCTOBER 13, 2021

By Payment Number

Payment Dates 10/13/2021 - 10/13/2021

Vendor Name	Description (Payable)	Payable Number	Payment Date	(None)	Amount
Payment: 35 Nunley & Associates, Inc.	Southland WWTF Capacity Ev	9693	10/13/2021		1,873.06
<b>Payment 35 Total:</b>					<b>1,873.06</b>

TO: BOARD OF DIRECTORS

FROM: MARIO IGLESIAS  
GENERAL MANAGER

DATE: OCTOBER 8, 2021

**AGENDA ITEM  
D-2  
OCTOBER 13, 2021**

**APPROVE SEPTEMBER 22, 2021  
REGULAR BOARD MEETING MINUTES**

**ITEM**

Approve action minutes from previous Board meetings. [RECOMMEND APPROVE MINUTES]

**BACKGROUND**

The draft minutes are a written record of the previous Board Meeting action.

**RECOMMENDATION**

Approve Minutes

**ATTACHMENT**

- A. September 22, 2021 draft Regular Board Meeting Minutes

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OCTOBER 13, 2021

ITEM D-2

ATTACHMENT A

# NIPOMO COMMUNITY SERVICES DISTRICT

*Serving the Community since 1965*

## DRAFT REGULAR MINUTES

SEPTEMBER 8, 2021 AT 9:00 A.M.

JON S. SEITZ BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

### BOARD of DIRECTORS

ED EBY, PRESIDENT  
DAN ALLEN GADDIS, VICE PRESIDENT  
BOB BLAIR, DIRECTOR  
DAN WOODSON, DIRECTOR  
RICHARD MALVAROSE, DIRECTOR

### PRINCIPAL STAFF

MARIO IGLESIAS, GENERAL MANAGER  
LISA BOGNUDA, FINANCE DIRECTOR  
PETER SEVCIK, DIRECTOR OF ENG. & OPS.  
CRAIG STEELE, GENERAL COUNSEL

Mission Statement:

Provide our customers with reliable, quality, and cost-effective services now and in the future.

#### A. CALL TO ORDER AND FLAG SALUTE

*President Eby called the Regular Meeting of September 22, 2021, to order at 9:00 a.m. and led the flag salute.*

#### B. ROLL CALL AND PUBLIC COMMENT FOR ITEMS NOT ON AGENDA

*At Roll Call, Directors Malvarose, Gaddis, and Eby were present. Directors Blair and Woodson were absent.*

*There were no public comments.*

#### C. PRESENTATIONS AND REPORTS

- C-2) DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS.  
Receive Announcements and Reports from Directors

*Director Gaddis*

- *September 8, attended Finance and Audit Committee meeting.*
- *September 13, attended Board Officers' meeting.*
- *September 14, attended UWMP meeting.*

*Director Eby*

- *September 8, attended Finance and Audit Committee meeting.*
- *September 13, attended Board Officers' meeting.*
- *September 14, attended UWMP meeting.*

- C-1) SAN LUIS OBISPO COUNTY PUBLIC WORKS PRESENTATION – MANAGING STATE WATER, A DISCUSSION ON PROCESS AND PROCEDURES TO EQUITABLY PROVIDE FOR COUNTY RESIDENTS [RECOMMEND RECEIVE AND FILE]

*Wade Horton, County of San Luis Obispo CAO (County Administrative Officer), introduced the presentation.*

SUBJECT TO BOARD APPROVAL

Nipomo Community Services District  
**REGULAR MEETING  
 MINUTES**

*Kate Ballantyne, County of San Luis Obispo Public Works Deputy Director, presented and answered questions from the Board of Directors.*

*Ken Pacofsky, Blacklake Resident, asked about the deadline for the water allocation process.*

- C-3) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS

D. CONSENT AGENDA

- D-1) WARRANTS [RECOMMEND APPROVAL]
- D-2) APPROVE SEPTEMBER 8, 2021, REGULAR BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]

*District staff answered questions from the Board regarding the warrants.*

*There were no public comments.*

*Upon the motion of Director Malvarose and seconded, the Board approved the Consent Agenda.*

*Vote 3-0-2.*

YES VOTES	ABSTAIN	ABSENT
<i>Directors Malvarose, Gaddis, and Eby</i>	<i>None</i>	<i>Blair and Woodson</i>

E. ADMINISTRATIVE ITEMS

- E-1) CONSIDER REFUNDING/REFINANCING 2012 CERTIFICATES OF PARTICIPATION AND, IF APPROPRIATE, APPROVE FEE AGREEMENTS WITH FINANCIAL CONSULTANT AND BOND COUNSEL [RECOMMEND RECEIVE PRESENTATION FROM COLUMBIA CAPITAL AND DIRECT STAFF TO ENTER INTO FEE AGREEMENTS WITH COLUMBIA CAPITAL AND BOND COUNSEL FOR THE PURPOSE OF REFUNDING AND REFINANCING 2012 CERTIFICATES OF PARTICIPATION]

*Mario Iglesias, General Manager, introduced the item and answered questions from the Board of Directors.*

*James Pritchard, Columbia Capital Representative, presented the item and answered questions from the Board of Directors.*

*Ken Pacofsky, Blacklake Resident, asked if the Blacklake Assessment District Bonds would be able to refinance. Mario Iglesias, General Manager, responded that Blacklake Assessment District Bonds already have a low interest rate and are not callable without penalties.*

*Upon the motion of Director Malvarose and seconded, the Board authorized staff to enter into Fee Agreements with Columbia Capital for financial advisory services and Norton Rose Fulbright LLP for Bond counsel.*

SUBJECT TO BOARD APPROVAL

**Nipomo Community Services District  
REGULAR MEETING  
MINUTES**

Vote 3-0-2.

<b>YES VOTES</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<i>Directors Malvarose, Gaddis, and Eby</i>	<i>None</i>	<i>Blair and Woodson</i>

*President Eby called for a 5 minute break.*

**F. GENERAL MANAGER'S REPORT**

*Mario Iglesias, General Manager, presented the item and answered questions from the Board.*

*There were no public comments.*

**G. COMMITTEE REPORTS**

*Director Gaddis and Eby attended the Finance and Audit Committee meeting where the committee discussed the Blacklake Village Street Lighting District Rate Study and endorsed the recommendation of converting specific lights to LED lights.*

*Director Eby and Gaddis attended the Urban Water Management Plan meeting where they reviewed the plan.*

**H. DIRECTORS' REQUESTS TO STAFF AND SUPPLEMENTAL REPORTS**

*None.*

**I. CLOSED SESSION ANNOUNCEMENTS**

**1. CONFERENCE WITH DISTRICT LEGAL COUNSEL RE: PENDING LITIGATION PURSUANT TO GC §54956.9**

- a. SMVWCD V. NCSD (SANTA CLARA COUNTY CASE NO. CV 770214, SIXTH APPELLATE COURT CASE NO. H032750, AND ALL CONSOLIDATED CASES)

*Craig Steele, District Legal Counsel, announced the Board discussed Item 1 in Closed Session and took no reportable action.*

**ADJOURN MEETING**

*President Eby adjourned the meeting at 11:21 a.m.*

MEETING SUMMARY	HOURS & MINUTES
Regular Meeting	1 hour 51 minutes
Closed Session	0 hour 30 minutes
<b>TOTAL HOURS</b>	<b>2 hour 21 minutes</b>

Respectfully submitted,

---

Mario Iglesias, General Manager and Secretary to the Board Date

SUBJECT TO BOARD APPROVAL

TO: BOARD OF DIRECTORS  
REVIEWED: MARIO IGLESIAS  
GENERAL MANAGER *MBH*  
FROM: PETER V. SEVCIK, P.E.  
DIRECTOR OF  
ENGINEERING & OPERATIONS  
DATE: OCTOBER 6, 2021

**AGENDA ITEM  
D-3  
OCTOBER 13, 2021**

**ACCEPT OFFER OF WATER AND SEWER IMPROVEMENTS AND  
DEED RESTRICTION FOR 130 MARY AVENUE, APN 092-572-057**

**ITEM**

Accept offer of water and sewer improvements as well as deed restriction for APN 092-572-057, a 1 lot commercial development located at 130 Mary Avenue in Nipomo [RECOMMEND ADOPT RESOLUTION ACCEPTING OFFER OF IMPROVEMENTS AND DEED RESTRICTION].

**BACKGROUND**

Upon completion of a developer's project, the District accepts improvements for the project after all requirements have been met. Housing Authority of the City of San Luis Obispo, the developer of APN 092-572-057, a 1 lot commercial development located at 130 Mary Avenue, has met the District's standard conditions:

- Installed water and sewer improvements that are to be dedicated to the District
- Paid associated capacity charges
- Provided an Offer of Dedication
- Provided required Deed Restriction
- Provided project as-built drawings
- Provided Engineer's certification

Regarding the Plan Check and Inspection Fees, the developer may owe the District for inspection and other costs which have yet to be billed by the District. Historically, the District has recovered these costs after the Board accepts the project as part of staff's project close out procedure. Staff will not physically set water meters and allow sewer connection until all of these costs are paid and all project conditions are satisfied.

**FISCAL IMPACT**

The developer paid a District Capacity Fee Deposit in the amount of \$151,036. The project's plan check and inspection account has a balance of approximately \$6041.

**RECOMMENDATION**

By motion and roll call vote, adopt Resolution 2021-XXXX Accept 130 Mary Avenue Water and Sewer, to accept offer of water and sewer improvements and deed restriction for 130 Mary Avenue.

**ATTACHMENTS**

- A. Resolution 2021-XXXX Accept 130 Mary Avenue, APN 092-572-057
- B. Deed Restriction – Resolution Exhibit A

OCTOBER 13, 2021

ITEM D-3

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2021-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE NIPOMO COMMUNITY SERVICES DISTRICT  
ACCEPTING 130 MARY AVENUE WATER AND SEWER IMPROVEMENTS  
AND DEED RESTRICTION**

**WHEREAS**, the Housing Authority of the City of San Luis Obispo (herein the "Owner") is the owner of certain real property identified as 130 Mary Avenue, a 40 unit apartment development, APN 092-572-057 (herein the "Project") situated within the Nipomo Community Services District (the "District"); and

**WHEREAS**, the District approved the construction plans on December 7, 2020 for water and sewer improvements to be constructed to serve the Project; and

**WHEREAS**, the water and sewer improvements have been constructed and said improvements are complete and certified by the Owners' Engineer; and

**WHEREAS**, on August 27, 2021, Owner offered the water and sewer improvements to the District; and

**WHEREAS**, all water and sewer capacity fees for service required in conformance with District ordinances have been paid for the Project; and

**WHEREAS**, Owner has offered to the District a deed restriction and agreement ("Deed Restrictions") (Exhibit A); and

**WHEREAS**, the District wishes to accept the deed restrictions attached hereto without obligation, except as otherwise required by law.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT AS FOLLOWS:**

1. The above recitals and findings are true and correct, to the best of its knowledge, and incorporated herein by reference.
2. That the deed restriction and agreement for 130 Mary Avenue attached hereto as Exhibit A is hereby accepted.
3. Staff is ordered to execute and record in the Official Records of the Clerk-Recorder of San Luis Obispo County the deed restriction and agreement attached hereto as Exhibit A.
4. That water and sewer improvements constructed to serve 130 Mary Avenue in Nipomo are accepted by the District.
5. That staff is authorized to set water meters to serve the Project once all outstanding Plan Check and Inspection Fees have been paid, and all other Project conditions are satisfied.

On the motion by Director \_\_\_\_\_, seconded by Director \_\_\_\_\_, and on the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**CONFLICTS:**

**NIPOMO COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2021-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE NIPOMO COMMUNITY SERVICES DISTRICT  
ACCEPTING 130 MARY AVENUE WATER AND SEWER IMPROVEMENTS**

The foregoing resolution is hereby adopted this 13<sup>th</sup> day of October 2021.

\_\_\_\_\_  
**ED EBY**  
President, Board of Directors

ATTEST:

APPROVED AS TO FORM AND  
LEGAL EFFECT:

\_\_\_\_\_  
**MARIO IGLESIAS**  
General Manager and Secretary to the Board

\_\_\_\_\_  
**CRAIG A. STEELE**  
District Legal Counsel

OCTOBER 13, 2021

ITEM D-3

ATTACHMENT B

RECORDING REQUESTED BY:  
NIPOMO COMMUNITY SERVICES DISTRICT

WHEN RECORDED RETURN TO:  
Nipomo Community Services District  
P.O. Box 326  
Nipomo, CA 93444

NO FEE PER GOVERNMENT CODE 6103

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APN #: 092-572-057

**DEED RESTRICTION AND AGREEMENT AFFECTING REAL PROPERTY**

Exhibits Incorporated by Reference:

Exhibit "A" – Real Property Legal Description

**THIS DEED RESTRICTION AND AGREEMENT AFFECTING REAL PROPERTY** (herein "Agreement") is entered into effective August 25th, 2021, by and between Housing Authority of the City of San Luis Obispo, (herein "Grantor") and the Nipomo Community Services District, a political subdivision of the State of California, (herein "Grantee" or "District") with reference to the following Recitals:

A. Grantor owns certain real property (herein "Real Property") located within the Nipomo Community Services District, County of San Luis Obispo, more particularly described in Exhibit "A".

B. Grantors are improving said Real Property and desire the District to provide water and sewer service for the property.

**NOW, THEREFORE**, for valuable consideration, receipt of which is hereby acknowledged the parties hereto agree as follows:

**1. DEED RESTRICTIONS**

A. Grantor agrees and acknowledges that the use of self-regenerating water softeners on Real Property or any portion thereof is prohibited.

B. Grantor agrees and acknowledges that the use of wells to provide domestic water service to Real Property or any portion thereof is prohibited.

**2. MISCELLANEOUS**

A. This Agreement contains the entire agreement between the parties. Any oral representations or modifications concerning this Agreement shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

B. In the event of any controversy, claim, or dispute relating to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

C. The obligations of Grantor shall be considered for all purposes to be both covenants and conditions that shall run with the land and be binding on the successors and assigns of the Grantor and shall inure to the benefit of District and its successors and assigns.

D. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

E. This Deed Restriction and Agreement Affecting Real Property shall be recorded in the Official Records in the County Recorder's Office, San Luis Obispo County.

F. Recitals A and B are incorporated herein by reference as though set forth at length.

G. The Agreement shall be governed by the laws of the State of California. Any litigation regarding the Agreement or its contents shall be filed in the County of San Luis Obispo, if in state court, or in the federal court nearest to San Luis Obispo County, if in federal court.

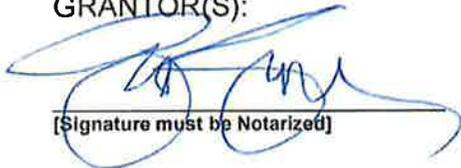
**3. AUTHORITY TO EXECUTE.**

All parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles, and capacities herein stated and on behalf of any entities, persons, or firms represented or purported to be represented by such entity(ies), person(s), or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Furthermore, by entering into this Agreement, Grantor(s) hereby warrants that Grantor(s) shall not have breached the terms or conditions of any other contract or Agreement to which Grantor(s) is obligated, which breach would have a material effect hereon.

////  
////

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement to be effective the date the District executes the Certificate of Acceptance.

GRANTOR(S):

  
[Signature must be Notarized]

Scott Smith  
[Type or print name]

\_\_\_\_\_  
[Signature must be Notarized]

\_\_\_\_\_  
[Type or print name]

Date: 8-27-21



**CERTIFICATE OF ACCEPTANCE  
GOVERNMENT CODE §2781**

This is to certify that the Nipomo Community Services District, Grantee, herein, by Board action on \_\_\_\_\_, 20\_\_\_\_, accepts the foregoing Deed Restriction and Agreement, dated \_\_\_\_\_, 20\_\_\_\_, from Grantors, and consents to the recordation thereof.

Nipomo Community Services District

By: \_\_\_\_\_  
Name: Ed Eby  
Title: President

ATTEST:

\_\_\_\_\_  
Mario Iglesias, General Manager and Secretary  
Nipomo Community Services District

**CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY**

NOTICE: THIS CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE FOREGOING INSTRUMENT.

The undersigned, beneficiary under that certain deed of trust recorded December 8th , 2020 , as Document No. 2020072227 , in Book ----- Page ----- , Official Records of the County of San Luis Obispo, does hereby join in, and consent to, each and all of the terms and provisions of the within instrument, and does hereby subordinate its interests to the entire effect of this instrument. In this regard, the undersigned does hereby agree upon request of any insuring title company to direct the trustee under said deed of trust to execute and deliver to County in recordable form acceptable to such insuring title company partial reconveyances as to any rights granted and to be granted to County pursuant to this instrument.

Dated: 8-27-21

TRUST DEED BENEFICIARIES  
AND/OR MORTGAGES



Scott Smith, Executive Director  
Housing Authority of the City of San Luis Obispo



**CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY**

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The undersigned, beneficiary under that certain deed of trust recorded DECEMBER 8th, 2020, as Document No. 2020072227, in Book \_\_\_\_\_ Page \_\_\_\_\_, Official Records of the County of San Luis Obispo, does hereby join in, and consent to, each and all of the terms and provisions of the within instrument, and does hereby subordinate its interests to the entire effect of this instrument. In this regard, the undersigned does hereby agree upon request of any insuring title company to direct the trustee under said deed of trust to execute and deliver to County in recordable form acceptable to such insuring title company partial reconveyances as to any rights granted and to be granted to County pursuant to this instrument.

Dated: 8/20/21

TRUST DEED BENEFICIARIES  
AND/OR MORTGAGES

PACIFIC WESTERN BANK



NATHAN BONDICK, SUP

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Luis Obispo )  
On August 20th, 2021 before me, Melissa Sabino, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Nathan Proddick  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY**

NOTICE: THIS CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE FOREGOING INSTRUMENT.

The undersigned, beneficiary under that certain deed of trust recorded DECEMBER 8, 2020, as Document No. 2020072230, in Book \_\_\_\_\_ Page \_\_\_\_\_, Official Records of the County of San Luis Obispo, does hereby join in, and consent to, each and all of the terms and provisions of the within instrument, and does hereby subordinate its interests to the entire effect of this instrument. In this regard, the undersigned does hereby agree upon request of any insuring title company to direct the trustee under said deed of trust to execute and deliver to County in recordable form acceptable to such insuring title company partial reconveyances as to any rights granted and to be granted to County pursuant to this instrument.

Dated: 8.25.2021

TRUST DEED BENEFICIARIES  
AND/OR MORTGAGES



\_\_\_\_\_

Trevor Kerth, Director

ACKNOWLEDGMENT

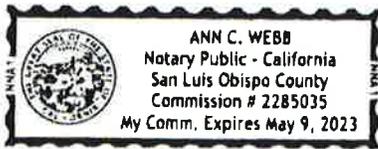
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )  
COUNTY OF SAN LUIS OBISPO ) ss.

On 8.25, 2021, before me, ANN C. WEBB, a Notary Public, in and for the State of California, personally appeared TREVOR KEITH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

**CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY**

NOTICE: THIS CONSENT AND SUBORDINATION OF TRUST DEED BENEFICIARY RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE FOREGOING INSTRUMENT.

The undersigned, beneficiary under that certain deed of trust recorded December 8th, 2020, as Document No. 2020072228, in Book ----- Page -----, Official Records of the County of San Luis Obispo, does hereby join in, and consent to, each and all of the terms and provisions of the within instrument, and does hereby subordinate its interests to the entire effect of this instrument. In this regard, the undersigned does hereby agree upon request of any insuring title company to direct the trustee under said deed of trust to execute and deliver to County in recordable form acceptable to such insuring title company partial reconveyances as to any rights granted and to be granted to County pursuant to this instrument.

Dated: 8-26-2021

TRUST DEED BENEFICIARIES  
AND/OR MORTGAGES

Kathy McLenathen

Kathy McLenathen  
Deputy Director of Lending  
San Luis Obispo County Housing  
Trust Fund

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

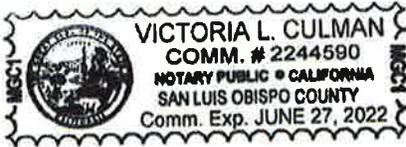
OFFICIAL CALIFORNIA NOTARIAL CERTIFICATE  
Acknowledgment

STATE OF CALIFORNIA            )  
  ) ss  
COUNTY OF SAN LUIS OBISPO)

On August 26, 2021, before me, Victoria L. Culman, Notary Public, personally appeared  
-Kathy McClenathan- who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument  
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.



V. Culman  
Notary Public

RESOLUTION  
OF THE SAN LUIS OBISPO COUNTY HOUSING TRUST FUND  
TO AUTHORIZE SIGNERS ON ORGANIZATIONAL  
APPLICATIONS AND OPERATIONAL DOCUMENTATION

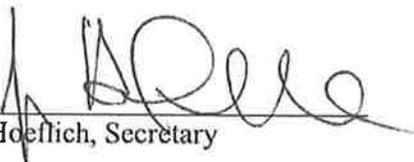
On this day, Friday, April 16, 2021, the Board of Directors of the San Luis Obispo County Housing Trust Fund hereby approves and authorizes any of the following individuals:

- Jeff N. Eckles, Chair
- Hema Dandekar, Vice Chair
- Victoria Relva, Treasurer
- Joe Hoeflich, Secretary
- Thomas Sherman, Executive Director
- Kathy McClenathen, Deputy Director of Lending/Loan Portfolio Manager

to sign on any and all of the corporation's applications and associated documentation for grants and other operational funding purposes.

No other individuals are authorized to sign on behalf of the corporation on these applications or other operational funding documentation. This authorization is valid until it is either revoked or amended by the Board of Directors. All previous authorizations are hereby revoked and canceled.

The undersigned, Secretary of the Corporation, does hereby certify that the above resolution was duly adopted on April 16, 2021 at the annual meeting of the Board of Directors at which a quorum was present by a vote of 6 to 0, with 1 member absent.

  
\_\_\_\_\_  
Joe Hoeflich, Secretary

4-27-21  
\_\_\_\_\_  
Date

San Luis Obispo County Housing Trust Fund  
71 Zaca Lane, Suite 130  
San Luis Obispo, CA 93401

## Exhibit A

### Legal Description

A PORTION OF LOT 8 OF THE MAP OF THE RESUBDIVISIONS OF THE SOUTHWESTERLY PART OF LOT 24 OF H.C. WARD'S SUBDIVISIONS OF THE NIPOMO RANCH, IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, FILED FOR RECORD DECEMBER 10, 1887, IN BOOK A, PAGE 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 8, DESIGNATED "X21" AS SHOWN ON SAID MAP; THENCE, NORTH 55°30' EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT, 165.00 FEET; THENCE, SOUTH 34°30' EAST AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 660.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE, SOUTH 55°30' WEST ALONG SAID SOUTHEASTERLY LINE, 165.00 FEET TO THE MOST SOUTHERNMOST CORNER OF SAID LOT 8; THENCE, NORTH 34°30' WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 660.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING ALL OF THAT LAND LYING NORTHWEST OF THE SOUTHWESTERLY PROJECTION OF THAT LINE BEARING SOUTH 55°57'03" WEST, 235.01 FEET, AS DESCRIBED IN THAT DEED ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 1064 AT PAGE 447 OF OFFICIAL RECORDS, TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THAT PORTION OF LAND CONVEYED TO THE COUNTY OF SAN LUIS OBISPO BY DEED RECORDED JUNE 30, 1989 IN BOOK 3341, PAGE 119 OF OFFICIAL RECORDS.

ALSO EXCEPTING THAT PORTION CONVEYED TO THE COUNTY OF SAN LUIS OBISPO BY DEED RECORDED JUNE 30, 1989 IN BOOK 3341, PAGE 119 OF OFFICIAL RECORDS.

THE ABOVE DESCRIPTION IS SHOWN AND REFERRED TO AS PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 15, 2014 AS DOCUMENT NO. 2014053129 OF OFFICIAL RECORDS, SAID CERTIFICATE RESULTING IN LOT LINE ADJUSTMENT COAL 13-0075.

APN: 092-572-057