



San Luis Obispo Local Agency Formation Commission

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MORGAN BING
Analyst

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Commission Clerk

HOLLY WHATLEY
Legal Counsel

TO: MEMBERS OF THE COMMISSION

FROM: MORGAN BING, ANALYST
VIA: ROB FITZROY, EXECUTIVE OFFICER

DATE: APRIL 16, 2026

**SUBJECT: LAFCO FILE NO. 4-R-24: ANNEXATION NO. 32 TO NIPOMO
COMMUNITY SERVICES DISTRICT (ROBINS)**

RECOMMENDATION

Action 1: Find, by motion, the proposal to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319, Class 19(a).

Action 2: Approve, by resolution, the proposed Annexation No. 32 to Nipomo Community Services District, as contained in Attachment A, subject to conditions of approval, and waive protest proceedings pursuant to Government Code Section 56662(a).

PROJECT OVERVIEW

Project Applicant: Landowner Petition of Application by Tracy Robins

Certificate of Filing: Issued on March 20, 2026

Acreage and General Location: The approximately 10.379-acre property is located at 1707 Lyn Road, immediately adjacent to the Nipomo Community Services District (NCSD) and west of Highway 101. The proposed annexation area is within NCSD's Sphere of Influence (SOI) and will remain in the unincorporated area of San Luis Obispo County (County) as seen in Attachment C.

Assessor Parcel Number (APN): 091-063-039

Summary: If approved, this proposal would annex APN 091-063-039 into NCSD to enable the District to provide services to the two existing homes on the property. NCSD is an independent special district that is authorized to provide water, wastewater, street lighting, drainage, landscape maintenance, and solid waste

services. At this time, annexation is proposed only for water and solid waste services, as wastewater service is not currently available at this location. On November 20, 2025, the District submitted an annexation agreement and a Plan for Services (Attachment D) on behalf of the landowner, outlining its plan for providing water and solid waste service to the annexation area.

Timeline of Events: On August 19, 2024, the landowner applied to LAFCO through a petition of application for annexation into NCSD.

On August 22, 2024, LAFCO distributed referrals for the proposal to all affected agencies.

On September 17, 2024, within the 30-day response requirement period, staff provided the applicant with a 30-day review letter, placing the project on hold until the items identified in the letter were addressed/submitted to allow continued processing of the application.

On September 19, 2024, the Commission formally received notice, at a Commission meeting, of the petition of application initiated by the landowner, as required by Government Code Section 56857.

On October 22, 2024, the County Board of Supervisors approved a property tax exchange of 3.73638% to be transferred to NCSD for Annexation No. 32.

On November 12, 2025, the NCSD Board of Directors approved a property tax exchange of 3.73638% be transferred to NCSD for Annexation No. 32.

On November 12, 2025, the NCSD Board of Directors approved an annexation agreement with the landowner and approved the Plan for Service for the proposed annexation (Attachment D).

On March 20, 2026, the application met submission requirements and allowed staff to issue a Certificate of Filing.

On March 26, 2026, notice of the proposed annexation was mailed to all landowners and registered voters within 300 feet of the proposed annexation property boundary. The mailing was sent out at least 21 days in advance of the hearing. An advertisement was also published in the *New Times* 21 days in advance of the hearing. In addition, notice was provided to the applicants, the County, affected agencies, and other interested parties.

ACTION 1 | ENVIRONMENTAL DETERMINATION

LAFCO, as the Lead Agency, proposes to determine the proposal Categorical Exempt pursuant to State CEQA Guidelines Section 15319 Class 19(a). This exemption applies to annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency, whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The project does

not present any cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the foregoing exemptions inapplicable.

Recommendation: Find, by motion, the proposal to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319, Class 19(a).

ACTION 2 | ANNEXATION

Annexation: When evaluating a proposal, the Commission is required to consider all factors specified in Government Code Section 56668 (applicable to all proposals) and 56668.3 (specific to district annexations). The factors in the aforementioned code sections, along with Commission policies, standards, and procedures, allow the Commission to continue to exercise its powers in a manner that encourages and provides planned, well-ordered, and efficient urban development patterns with consideration of preserving open space and agricultural lands. All factors and applicable LAFCO policies were addressed within Attachment B. The analysis contained therein, as well as all information contained in the record to date, was used to inform the recommendation for approval.

Need for Organized Community Services: NCS D provides services including water, wastewater, solid waste, limited street lighting, limited drainage, and limited landscape maintenance. At this time, annexation is proposed only for water and solid waste services, as wastewater service is not currently available at this location. If wastewater service becomes available in the future, the landowner would be required to coordinate directly with the District to obtain service. No additional LAFCO proceedings would be required.

The applicant is requesting annexation to NCS D due to the failure of the property's existing groundwater production well and ongoing water quality and reliability issues. The existing well is no longer producing and has become sanded, leaving the property without a functional on-site water source. For the past two years, the property owner has relied on trucked water in order to provide a stable supply of water to the property.

Since the property is already within NCS D's SOI, the owner is seeking annexation rather than drilling a new well in order to comply with the Stipulation and Judgment in the Santa Maria Valley Groundwater Adjudication. That judgment requires all new urban uses within an SOI or service area to obtain water service from the local public water supplier, which in this case is NCS D.

There is no reasonable alternative manner of providing the requested services to the proposed annexation area. There are no other public service providers able to serve the proposed annexation area. NCS D is the local public water supplier in this case and is therefore bound by the Stipulation.

The annexation represents a logical and reasonable boundary adjustment. The area is fully within NCS D's SOI, and the District's facilities are the closest available water service. System extensions can be made directly into the annexation area at the owner's expense, and the expansion does not require service to any remote or isolated properties. There will be no expenditure of District

monies.

NCSD has the capacity to meet the service demand. The Plan for Services (Attachment D) confirms that the District is willing to provide service and has adequate water supplies to serve the project at build out, including during multiple dry years. The owner funded system improvements will deliver water to the project without any impact on existing customers.

Recommendation: Approve, by resolution, the proposed Annexation No. 32 to the Nipomo Community Services District, as contained in Attachment A, subject to conditions of approval, and waive protest proceedings pursuant to Government Code Section 56662(a).

1. The applicant, Tracy Robins, shall comply with all terms and conditions stated in the Nipomo Community Services District Annexation Agreement and Plan for Services that was issued for APN 091-063-039.
2. This condition applies to the extent allowed by law. The landowner, Tracy Robins, and the affected agency, Nipomo Community Services District, shall defend, indemnify, hold harmless, and release the San Luis Obispo Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the applicant.

Alternatives for Action: At the conclusion of its consideration, the Commission may approve the request, with or without amendment, wholly, partially, or conditionally, or disapprove the request. The Commission has discretion in light of the whole record to make its decision. The following alternative actions are available:

Alternative One:

Continue consideration to the next regular meeting for reasons determined by the Commission.

Alternative Two:

Disapprove the change of organization proposal with direction to staff to return to the next regular meeting with a conforming resolution for adoption.

If approved, following a 30-day reconsideration period provided under Government Code Section 56895, the annexation will become effective upon filing the Certificate of Completion with the Clerk Recorder pursuant to Government Code Section 56020.5. Government Code Section 57001 allows up to one year for a Certificate of Completion to be filed with the Clerk-Recorder, otherwise, the action is deemed abandoned. LAFCO may grant extensions based on a reasonable

request by the applicant. The time frame for an extension is at LAFCO's discretion based on the circumstances of the proposal.

Attachments

Attachment A: Draft LAFCO Resolution 2026-XX Approving the Annexation

Exhibit A: Notice of Exemption pursuant to CEQA Guidelines Section 15319, Class 19 (a)

Exhibit B: Annexation Map and Legal Description

Attachment B: LAFCO Proposal Review Factors - Government Code Sections 56668 and 56668.3

Attachment C: Vicinity Map

Attachment D: NCSD Resolution No. 2025-1749 Approving the Annexation Agreement and Plan for Services

Attachment A

Draft LAFCO Resolution 2026-XX Approving
the Annexation

IN THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, April 16, 2026

RESOLUTION NO. 2026-XX

**RESOLUTION APPROVING ANNEXATION NO. 32 TO THE NIPOMO COMMUNITY SERVICES
DISTRICT (ROBINS) | LAFCO NO. 4-R-24**

The following resolution is now offered and read:

RECITALS

WHEREAS, on August 19, 2024, Tracy Robins filed a petition to initiate proceedings and an application with the San Luis Obispo County Local Agency Formation Commission, hereinafter referred to as “Commission”, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH); and

WHEREAS, the application before the Commission seeks approval of a change of organization of approximately 10.379-acres of unincorporated territory in the County of San Luis Obispo, hereinafter referred to as “County”, involving annexation into the Nipomo Community Services District (NCSD) (LAFCO File No. 4-R-24); and

WHEREAS, the affected territory as proposed includes one lot currently within a legal parcel identified by the County’s Assessor’s Office as 091-063-039; and

WHEREAS, on September 19, 2024, the Commission formally received notice of the petition of application initiated by the landowner as required by Government Code Section 56857. Subsequently, a 60-day period began in which the NCSD had an opportunity to terminate the annexation if any financial or service-related concerns existed as outlined in Government Code Section 56857. The NCSD did not request termination during this period, allowing the application to continue to be processed by staff; and

WHEREAS, on October 22, 2024, the County Board of Supervisors approved a property tax

exchange of 3.73638% after Educational Revenue Augmentation Funds to be transferred to the NCSD pursuant to the Revenue and Taxation Code Section 99; and

WHEREAS, on November 12, 2025, the NCSD Board Approved Resolution No. 2025-1748 accepting the negotiated exchange of 3.73638% property tax revenue and annual tax incrementation; and

WHEREAS, on March 20, 2026, the Executive Officer filed a Certificate of Filing deeming the application as acceptable for filing; and

WHEREAS, the Executive Officer has given the notices required by law and forwarded copies of his report to officers, persons, and public agencies prescribed by law; and

WHEREAS, the Executive Officer conducted an analysis of the proposal and prepared a report including staff's recommendations therein, and presented staff's findings for Commission consideration; and

WHEREAS, the matter was set for public hearing at 9:00 a.m. on April 16, 2026, and the public hearing was duly conducted and determined, and a decision was made on April 16, 2026; and

WHEREAS, at said hearing this Commission heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to the proposal and report; and

WHEREAS, the reasons for the proposed annexation are as follows:

- 1) It will enable the applicant to obtain water and solid waste services from the NCSD to meet the needs of the existing development. The request is due to the failure of the property's on-site groundwater production well and ongoing water quality and reliability concerns. The existing well has ceased producing and has become sanded, leaving the property without a functional potable water source. As a result, for the past two years

the property owner has relied on trucked-in water to maintain a stable supply. Annexation to NCSD would provide a long-term, reliable solution for service.

WHEREAS, the Commission determined that the proposed annexation is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319 Class 19(a). This exemption applies because the proposal involves an annexation to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities; and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668, 56668.3, as well as adopted local policies and procedures and adopts as its written statements of determinations and record therein, the determinations set in the Executive Officer's Staff Report dated April 16, 2026, attachments and testimony, and said record and determinations being incorporated by reference herein as though set forth in full; and

WHEREAS, the Commission duly considered the proposal and finds that the proposed annexation into the NCSD's service area should be approved.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Local Agency Formation Commission of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.
2. That the Notice of Exemption prepared for this proposal is complete and adequate, having been prepared in accordance with the provisions of CEQA, and is hereby determined to be sufficient for the Commission's actions as contained in Exhibit A hereto.
3. That the map and legal description approved by this Commission is attached hereto, marked as Exhibit B and incorporated by reference herein as though set forth in full.

4. That the Executive Officer of this Commission is authorized and directed to mail copies of this resolution in the manner provided by law.
5. That pursuant to Government Code Section 56662(d), the Commission waives protest proceedings and orders the annexation subject to requirements of CKH, because (a) the territory is uninhabited, (b) the proposal is accompanied by proof that the single owner of all land has given his written consent to the proposal, and (c) the NCSA has not submitted written opposition to a waiver of protest proceedings.
6. That Annexation No. 32 to the Nipomo Community Services District, is hereby approved with the following conditions:
 1. The applicant, Tracy Robins, shall comply with all terms and conditions stated in the Nipomo Community Service's District Annexation Agreement and Plan for Services that was issued for APN 091-063-039.
 2. This condition applies to the extent allowed by law. The landowner, Tracy Robins, and the affected agency, Nipomo Community Services District, shall defend, indemnify, hold harmless, and release the San Luis Obispo Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the applicant.
7. Completion of the 30-day reconsideration period provided under Government Code Section 56895.

8. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be recorded within one calendar year unless an extension is requested and approved by the Commission.
9. The Commission hereby directs staff to file a Notice of Exemption within five working days of this Resolution in compliance with Section 15062 of Title 14 of the California Code of Regulations.

Upon a motion of Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby adopted.

Heather Moreno, Chairperson Date
Local Agency Formation Commission

ATTEST:

Rob Fitzroy Date
LAFCO Executive Officer

APPROVED AS TO FORM AND LEGAL EFFECT:

Holly Whatley Date
LAFCO Legal Counsel

Exhibit A

Notice of Exemption pursuant to CEQA
Guidelines Section 15319, Class 19 (a)

Notice of Exemption

To: ✓ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

✓ County Clerk
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

From: San Luis Obispo LAFCO
Rob Fitzroy, Executive Officer
1042 Pacific St. Suite A
San Luis Obispo, CA 93401
(805) 781 – 5795
rfitzroy@slo.lafco.ca.gov

Project Title: LAFCO File No. 4-R-24 | Annexation No. 32 to Nipomo Community Services District (Robins)

Project Location: The project site encompasses approximately 10.379 acres located at 1707 Lyn Road in Arroyo Grande, CA (Assessor Parcel Number 091-063-039). The property lies directly adjacent to the Nipomo Community Services District (NCSD) service area, and west of Highway 101. The site is located more than three miles south of the City of Arroyo Grande.

Description of Nature, Purpose, & Beneficiaries of Project: On August 19, 2024, the landowner submitted a petition to LAFCO proposing annexation of APN 091-063-039 into NCSD to obtain water service, as the existing on-site groundwater well on the property has failed and left the property dependent on trucked water for the past two years. Although NCSD provides multiple services, only water and existing solid waste collection would apply to this annexation, as wastewater infrastructure is not available at this location. Because the property lies within NCSD's Sphere of Influence and the Santa Maria Valley Groundwater Adjudication requires new urban uses in this area to be served by the local public water supplier, annexation is the only feasible option. NCSD is the nearest and only public provider capable of serving the site, and the boundary change represents a logical extension of existing service areas. The District has adequate water supply capacity, and owner-funded system extensions will deliver service without cost to NCSD or impacts to current customers.

Name of Public Agency Approving Project: The San Luis Obispo County LAFCO conducted a noticed public hearing on April 16, 2026, at 9:00 a.m. in the Board of Supervisors Chambers in San Luis Obispo at the County Government Center. Additional information is available on the LAFCO website at <https://slo.lafco.ca.gov/>.

Exemption Status: (check one)

<input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268);	<input checked="" type="checkbox"/> Categorical Exemption: Section 15319 Class 19(a)
<input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a));	<input type="checkbox"/> Statutory Exemptions: State code number
<input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c));	<input type="checkbox"/> Other:

Reasons Why Project is Exempt: Pursuant to CEQA Guidelines Section 15319 Class 19(a), annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. There are no circumstances under Section 15300.2 that would make the foregoing exemptions inapplicable.

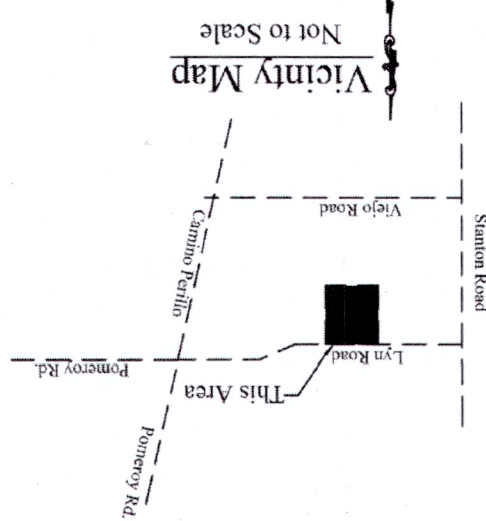
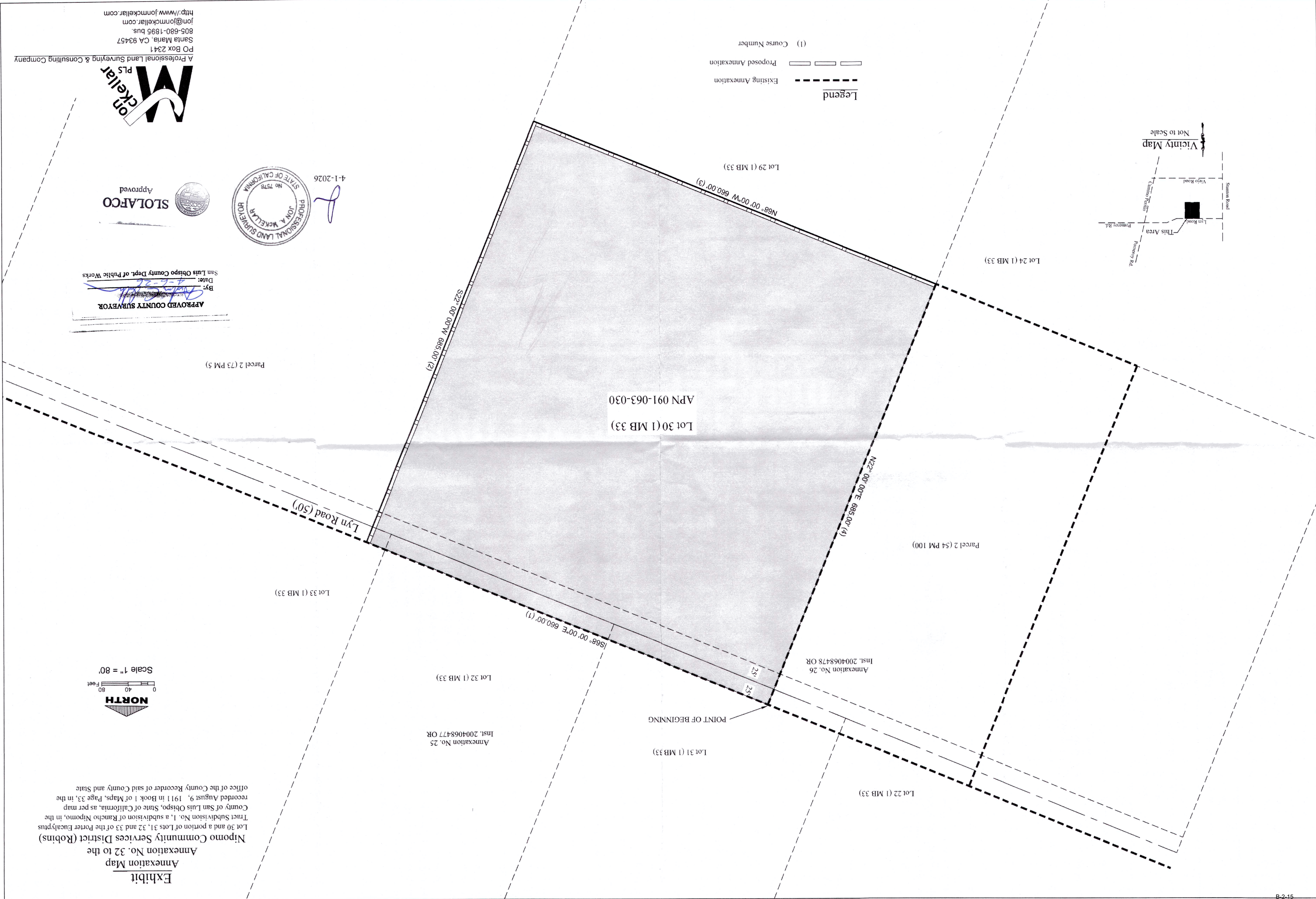
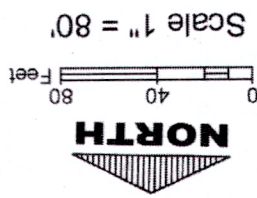
Rob Fitzroy, Executive Officer

Date

Exhibit B

Annexation Map and Legal Description

Exhibit
Annexation Map
Annexation No. 32 to the
Nipomo Community Services District (Robins)
Lot 30 and a portion of Lots 31, 32 and 33 of the Porter Eucahyptus Tract Subdivision No. 1, a subdivision of Rancho Nipomo, in the County of San Luis Obispo, State of California, as per map recorded August 9, 1911 in Book 1 of Maps, Page 33, in the office of the County Recorder of said County and State



Legend
--- Existing Annexation
— Proposed Annexation
(1) Course Number

APPROVED COUNTY SURVEYOR
By: *[Signature]*
Date: *[Date]*
San Luis Obispo County Dept. of Public Works

APPROVED
SLOLAFCO
Approved
4-1-2026

PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA
No. 7578
JON A. MCKELLAR

A Professional Land Surveying & Consulting Company
PO Box 2341
Santa Maria, CA 93457
805-680-1895 bus.
jon@mckellar.com
http://www.jonmckellar.com

Mckellar
PLS

Exhibit _____

Annexation No. 32 to the
Nipomo Community Services District (Robins)

Legal Description

Lot 30 and a portion of Lots 31, 32, and 33 of the Porter Eucalyptus Tract Subdivision No. 1, a subdivision of Rancho Nipomo, in the County of San Luis Obispo, State of California, as per map recorded August 9, 1911 in Book 1 of Maps, Page 33, in the office of the County Recorder of said County and State, more particularly described as follows:


Beginning at the Northeast corner of the Patterson Annexation No. 26 to the Nipomo Community Services District, the Certificate of Completion recorded August 2, 2004 as Instrument No. 2004068478 Official Records of said County and State, said point of beginning also being a point of intersection with the northeasterly prolongation of the northwesterly line of said Lot 30 with the southwesterly line of the Robertson Annexation No. 25 to the Nipomo Community Services District, the Certificate of Completion recorded August 2, 2004 as Instrument No. 2004068477 Official Records of said County and State; thence, departing said Annexation No. 26 and along the southwesterly line of said Annexation No. 25,

- 1) S68° 00' 00"E, 660.00 feet to the intersection with the northeasterly prolongation of the southeasterly line of said Lot 30; thence, departing said Annexation No. 25,
- 2) S22° 00' 00"W, along said prolongation and the southeasterly line of said Lot 30, 685.00 feet to the Southeast corner of said Lot 30; thence,
- 3) N68° 00' 00"W, along the southwesterly line of said Lot 30, 660.00 feet to the Southwest corner of said Lot, said corner also being the Southeast corner of said Annexation No. 26; thence,
- 4) N22° 00' 00"E, along the northwesterly line of said Lot 30 and its northeasterly prolongation and along said southeasterly line of said Annexation No 26, 685.00 feet to the Point of Beginning.

Containing 10.379 acres more or less

End of Description

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors act this 1st day of April, 2026.


Jon McKellar
PLS 7578



APPROVED COUNTY SURVEYOR

By: 

Date: 4-6-26

San Luis Obispo County Dept. of Public Works



SLOLAFCO
Approved

Attachment B

LAFCO Proposal Review Factors -
Government Code Sections 56668 and
56668.3

Attachment B

LAFCO Proposal Review Factors - Government Code Sections 56668 & 56668.3

Annexation No. 32 to Nipomo Community Services District (Robins) – LAFCO No. 4-R-24

Factor (a)

Population and population density; land area and **land use**; per capita **assessed valuation**; **topography, natural boundaries, and drainage basins**; proximity to other populated areas; the **likelihood of significant growth in the area**, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response.

Population and Population density:

The proposed annexation would extend services to a property already developed with two existing residences. No new development or increase in the number of dwelling units is proposed as part of this annexation.

Based on the average household size of 2.31¹ persons per dwelling unit in the in unincorporated areas of the County of San Luis Obispo (County), the annexation area is estimated to contain approximately 5 residents. If annexed into the Nipomo Community Services District (NCSD), this would represent an approximate population increase of 0.036% to NCSD’s existing population of 13,771 people.²

Land Area and Land Use:

The proposed annexation area is zoned Residential Rural (RR) under the County General Plan. No zoning changes are proposed. The site is located in the South County Planning Area of the Land Use Element (LUE) and is outside the Nipomo Urban Reserve Line.

Per Capita Assessed Valuation:

The total assessed value of the parcel containing the proposed annexation area, as determined by the County Assessor, is \$190,868. The amount of property tax revenue to be transferred from the County to NCSD shall be as per the approved Tax Exchange Agreements. On October 22, 2024, the County approved a property tax agreement through Resolution No. 2024-243. On November 12, 2025, NCSD approved a property tax exchange agreement

¹ Table E-5 | Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, from the State of California Department of Finance identifies the average household size in the unincorporated areas of the County as 2.31 persons per unit, May 2024

² NCSD’s 2020 Urban Water Management Plan

through Resolution No. 2025-1748. The property tax agreements include the following provisions:

- No base property tax revenue shall be transferred from the County to the NCSD
- Annual tax increments shall be transferred from the County to the NCSD effective the date of the roll year specified by the California Board of Equalization, anticipated fiscal year 2025-26, and each fiscal year thereafter in the amount of 3.73638 percent after Education Revenue Augmentation Funds.

Topography, Natural Boundaries, and Drainage Basins:

The parcel has an average slope of approximately 5% and contains no major topographical features. The surrounding West Nipomo area is characterized by undulating terrain, which may become increasingly susceptible to local pond formations as development progresses. However, the subject parcel is already developed with two residences, and no new development is proposed as part of this proposal for annexation.

Proximity to Other Populated Areas:

The annexation area is located at 1707 Lyn Road, Arroyo Grande, CA, directly adjacent to NCSD, and west of Highway 101. The site is more than three miles south of the City of Arroyo Grande. The surrounding area consists primarily of rural residential properties.

Likelihood of Significant Growth in the Area, and in Adjacent Incorporated and Unincorporated Areas, During the Next 10 Years:

The annexation area is already developed with two residences, and no new development is proposed as part of the proposal for annexation. The project would not result in new jobs in the area that would require new housing. The project does not propose new roads or infrastructure for undeveloped or underdeveloped areas that would indirectly result in population growth.

Factor (b)

1) The **need for organized community services**; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

2) "Services," as used in this subdivision, refers to governmental services, whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

Response.

NCSD provides services including water, wastewater, solid waste, limited street lighting, limited drainage, and limited landscape maintenance. At this time, annexation is proposed only for water and solid waste services, as wastewater service is not currently available at this location. If wastewater service becomes available in the future, the landowner would be required to coordinate directly with the District to obtain service. No additional LAFCO proceedings would be required.

The applicant is requesting annexation to NCSD due to the failure of the property's existing groundwater production well and ongoing water quality and reliability issues. The existing well is no longer producing and has become sanded, leaving the property without a functional on-site water source. For the past two years, the property owner has relied on trucked water in order to provide a stable supply of water to the property.

Since the property is already within NCSD's SOI, the owner is seeking annexation rather than drilling a new well in order to comply with the Stipulation and Judgment in the Santa Maria Valley Groundwater Adjudication. That judgment requires all new urban uses within an SOI or service area to obtain water service from the local public water supplier, which in this case is NCSD.

There is no reasonable alternative manner of providing the requested services to the proposed annexation area. There are no other public service providers able to serve the proposed annexation area. NCSD is the local public water supplier in this case and is therefore bound by the Stipulation.

The annexation represents a logical and reasonable boundary adjustment. The area is fully within NCSD's SOI, and the District's facilities are the closest available water service. System extensions can be made directly into the annexation area at the owner's expense, and the expansion does not require service to any remote or isolated properties. There will be no expenditure of District monies.

NCSD has the capacity to meet the service demand. The Plan for Services (Attachment D) confirms that the District is willing to provide service and has adequate water supplies to serve the project at build-out, including during multiple dry years. The owner-funded system improvements will deliver water to the project without any impact on existing customers.

<p>Factor (c)</p> <p>The effect of the proposed action and of alternative actions on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.</p>	<p>Response.</p> <p>There is no reasonable alternative manner of providing the requested services to the proposed annexation area. No other public service providers are capable of serving the site. Under the requirements of the Stipulation in the Santa Maria Valley Water Adjudication, new urban users, such as the applicant, are required to obtain water service from the nearest public service provider, which in this case is NCSD.</p> <p>All of the infrastructure necessary to serve the project will be designed and constructed at the applicant's expense. The water system improvements funded by the landowner will be capable of delivering the necessary water service to the area without any negative impact on existing NCSD customers.</p>
<p>Factor (d)</p> <p>The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.</p>	<p>Response.</p> <p>Applicable Commission Policies are listed and analyzed below:</p> <p><u>Section 2.1 General Policies</u></p> <p>Policy 2.1.1. <i>The Commission shall endeavor to balance the need to efficiently provide public services with the sometimes-competing interests of discouraging urban sprawl, preserving prime agriculture land and open space (Gov. Code Section 56001 and 56301).</i></p> <p>Analysis. The NCSD has confirmed that it is both willing and able to provide the requested services, as detailed in factors (b) and (k) of this attachment. The annexation area is contiguous to the District's existing service area boundary and is within the District's SOI. The area does not contain prime agricultural land as defined under Government Code Section 56064, nor does it include Open-Space Lands as defined under Government Code Section 56059.</p> <p>Policy 2.1.3. <i>Cities and Special Districts are discouraged from annexations outside of their Sphere of Influence unless the need for services is clearly demonstrated (Gov. Code Section 56375.5).</i></p> <p>Analysis. The proposed annexation area is within NCSD's SOI.</p>

Policy 2.1.4. *Jurisdictions are encouraged to create places to live that integrate various land uses as a way of providing for a diverse social and economic community.*

Analysis. The annexation area is within the County's Residential Rural land use category and is already developed with two residences. No new development is proposed as a part of this proposal for annexation. No zoning changes are proposed.

Policy 2.1.5. *The Commission prefers urban development within Cities and the Urban Reserve Line of unincorporated communities as opposed to development in the unincorporated area (Gov. Code Section 56001).*

Analysis. The annexation area is located outside of the Nipomo Urban Reserve Line. However, the annexation area is already developed with two residences, and no new development is proposed as part of this proposal for annexation.

Policy 2.1.8. *The Commission normally will require annexation to a municipality rather than annexation to a sanitation, sanitary, community service, or water district in the unincorporated area (Gov. Code Section 56001).*

Analysis. The annexation area is located more than three miles south of the City of Arroyo Grande and is immediately contiguous to NCSD's existing service area boundary and within the District's SOI. NCSD's existing water main infrastructure is located directly adjacent to the annexation area on Lyn Road. The proposed annexation to NCSD is logical and efficient, as District facilities are the closest available public water infrastructure and would extend directly into the proposed annexation area at the owner's expense.

Policy 2.1.10. *Impacts on affordable housing, impact of the creation of new jobs on affordable housing stock, within the annexation area, and in neighboring jurisdictions. Demonstration that the effects of the proposed project on affordable housing have been mitigated (Gov. Code Section 56001). The Commission recognizes that providing a range of housing opportunities for persons and families of all incomes is an important factor in promoting orderly development.*

Analysis. The proposed annexation area is already developed with two existing residences. No new development is proposed as part of the proposal for annexation.

Therefore, the proposal does not create impacts related to affordable housing, nor does it result in the creation of new jobs.

Policy 2.1.11 *In any proposal requiring water service, the Commission requires that the agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable, and sustainable supply of water. In cases where a phased development is proposed, the agency should demonstrate that adequate service capacity will be provided as needed for each phase. In cases where a proposed annexation will be served by an onsite water source, the proponent should demonstrate its adequacy (Gov. Code Section 56668 (k)).*

Analysis. NCSD has the ability to meet the need for the requested water service. The proposed Plan for Service (Attachment D) demonstrates that NCSD has sufficient water to serve the annexation area at build-out and beyond, even in a multiple dry year scenario. Factor (l) of this attachment further details the availability of water within the District.

Section 2.3 Special District Annexation Policies

Policy 2.3.1. *Special districts are encouraged to annex unincorporated islands as well as land that is mostly surrounded by a jurisdiction. (Gov. Code Sections 56001 & 56375.3).*

Analysis. NCSD's SOI is a plan for the probable future service area of the District. The intent of NCSD's SOI is to create a more contiguous District service area boundary with fewer unincorporated islands. The proposed annexation area is within the District's SOI and is therefore consistent with this intent while promoting the logical and orderly development of the District.

Policy 2.3.2. *Prior to annexation of territory within an agency's Sphere of Influence, the Commission encourages development on vacant or underutilized parcels already within the boundaries of a jurisdiction. The agency should provide LAFCO with a build-out estimate or inventory and document how it was prepared.*

Analysis. In December 2021, NCSD adopted its 2020 Urban Water Management Plan (UWMP) update, which includes an inventory of potential build out under the County's General Plan. As part of this analysis, the District evaluated every undeveloped parcel in the District's current service area to ensure adequate water

was available to serve these parcels in the future. The UWMP also assumed that parcels currently within the District's service area that are currently served by private wells would be connected.

According to the UWMP, there are a total of 259 parcels, representing 646 gross acres, that are not currently served or are undeveloped within the District's current service area. The UWMP determined that the District's water supply to serve the existing service area, including potential future infill development, was available and adequate, even after multiple dry years. The proposed Plan for Service further demonstrates that the District has sufficient available water to serve the annexation area at build-out and beyond, even in a multiple dry year scenario.

Policy 2.3.3. *A demonstrated need exists for the required services, and there is no reasonable alternative manner of providing these services.*

Analysis. The owner proposes to annex into NCSD due to water quality and reliability issues with their existing groundwater production well. There is no reasonable alternative manner of providing the requested services to the proposed annexation area. No other public service providers are capable of serving the site. Under the requirements of the Stipulation in the Santa Maria Valley Water Adjudication, new urban users, such as the applicant, are required to obtain water service from the nearest public service provider, which in this case is NCSD.

Policy 2.3.4. *The proposed annexation represents a logical and reasonable expansion of the district.*

Analysis. The annexation area is within NCSD's SOI and is immediately adjacent to NCSD's current service area boundary. The District's existing infrastructure is immediately adjacent to the project area on Lyn Road. The District's Plan for Service also demonstrates that the District has sufficient available water to serve the area at build-out and beyond, even in a multiple dry year scenario.

Policy 2.3.5. *The proposed annexation reflects the plans of the adjacent governmental agencies.*

Analysis. The proposed annexation area is within the unincorporated County and is

located within NCSD's SOI and adjacent to the current District service boundary.

Policy 2.3.6. *The proposed annexation does not represent an attempt to annex only revenue producing property.*

Analysis. The applicant is requesting annexation to NCSD due to water quality and reliability issues with their existing groundwater production well. Since the property is already within NCSD's SOI, the owner is seeking annexation to comply with the Stipulation and Judgment in the Santa Maria Valley Groundwater Adjudication, which states that within the SOI or service area, new urban uses shall obtain water service from the local public water supplier, which in this case is NCSD. The proposed annexation does not represent an attempt to annex only revenue producing property.

Policy 2.3.7. *The proposed boundaries must be definite and certain and conform to lines of assessment whenever possible.*

Analysis. As described in factor (f), the boundaries of the annexation area have been deemed definite and certain by the County Surveyor and will adhere to assessor parcel lines; APN 091-063-039. The annexation map is attached as Attachment A, Exhibit B of the staff report.

Policy 2.3.8. *The district has the capability of meeting the need for services and has submitted studies and information documenting its capabilities.*

Analysis. The District has the ability to meet the need for requested services. The proposed Plan for Service demonstrates that the District has sufficient available water to serve the project at build-out and beyond, even in a multiple dry year scenario. Water system improvements to be constructed at the expense of the owner will be able to deliver the necessary water to the annexation area, without any negative impact on existing customers. Please refer to factors (b) and (k) of this attachment for more information regarding the need for services and NCSD's ability to provide services.

Section 2.11 Commission Administrative Policies

“Application Policies” were deemed met and sufficient on March 20, 2026, when the Certificate of Filing was issued.

Government Code Section 56377

56377. *In reviewing and approving or disapproving proposals that could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:*

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved that would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

Analysis. The project area does not contain prime agricultural land as defined under Government Code Section 56064 or Open-Space Lands as defined under Government Code Section 56059.

Factor (e)

The effect of the proposal on maintaining the physical and economic **integrity of agricultural lands**, as defined by Section 56016.

Response.

The annexation area does not include land within the Agriculture land use designation, land subject to a Williamson Act contract, or Agricultural lands as defined in the Government Code Section 56016. The parcel is within the unincorporated County and has already been developed with two existing residences.

<p>Factor (f)</p> <p>The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.</p>	<p>Response.</p> <p>The boundaries for the proposed annexation area have been deemed definite and certain by the County Surveyor and will adhere to assessor parcel lines; APN 091-063-039. The annexation map is attached as Attachment A, Exhibit B of the staff report. The proposed annexation will remain within the unincorporated County; therefore, it does not create an island or corridor of unincorporated territory.</p>
<p>Factor (g)</p> <p>A regional transportation plan adopted pursuant to Section 65080.</p>	<p>Response.</p> <p>The 2023 San Luis Obispo Council of Governments (SLOCOG) Regional Transportation Plan (RTP) was adopted pursuant to requirements of Government Code Section 65080. The annexation area is closest to U.S. Highway 101, which is analyzed in the RTP.</p> <p>U.S. 101 is the most important highway in the region. Major concerns for the future of the South County subregion include increased congestion and delays, and a physically constrained right of way that offers limited room for expansion. The route provides connections to major recreational travel destinations in beach communities, giving rise to seasonal variations in traffic and heavy Friday and weekend recreational traffic. Weekday peak period congestion is attributed primarily to commuters driving to and from work in the City of San Luis Obispo or northern Santa Barbara County. Key highway improvements on U.S. 101 to improve traffic flow and support housing production are expected to be constructed by 2028. No significant transportation related impacts are expected to occur as a result of this project.</p>
<p>Factor (h)</p> <p>The proposal's consistency with the city or county general and</p>	<p>Response.</p> <p>The County General Plan sets policy direction for allowable land use on both public and private lands within the unincorporated areas and acts to provide applicable review bodies</p>

<p>specific plans.</p>	<p>with appropriate guidance and direction in making future land use decisions. The annexation area is consistent with the County General Plan, as the parcel is already developed and no changes to land uses are proposed.</p>
<p>Factor (i)</p> <p>The Sphere of Influence of any local agency that may be applicable to the proposal being reviewed.</p>	<p>Response.</p> <p>A SOI is a plan for the probable physical boundaries and service area of a local agency, as determined by LAFCO per Government Code Section 56076. The approximately 10.379 acre parcel is currently in NCSD's SOI and is now proposed to be annexed into the NCSD's service area. The proposal does not conflict with the SOI of any other jurisdiction.</p>
<p>Factor (j)</p> <p>The comments of any affected local agency or other public agency.</p>	<p>Response.</p> <p>No comments or resolutions raising objections to the proposal have been received by any affected local agency or other public agency.</p>
<p>Factor (k)</p> <p>The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services, following the proposed boundary change.</p>	<p>Response.</p> <p>When applying for a change of organization, a Plan for Services is required in accordance with Government Code Section 56653. NCSD submitted a Plan for Services in November 2025, included as Attachment D. At this time, annexation is proposed only for water and solid waste services, as wastewater service is not currently available at this location. If wastewater service becomes available in the future, the landowner would be required to coordinate directly with the District to obtain service. No additional LAFCO proceedings would be required.</p> <p>The District stated that they have the ability to meet the need for the requested services. The proposed Plan for Service demonstrates that the District has sufficient available water to serve the annexation area at build-out and beyond, even in a multiple dry year scenario. Water system improvements to be constructed at the expense of the owner will be able to deliver the necessary water to the annexation area, without any negative impact on existing customers.</p>

<p>Factor (l)</p> <p>Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.</p>	<p>Response.</p> <p>The proposed Plan for Service demonstrates that the District has sufficient water available to serve the property at build-out and beyond, even in a multiple dry year scenario. The proposed annexation can and will be served with water from the Nipomo Supplemental Water Project. The District's 2020 UWMP Update includes estimated water demands for new annexations. The project will not exceed the estimated annexation development demands included in the UWMP Update.</p>
<p>Factor (m)</p> <p>The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments, consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.</p>	<p>Response.</p> <p>The proposed annexation would result only in the extension of District water service a short distance to property that is already developed with two existing residences. No new development is proposed as a part of this proposal for annexation. Therefore, this proposal will have no effect on the County achieving its regional housing needs allocation.</p>
<p>Factor (n)</p> <p>Any information or comments from the landowner or landowners, voters, or residents of the affected territory.</p>	<p>Response.</p> <p>LAFCO did not receive any comments from landowners, voters, or residents prior to the release of the staff report.</p>

<p>Factor (o)</p> <p>Any information relating to existing land use designations.</p>	<p>Response.</p> <p>The annexation area is within the County's Residential Rural land use category. No zoning changes are proposed.</p>
<p>Factor (p)</p> <p>The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.</p>	<p>Response.</p> <p>The proposal for annexation promotes environmental justice by enabling fair access to safe water for people within the annexation area. The landowner proposes annexation into NCSD in order to connect to the District's water system, due to water quality issues with the existing groundwater production well. Because the annexation area is located within the District's SOI, the landowner is required to seek water service in accordance with the Stipulation and Judgement in the Santa Maria Valley Groundwater Adjudication. Section VI E.1 of the Stipulation requires that new urban users within a public agency's SOI or service area obtain water service from the local public water supplier, and it further mandates that such service be provided on a reasonable and non-discriminatory basis.</p>
<p>Factor (q)</p> <p>Information contained in a local hazard mitigation plan, information contained in a safety</p>	<p>Response.</p> <p>The County's Multi-Jurisdictional Hazard Mitigation Plan was adopted in October 2019 and establishes the County's emergency policies and procedures in the event of a disaster and addresses the allocation of resources and protection of the public in the event of an</p>

element of a general plan, and any maps that identify land as a **very high fire hazard zone** pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal. (Amended by Stats. 2019, Ch. 360)

emergency.

The Safety Element of the General Plan for the County of San Luis Obispo (approved December 1999) addresses a wide range of natural and human-caused hazards and consists of goals and policies aimed to reduce the risks associated with these hazards, such as loss of life, injuries, property damage, and economic and social dislocation.

The state provides wildland and watershed fire protection within State Responsibility Areas (SRAs); it does not provide structure protection, rescue and emergency service, or hazardous materials response. Counties provide fire services at their discretion, and service levels vary from county to county. SLO County chose to protect residents and property within its jurisdiction by creating County Fire in partnership with CAL FIRE. The affected territory is within a State Responsibility Area and would be considered a “Moderate” fire hazard severity zone; predictions are based on factors including fuel availability, topography, fire history, and climate³. Based on the County’s emergency response times, it will take approximately 5 to 10 minutes to respond to a call regarding fire or life safety.

56668.3

(a) If the proposed change of organization or reorganization includes a city detachment or district annexation, except a special reorganization, and the proceeding has not been terminated based upon receipt of a resolution requesting termination pursuant to either Section 56751 or Section 56857, factors to be considered by

Response.

(a)(1) The proposed annexation will be for the interest of the landowner and NCSD. If approved, the property would be annexed, and the landowner would obtain water and solid waste services from NCSD. In addition, water system improvements to be constructed at the expense of the landowner will be able to deliver the necessary water to the annexation area without any negative impact on existing customers.

(a)(2) Not applicable as the proposal consists of a district annexation and not a detachment.

(a)(3) The commission considered the factors specified in Government Code Section 56668, as seen in this document.

(a)(4) The Commission did not receive any resolutions from any affected agency raising objections to the action.

³ Cal Fire Fire Hazard Severity Zone Viewer Maps, September 2023

the commission shall include all of the following:

(1) In the case of district annexation, whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.

(2) In the case of a city detachment, whether the proposed detachment will be for the interest of the landowners or present or future inhabitants within the city and within the territory proposed to be detached from the city.

(3) Any factors which may be considered by the commission as provided in Section 56668.

(4) Any resolution raising objections to the action that may be filed by an affected agency.

(5) Any other matters which the commission deems material.

(a)(5) There are no other matters which the Commission has deemed material.

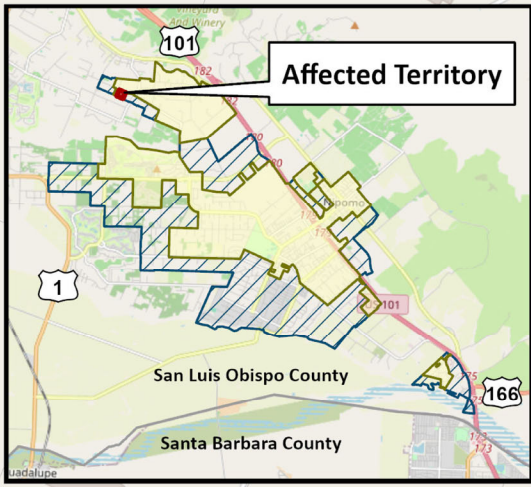
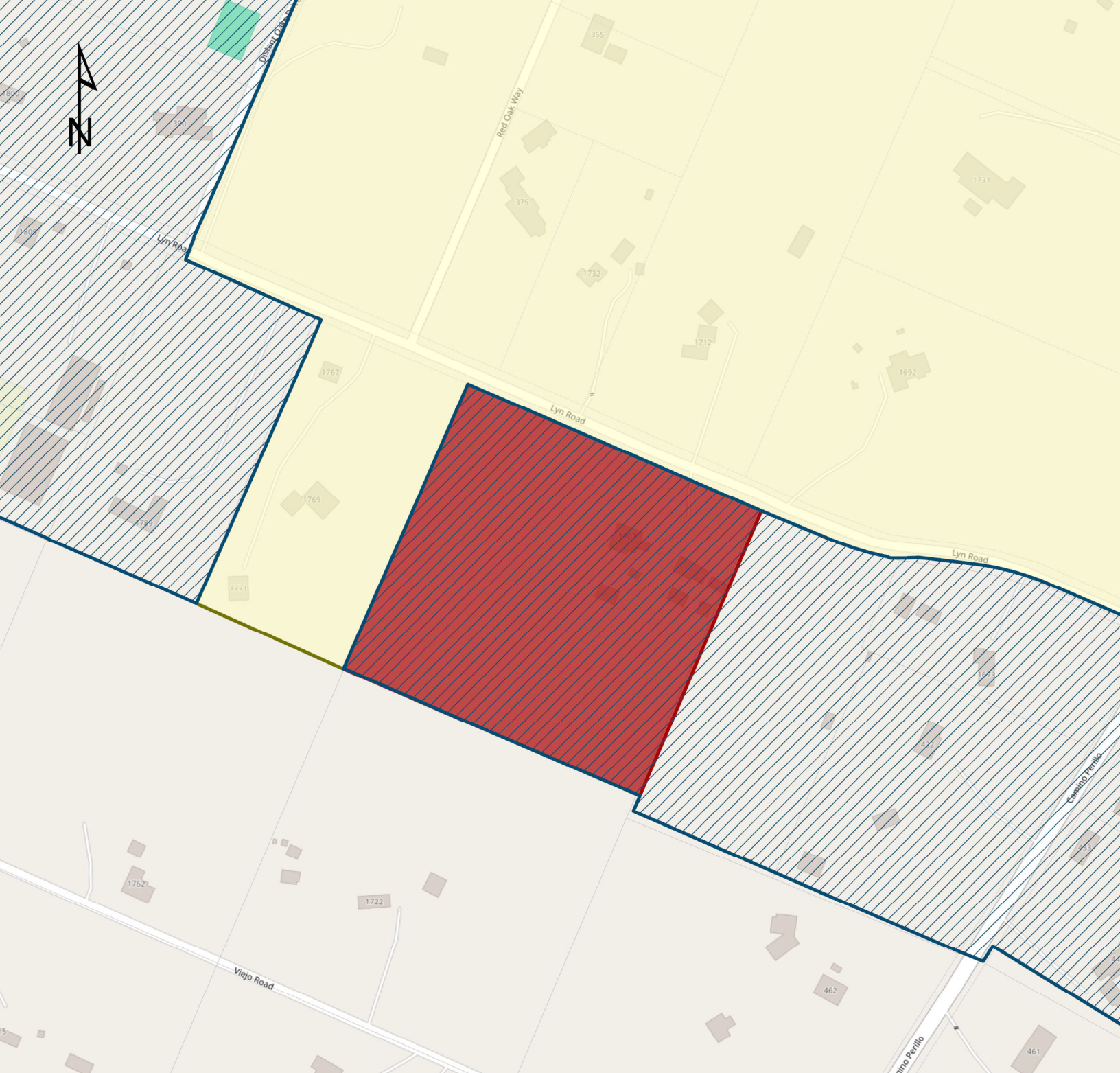
(b) The Commission did not receive any resolutions from neighboring cities or districts raising objections to the action.

(b) The commission shall give




great weight to any resolution raising objections to the action that is filed by a city or a district. The commission's consideration shall be based only on financial or service related concerns expressed in the protest. Except for findings regarding the value of written protests, the commission is not required to make any express findings concerning any of the other factors considered by the commission.

Attachment C

Vicinity Map

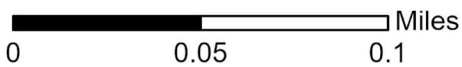


LAFCO File No. 4-R-24 | Anx #32 to Nipomo CSD

-  Sphere of Influence
-  Service Area
-  Affected Territory

Acres: 10.379

APN in Affected Territory: 091-063-039



Prepared By SLOLAFCO
 Name: 4-R-24
 Date: 3/27/2026
 B-2-35

Attachment D

NCSD Resolution No. 2025-1749
Approving the Annexation Agreement
and Plan for Services

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2025-1749**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT APPROVING THE ANNEXATION AGREEMENT WITH OWNER OF 1707 LYN ROAD, APN 091-063-039, APPROVING THE LAFCO PLAN FOR SERVICE AND DIRECTING THE GENERAL MANAGER TO FILE IT WITH SLO LAFCO, AND FINDING THAT THE ANNEXATION IS CATEGORICALLY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

WHEREAS, on September 17, 2024, the District received an annexation application from LAFCO regarding Annexation No. 32, APN 091-063-039, 1707 Lyn Road. The owner of the parcel is Tracy Robins (Owner). The Owner requested the annexation of a 9.7-acre parcel located in the District’s sphere of influence (“SOI”) into the District’s service area.

WHEREAS, the Owner proposes to connect to the District’s water system due to water quality issues with her existing groundwater production well. As with all annexations, the District needed to thoroughly evaluate the impacts the existing development would have on the District’s water enterprises;

WHEREAS, because the property to be annexed is located within the District’s SOI, the Owner applied for annexation to obtain water service and conform to the Stipulation and Judgment in the Santa Maria Valley Groundwater Adjudication. Section VI E.1 of the Stipulation (Exhibit A to the Judgment) provides as follows under the topic heading New Urban Uses: " 1. Within the sphere of influence or service area. New Urban Uses shall obtain water service from the local public water supplier. The local public water supplier shall provide water service on a reasonable and non-discriminatory basis..." The District is bound by the Stipulation and is the local public water supplier in this instance;

WHEREAS, to inform the NCSD Board’s consideration of the proposed Annexation, those reports and analyses are a part of the record of this proceeding and have been made available to the public. They include, without limitation: the current Urban Water Management Plan, current NMMA Technical Group Annual Report, and other technical data related to the ability of the District to provide services.

WHEREAS, the custodian of records of this proceeding is the General Manager of the District at the District office, at 148 South Wilson Street in Nipomo;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Nipomo Community Services District as follows, to the best of the Board’s knowledge, based on substantial evidence in the record of the proceeding:

1. That the recitals set forth above are true, correct and valid.

**NIPOMO COMMUNITY SERVICES DISTRICT
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ANNEXATION AGREEMENT

2. The annexation and proposed Annexation Agreement meet the applicable requirements of the District’s application policy. In the event of any conflict between particular elements of the Annexation Policy and the Annexation Agreement, the Board specifically finds that the Annexation Agreement controls.

3. Substantial evidence in the record of this proceeding shows that the proposed annexation application demonstrates all of the following:

(a) The proposed annexation area has a need for the requested services because the existing well water quality has failed. Rather than drill a new well, “new” users must receive these services from the District.

(b) The proposed annexation area boundaries are consistent with the Annexation Policy, in that the boundaries are located within the District’s Sphere of Influence as determined by SLO LAFCO, as required by Section IV A of the Policy.

(c) There is no reasonable alternative manner of providing the requested services to the proposed annexation area. The record demonstrates that there are no other public service providers to the proposed annexation area. Under the requirements of the Stipulation in the Santa Maria Valley Water Adjudication, “new urban users” like the Project must take water service from the nearest public water supplier, which is the District.

(d) The annexation represents a logical and reasonable expansion of the District’s boundaries. SLO LAFCO has determined the District’s SOI, and the proposed annexation area is entirely within the SOI. The proposed annexation is logical, since District facilities are the closest water service to the proposed annexation area, and would extend directly into the proposed annexation area at the owner’s expense. Such an expansion is also reasonable, in that it does not require the District to extend services to any distant or geographically remote properties.

(e) The proposed annexation is consistent with the District’s plans and policies. The proposed annexation will be constructed and operated in full compliance with the District’s standard specifications, code requirements and policies. The proposed annexation can and will be served with water from the Nipomo Supplemental Water

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Project, pursuant to Section IV B, and the owners of the property are willing to accept all conditions for service, as demonstrated by the Annexation Agreement. All of the infrastructure necessary to serve the Project will be designed and constructed at the owner’s expense, pursuant to the District policy.

(f) The District has the ability to meet the need for the requested services. The proposed plan for service demonstrate that the District has sufficient available water to serve the Project at build-out and beyond, even in a multiple dry year scenario. Water system improvements to be constructed at the expense of the owner will be able to deliver the necessary water to the Project, without any negative impact on existing customers. .

(g) The benefits of the proposed annexation outweigh the disadvantages of the proposed annexation to the District, as identified in the staff report.

4. The Annexation Agreement is consistent with Section V of the District’s annexation policy, and the items specified in that section are hereby included in it. Based on the foregoing and the evidence presented to the Board, the Annexation Agreement in the form presented to the Board on November 12, 2025, and as specified herein, is approved and the President of the Board is authorized to execute it on behalf of the District. Upon annexation the Project will be located within the current boundaries of the District.

5. The General Manager shall transmit an executed copy of the Annexation Agreement to SLO LAFCO along with this Resolution as verification that the elements specified in the Annexation Policy Section IV K have or, as applicable, will be satisfied through the Annexation process.

PLAN FOR SERVICES

6. The Board has considered the District’s Plan for Services for APN 091-063-039, 1707 Lyn Road, dated November 12, 2025.

7. Based on its review and the evidence presented during the proceeding, the Board approves the Plan for Services as presented.

8. The General Manager is authorized to submit the Plan for Services to SLO LAFCO, and to make technical changes to the Plan for Services in consultation with SLO LAFCO staff prior to the SLO LAFCO Board’s consideration of the proposed Annexation.

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2025-1749**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NIPOMO COMMUNITY SERVICES DISTRICT APPROVING THE ANNEXATION AGREEMENT WITH OWNER OF 1707 LYN ROAD, APN 091-063-039, APPROVING THE LAFCO PLAN FOR SERVICE AND DIRECTING THE GENERAL MANAGER TO FILE IT WITH SLO LAFCO, AND FINDING THAT THE ANNEXATION IS CATEGORICALLY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

9. The General Manager shall include a copy of this Resolution with the approved Plan For Services.

CEQA REVIEW

The proposed annexation is categorically exempt from review under CEQA. The proposed annexation would result only in the extension of District water service a short distance to property that is already improved with two relatively small residences. No new development is approved or would be permitted under this application. Thus, the application is categorically exempt from CEQA review under CEQA Guidelines Sections 15303 and 15319. The General Manager shall cause a Notice of Exemption to be timely filed.

PASSED AND ADOPTED by the Board of Directors of the Nipomo Community Services District at a regular meeting thereof held on the 12th day of November, 2025, by the following vote:

AYES: GLOVER, JOYCE, HENRY, EBY
NOES: NONE
ABSENT: HANSEN
ABSTAIN: NONE



ED EBY, President
Nipomo Community Services District

ATTEST:



RAY DIENZO
Secretary to the Board

APPROVED AS TO FORM:



CRAIG A. STEELE
District Legal Counsel

NIPOMO COMMUNITY

BOARD MEMBERS

ED EBY, PRESIDENT
PHIL HENRY, VICE PRESIDENT
GARY HANSEN, DIRECTOR
JOHN JOYCE, DIRECTOR
TOM GLOVER, DIRECTOR



SERVICES DISTRICT

STAFF

RAY DIENZO, GENERAL MANAGER
JANA ETTEDDGUE, FINANCE DIR/ASST GM
PETER SEVCIK, DIRECTOR OF ENG. & OPS.
CRAIG STEELE, GENERAL COUNSEL

Celebrating 60 Years of Service to the Community, 1965 - 2025

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

PLAN FOR SERVICES

Date: November 12, 2025
To: San Luis Obispo LAFCO
From: Nipomo Community Services District

Applicant Name: Tracy Robins
Mailing Address: 1707 Lyn Road
City, State, Zip: Arroyo Grande, CA 93420

Property Address: 1707 Lyn Road
Project Description: Connect existing parcel to District water service
APN: 091-063-039

1. AN ENUMERATION AND DESCRIPTION OF THE SERVICES CURRENTLY PROVIDED OR TO BE EXTENDED TO THE AFFECTED TERRITORY.

The District charges newly annexed users of the water system a differential water use rate based on being served only by imported water. Following annexation, new customers in the Area of Annexation shall pay the then-current rates for service, duly-approved by the Board of Directors. The expected rate will be a base rate of \$47.23 per month and \$10.46 per hundred cubic feet (HCF) of water per month based on actual usage.

The applicant shall also pay a water capacity charge, meter fee, account setup fee, and water inspection fee. The expected total cost is \$16,621 in FY 25-26.

2. THE LEVEL AND RANGE OF THOSE SERVICES.

The project will include one (1) new 1-inch meter which will connect to the District's existing water main in Lyn Road.

The District's 2020 Urban Water Management Plan (UWMP) Update includes estimated water demands for new annexations. The project will not exceed the estimated annexation development demands included in the UWMP Update.

3. AN INDICATION OF WHEN THOSE SERVICES CAN FEASIBLY BE EXTENDED TO THE AFFECTED TERRITORY, IF NEW SERVICES ARE PROPOSED.

The water services can be installed after the applicant submits a complete Will-Serve Application Package to the District.

4. AN INDICATION OF ANY IMPROVEMENT OR UPGRADING OF STRUCTURES, ROADS, SEWER OR WATER FACILITIES, OR OTHER CONDITIONS THE LOCAL AGENCY WOULD IMPOSE OR REQUIRE WITHIN THE AFFECTED TERRITORY IF THE CHANGE OF ORGANIZATION OR REORGANIZATION IS COMPLETED.

The applicant shall install a new 1-inch diameter water service that will connect to the District's existing water main in Lyn Road. Once installed and accepted by the District, the District will install a water meter.

The applicant will also be required to properly abandon the existing water well.

5. INFORMATION WITH RESPECT TO HOW THOSE SERVICES WILL BE FINANCED.

Improvements will be installed at the applicant's expense. There will be no expenditure of District monies, and the District will expect a small increase in property tax revenue equitable to existing percentages received from other parcels within the District service area as a result of the annexation of this property.

RECORDING REQUEST BY
AND WHEN RECORDED
RETURN TO:
NIPOMO COMMUNITY SERVICES DISTRICT
P.O. Box 326
Nipomo, CA 93444

APN# 091-063-039

ANNEXATION AGREEMENT

THIS agreement regarding the annexation of property ("Agreement"), is made this 12th day of November, 2025, by and between the Nipomo Community Services District, ("District"), and Tracy Robins ("Applicant"), with reference to the following recitals:

RECITALS

A. Applicant represents and warrants that Applicant is the fee title owner of approximately 9.7 acres of real property depicted and described in **Exhibits A**, attached hereto and incorporated herein by this reference (the "Property" or the "Area of Annexation"). The Property is located at 1707 Lyn Road, Arroyo Grande, California

B. The Property is located inside the District's Sphere of Influence as established by the San Luis Obispo County Local Agency Formation Commission ("LAFCo") and adjacent to the current District service boundary.

C. Applicant has applied to annex the Property into boundaries of the District. The annexation process is referred to herein as the "Annexation".

D. The Annexation has been processed in accordance with the District's Annexation Policy and applicable provisions of the District's Code and is subject to the approval of LAFCo.

E. The applicant's water well has failed, and the applicant is requesting to be annexed to the District so that the District can provide water service to the parcel.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. Annexation Description:

The Annexation shall consist of approximately a 9.7 acre residential parcel with existing dwellings. The District has no land use authority over the proposed uses proposed for the subject property, but no new land uses are proposed as part of the Annexation.

2. Proposed District Services:

The District services proposed to be provided to the Area of Annexation include water and solid waste collection. This property already receives solid waste collection services but sewer infrastructure is not available. This Agreement is **not** to be deemed an "Intent to Serve" or "Verification of Service" or any other commitment to provide any District service prior to the Applicant making application for services and payment of all applicable District fees and charges.

3. Term.

This Agreement shall be effective immediately following its approval by the Board and execution by both parties ("Effective Date"). The Term of this Agreement shall be one (1) calendar year from the Effective Date.

4. Service Limitations:

The District's approval of the Annexation is expressly limited to the density and intensity of the parcel as currently developed. Any proposed increase to the number of residential units that would materially change the District's analysis of water services available from the District may, at the discretion of the General Manager, require an amendment to this Agreement approved by Applicant and the District's Board.

5. Annexation Processing Costs:

A. At the time of execution of this Agreement, Applicant has on deposit with the District the sum of \$15,000 for District services in processing the Annexation. The Applicant authorizes the District to continue to withdraw from the deposit payment for the costs of processing the Annexation as they are incurred by District, through and including the date of approval of the Annexation by LAFCO.

District will notify Applicant whenever the deposit is reduced to five thousand dollars \$5,000 or less. Within fifteen 15 calendar days after such notification is e-mailed to Applicant, Applicant shall make an additional deposit in an amount reasonably estimated by District to be necessary to reimburse District's remaining costs.

B. Following LAFCo's action on the Annexation application and final resolution of the litigation referenced in Section 5C, any funds deposited by Applicant in excess of the District's processing costs shall, at the Applicant's option, either be refunded to the Applicant or retained by District as a credit toward payments Applicant is required to make to District pursuant to this Agreement. Conversely, any costs incurred by the District over and above the amount deposited by Applicant shall be paid by Applicant within fifteen (15) calendar days of notification by District.

6. Applicant's Payment of District's Fees and Charges:

A. Annexation Fees: Prior to final LAFCo consideration of the proposed Annexation, Applicant shall deposit with District the sum of four thousand eight hundred fifty (\$4850.00) representing the District's Annexation fees of \$500 per acre. This Annexation fee deposit shall be refunded to Applicant if the Annexation is denied by LAFCo.

1) District Connection and Capacity Charges: Applicant shall make non-refundable payment to the District for the then-current District application fee adopted pursuant to the District Code for an "Intent to Serve" Letter for Water or the equivalent;

2) Applicant shall deposit with the District the District's 100% estimate of District's then-current applicable water capacity charges (including supplemental water capacity charges), and all applicable connection fees, reimbursement charges (if applicable), meter fee and account set-up fee, and any other costs or fees due to the District for connection charges for District services pursuant to Chapter 2.04 of the District Code.

B. Intent to Serve Payments Run With the Land: Pursuant to the District's Code, Applicant acknowledges and agrees that if an Intent to Serve letter is approved by the District, all payments made by the Applicant under Section 6(C) shall be non-refundable and shall run with the land, be retained by the District and shall be credited against any future computation of fees and charges for the same property.

C. Service Rates: Following annexation, new customers in the Area of Annexation shall pay the then-current rates for service, duly-approved by the Board of Directors. Applicant agrees, on behalf of itself and its successors in interest, not to protest or challenge the initial rates for service for the Area of Annexation adopted by the Board of Directors including, without limitation, differential rates for service for annexed properties served only by imported water, if such rates are established according to applicable law including, without limitation, the requirements of California's Proposition 218.

7. Obligations of Applicant:

In addition to the fiscal obligations of Applicant referenced in Section 6 of this Agreement, the Applicant shall have the following additional obligations:

A At Applicant's sole cost, Applicant shall promptly and diligently process the Annexation through LAFCo. If annexation has not been completed within eighteen (18) months from the date of this Agreement, the District shall have the right to terminate this Agreement at any time thereafter, unless such time for completion is extended by written agreement. Such extension must be requested in writing by the Applicant two (2) months prior to the expiration of said period. If the Agreement is terminated the District shall have no further obligation under this Agreement. Upon termination the District shall refund the Annexation Fee paid under Section 6(A) and any deposits made by Applicant under Section 5 which have not been used by the District prior to the date of termination but District shall not be required to refund any payments made under Sections 6(8) and 6(C).

B. Enter into the District's standard plan check and inspection agreement ("PCIA").

C. At Applicant's sole cost, design construct, and dedicate to the District upon District's approval, the water infrastructure improvements required to provide District water to the Area of Annexation.

- D. Comply with all conditions placed on the Annexation by LAFCo.
- E. Applicant shall completely abandon the existing well on the property, to the satisfaction of the General Manager, within 30 days following the start of water service from the District.

8. Obligations of District:

A. Applicant and the District understand and agree that processing the Annexation by the District and the LAFCo will require other discretionary approvals. Therefore, there are no promises or guarantees that the Annexation will be successfully processed/approved by LAFCo. The District will respond in a timely manner to LAFCo's requests for information.

B. The District shall use reasonable best efforts to timely process the applications for service made by Applicant or Applicant's successors in interest, pursuant to the District Code and applicable policies.

C. The General Manager shall have the authority to approve and issue "Intent to Serve" letters that comply with the District's standards and Code, upon payment of all fees and charges specified herein.

9. Dedications and Covenants:

Prior to District's approval of the improvement plans for the improvements that will be dedicated to the District, the Applicant shall offer for dedication to the District easements and other property interests required for such improvements in a form acceptable to the District Engineer and Legal Counsel.

10. Customers of the District:

Upon annexation the property owners, residents, and commercial users within the Area of Annexation shall become "regular customers" of the District with no greater entitlements to service than any other District customer, shall take all water, and solid waste services from the District, and shall be subject to the District's Code.

11. Indemnification and Hold Harmless:

To the extent allowable by law, Applicant agrees to defend, indemnify and hold the District, its directors, officers, employees, agents harmless from costs and expenses, including reasonable attorneys' fees of attorneys chosen by the District, and defense costs, incurred by District or held to be the liability of District in connection with District's defense of its actions in any proceeding brought in any State or Federal court, or administrative tribunal, challenging the District's or SLO LAFCo's actions or decisions with respect to any aspect of the Annexation. Applicant understands and acknowledges that District is under no obligation to defend any legal actions challenging the District's actions with respect to the Annexation.

The Applicant recognizes and hereby agrees that the District and

its directors, officers, employees and agents shall not be liable for any injury or death to any person or damage to any property arising from the performance of any work required hereunder by the Applicant, its officers, employees, independent contractors or agents.

The Applicant shall defend, indemnify and hold the District, its officers, agents, and employees, harmless from any and all claims, causes of actions, demands or charges and from any loss or liability, including all costs, penalties, expenses, attorney's fees, litigation costs, and other fees arising out of or in any way connected with the performance or with the failure to perform under this Agreement by Applicant, its officers, employees, independent contractors or agents, including, but not limited to, the construction of the Project or any improvements associated with the Annexation. In addition, if the District, its directors, officers, employees or agents should be sued as a result of such performance, the District may notify the Applicant which then shall have the duty to defend the District, its directors, officers, employees or agents, or, at the District's option, pay for such defense by attorneys of the District's choice including, but not limited to, payment of all reasonable attorney's fees and expenses incurred by the District, its directors, officers, employees or agents.

Applicant and District hereby agree that District would not enter into this Agreement or agree to annex the Area of Annexation into the District if the District would be liable to Applicant or any of Applicant's successors in interest, assignees, contractors, subcontractors, or partners if District would be subject to monetary damages (including, without limitation, consequential damages) for any breach of this Agreement. The remedy of Specific Performance is adequate to remedy any breach by the District and, therefore, Applicant's sole remedy against the District for any breach hereof shall be limited to the remedy of Specific Performance.

Applicant may transfer the Property, or any portion thereof, to another entity (a "Transferee"). Applicant shall not be released from any obligations under this Agreement unless the Transferee enters into an Assumption and Assignment Agreement that expressly includes the obligations under this Section 11, subject to District's reasonable approval. Applicant shall be released from the obligations under this Agreement if, and only if, (i) Applicant has transferred all interests in the Property to one or more Transferees and (ii) each Transferee has entered into an Assumption and Assignment Agreement in accordance with this Section 11.

12. Termination:

Prior to LAFCo 's final approval of the Annexation, Applicant may terminate this Agreement with fifteen (15) days written notice to District. Termination shall not relieve Applicant of its responsibility for payment of costs incurred by District to the date of termination; however, upon termination the District shall refund the Annexation Fee paid under Section 6(A) and deposits made by Applicant under Section 5 which have not been used by the District prior to the date of termination.

13. Waiver of Rights:

Any waiver at any time by either party hereto of its rights with respect to a breach or default, or any other matter arising in connection with this Agreement, shall not be deemed to be a waiver with respect to any other breach, default or matter.

14. Entire Agreement:

This Agreement is the complete and fully integrated agreement between the parties as to its subject, and is freely and voluntarily entered into by the parties after having the opportunity to consult with their respective attorneys. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. The parties, in entering into this Agreement, do not rely on any inducements, promises, or representations made by each other, their representatives, or any other person, other than those inducements, promises, and representations contained in this Agreement. Any amendment to this Agreement shall be of no force and effect unless it is in writing, duly approved, and signed by the Applicant and the District.

15. Notices:

All notices, statements, reports, approvals, requests, bills or other communications that are required either expressly or by implication to be given by either party to the other under this Agreement shall be in writing and signed for each party by such officers as each may, from time to time, be authorized in writing to so act. All such notices shall be deemed to have been received on the date of delivery if delivered personally or via email, or three (3) days after mailing if enclosed in a properly addressed and stamped envelope and deposited in a United States Post Office for delivery. Unless and until formally notified otherwise, all notices shall be addressed to the parties at their addresses as shown below:

NIPOMO COMMUNITY SERVICES DISTRICT:

General Manager
Nipomo Community Services District
P.O. Box 326
Nipomo, CA

93444

APPLICANT:

Tracy Robins
1707 Lyn Road
Arroyo Grande,
CA 93420

16. Successors and Assigns:

The District and Applicant agree that Applicant's Obligations, Agreements and Covenants contained in this Agreement shall run with the land and shall be binding upon Applicant, its heirs, successors, executors, administrators, and assigns and shall inure to the benefit of District and its successors and assigns.

17. Headings:

The paragraph headings used in this Agreement are for reference only, and shall not in any way limit or amplify the terms and provisions hereof, not shall they enter into the interpretation of this Agreement.

18. Cooperation:

Each party to this Agreement agrees to do all things that may be necessary, including, without limitation, the execution of all documents which may be required hereunder, in order to implement and effectuate this Agreement.

19. Interpretation of this Agreement:

The parties acknowledge that each party and its attorney have reviewed, negotiated and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any document executed and delivered by any party in connection with the transactions contemplated by this Agreement.

20. Venue:

This Agreement has been executed and delivered in the State of California and the validity, enforceability and interpretation of any of the clauses of this Agreement shall be determined and governed by the laws of the State of California. The duties and obligations of the parties created hereunder are performable in San Luis Obispo County and such County shall be the venue for any action or proceeding that may be brought or arise out of, in connection with or by reason of this Agreement.

21. Agreement to be Recorded:

Applicant and District intend and consent to the recordation of this Annexation Agreement in the Office of the County Recorder of the County of San Luis Obispo.

22. Recitals:

The recitals of this Agreement are incorporated herein by this reference and made a part hereof.

In Witness Whereof, District and Owner have executed this Agreement the day and year first above written.

Applicant:


By: _____
(Note: Signature must be notarized)
[Name]

By:  _____
(Note: Signature must be notarized)
[Name]

DISTRICT:


By:  _____
Ed Eby
President

Attest:



Ray Dienzo
Secretary to the Board

Approved as to Form:



Craig A. Steele
General Counsel

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 November 20, 2025, before me, Jana E. Heddige,
(insert name and title of the officer)

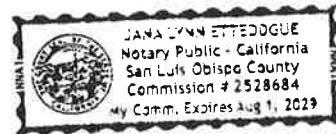
Notary Public, personally appeared Tracy Robins, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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 Jana Lynn Heddige

(Seal)



JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

AG
11/16/2011
1:07 PM

Recorded at the request of
Public

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

STEPHEN K. HALL, Esq., #141802
STEPHEN K. HALL & ASSOCIATES
756 SANTA ROSA STREET
SAN LUIS OBISPO, CA 93401

DOC#: **2011057941**



Titles: 1 Pages: 1
Fees 14.00
Taxes 0.00
Others 10.00
PAID \$24.00

MAIL TAX STATEMENTS TO:

Ms. Tracy A. Robins
1707 Lyn Road
Arroyo Grande, CA 93420

DOCUMENTARY TRANSFER TAX \$ -0- (no consideration)

— Computed on the consideration or value of property conveyed; OR
— Computed on the consideration or value less liens or encumbrances remaining
at time of sale.

STEPHEN K. HALL, Esq.
[Signature]
Signature of Declarant or Agent determining tax – Firm Name

R&T CODE 11930 TRANSFER TO A REVOCABLE TRUST

A.P.N.: 091-063-039

FILED	FEE PAID	EXEMPT	OUT OF STATE
<i>[Handwritten mark]</i>			

TRUST TRANSFER DEED

SURVEY MONUMENT FEE \$10.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RALPH P. MITCHELL**, a married man as his sole and separate property, does hereby GRANT, CONVEY AND TRANSFER unto **TRACY A. ROBINS**, as Trustee of the **MITCHELL FAMILY IRREVOCABLE TRUST**, dated November 8th, 2011, all of the real property in the County of San Luis Obispo, State of California, described as follows:

Lot 30 of the Porter Pacific Eucalyptus Tract Subdivision No. 1, in the County of San Luis Obispo, State of California, as per Map recorded August 9, 1911 in Book 1, Page 33 of Maps.

Common Address: 1707 Lyn Road, Arroyo Grande, CA 93420

Dated: November 8th, 2011

[Signature]
RALPH P. MITCHELL

State of California)
) ss.
County of San Luis Obispo

On November 8th, 2011, before me, Sara A. Berry, Notary Public, personally appeared RALPH P. MITCHELL, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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]
Signature of Notary Public

END OF DOCUMENT