

**NIPOMO COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2022-1638**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE NIPOMO COMMUNITY SERVICES DISTRICT  
ACCEPTING CO 20-0016 WATER AND SEWER IMPROVEMENTS**

**WHEREAS**, Sobel Development, Inc. (herein the "Owner") is the owner of certain real property identified as CO 20-0016, 170 South Frontage Road, a 4-lot commercial development, APN 092-576-013, (herein the "Project") situated within the Nipomo Community Services District (the "District"); and

**WHEREAS**, the District approved the construction plans on June 18, 2021 for water and sewer improvements to be constructed to serve the Project; and

**WHEREAS**, on June 28, 2022, 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**, completion of said water and sewer improvements is pending; and

**WHEREAS**, the Owner has requested that the District accept the project improvements at the August 10, 2022 Board meeting to assist the Owner in meeting an occupancy deadline for the project; and

**WHEREAS**, the District can accept such offer without obligation except as required by law once all pending items are completed.

**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. Upon the District's Director of Engineering and Operations' finding, in his sole discretion, that the Owner has satisfied all pending requirements including but not limited to the District's acceptance of the project as-built drawings and the Owner's completion of water and sewer improvements in accordance with District standards, specifications, ordinances and regulations, the water and sewer improvements to serve CO 20-0016, 170 South Frontage Road, APN 092-576-013, in Nipomo shall be accepted by the District.
3. Staff is authorized to set water meters to serve the project once all pending requirements are satisfied, all Plan Check and Inspection Agreement costs, including but not limited to legal and engineering consulting costs, have been paid by the Owner, 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:**

The foregoing resolution is hereby adopted this 10<sup>th</sup> day of August 2022.

**NIPOMO COMMUNITY SERVICES DISTRICT  
RESOLUTION NO. 2022-1638**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE NIPOMO COMMUNITY SERVICES DISTRICT  
ACCEPTING 170 SOUTH FRONTAGE ROAD WATER AND SEWER IMPROVEMENTS**

\_\_\_\_\_  
**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