



# Montecito Sanitary District

1042 Monte Cristo Lane  
Santa Barbara, CA 93108

*A Public Service Agency*

Phone: (805) 969-4200  
[www.montsan.org](http://www.montsan.org)

## AGENDA

For the Regular Meeting of the Montecito Sanitary District Board of Directors:

**October 8, 2010**

The regular meeting of the Governing Board will begin at **1:00 p.m. on October 8, 2025** in the District's Board Room at 1042 Monte Cristo Lane, Santa Barbara, CA 93108.

The public may attend the meeting in person or participate remotely via Zoom using the following virtual meeting details:

By visiting: <https://us02web.zoom.us/j/86118975917>

Or by calling: 1-669-900-6833

Meeting ID: 861 1897 5917

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### 1. CALL TO ORDER

#### A. ROLL CALL

#### B. PLEDGE OF ALLEGIANCE

#### C. PRESIDENTS REPORT

#### D. BOARD APPROVAL OF THE AGENDA

### 2. PUBLIC COMMENT

Public comment on items not on the agenda is **limited to 3 minutes** and is at the discretion of the Board President. For further instructions, please see [Instructions for Public Comment](#) on the District's website.

### 3. CONSENT CALENDAR

A. Payables from August 1, 2025 through August 31, 2025 (Page 3)

B. Board Meeting Minutes of the September 24, 2025 Regular Meeting (Page 6)

C. Amendment to Easement - 160 Butterfly Lane, Montecito, California (Page 8)

### 4. COMMITTEE REPORTS

It is recommended that the Board receive a report provided by the following:

A. The Montecito Sanitary District Strategic Planning Committee (Directors Barrett and Ohlmann) will report on their October 1, 2025 meeting.

### 5. BOARD COMMUNICATIONS

A. Next Board Meeting Date – October 22, 2025

B. Items for future Board meeting

**6. ADJOURNMENT**

The Montecito Sanitary District conducts its meetings in accordance with the Brown Act. The District also provides alternative methods of remote participation which permit members of the public to observe and address public meetings remotely via telephone or Zoom. These methods of participation can be accessed through the internet link provided at the top of this agenda.

This agenda was posted on the District website, and at the Montecito Sanitary District Bulletin Board in accordance with the requirements of the Brown Act.

Attested by:



Stephen Williams

Business and Administrative Manager/Clerk of the Board

*ADA – The Americans with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in, or denied the benefits of, the District's programs, services or activities because of any disability. If you need special assistance to participate in this meeting, please contact the District Office at 969-4200.*



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## BOARD LIST OF PAYABLES – AUGUST 2025

<u>CHECK DATE</u>	<u>SUMMARY &amp; TYPE</u>	<u>BATCH TOTAL</u>
08/22/2025	ACCOUNTS PAYABLE	131,346.61
	<b>Subtotal</b>	<b>\$ 131,346.61</b>
08/22/2025	CAPITAL IMPROVEMENT PROJECTS	354,735.44
	<b>Subtotal</b>	<b>\$ 354,735.44</b>
08/07/2025	PAYROLL	108,567.07
08/21/2025	PAYROLL	104,560.47
	<b>Subtotal</b>	<b>\$ 213,127.54</b>
	<b><u>TOTAL</u></b>	<b><u>\$ 699,209.59</u></b>

\*All Invoices were reviewed and approved by Department Managers

\*\*All Invoices and Payments were reviewed and approved and checks signed by the General Manager

\*\*\*Board Treasurer, Dorinne Johnson, approved all payables prior to check mailing

**Check History Report**

**MONTECITO SANITARY DISTRICT (MSD)**

**Sorted By Check Number**

**Activity From: 8/01/2025 to 8/31/2025**

Bank Code: <b>B OPERATING CASH (MBT)</b>				
Check Number	Check Date	Vendor Name	Check Amount	Payment Description
30401	8/22/2025	ACWA/JPIA	31,549.59	Medical/Dental/Life Insurance Premium -September
30402	8/22/2025	ALL SAINTS BY THE SEA	2,300.00	Deposit Refund - 75 Eucalyptus Lane
30403	8/22/2025	AMAZON CAPITAL SERVICES	3,821.66	Nespresso Coffee Pods, Cups, Creamer, Stir Sticks, Board Drinks & Snacks, Weekley Planner, Stand-up Desk, Computer Supplies, Vehicle Cleaning Supplies, Portable External Hard Drive, Fan for L/S #1, Pipe Cutter, Defibrillator Batteries, Tire Tubes
30404	8/22/2025	AQUATIC BIOASSAY & CONSULTING	5,540.00	Annual NPDES Required Ocean Sampling
30405	8/22/2025	AT&T MOBILITY	155.66	Standby Cellphone-July
30406	8/22/2025	AUTOZONE, INC	23.06	Vehicle Maintenance Supplies
30407	8/22/2025	AZ SAFETY, LLC	665.00	1st Aid & CPR Training
30408	8/22/2025	LAUREL BARRACK	1,150.00	Deposit Refund - 532 Las Fuentes Drive
30409	8/22/2025	BEDROCK BUILDING SUPPLIES, INC	26.77	Cement Mix for Collections
30410	8/22/2025	BIG GREEN CLEANING COMPANY	2,972.36	Janitorial Services - August
30411	8/22/2025	CANON FINANCIAL SERVICES INC	371.74	Canon Copier Lease Payment-August
30412	8/22/2025	CINTAS CORPORATION #684	1,922.35	Uniforms, Towels, Floor Mats-Cleaning/Rental-July
30413	8/22/2025	COLANTUONO, HIGHSMITH & WHATLEY	6,385.00	Legal Counsel Services-July
30414	8/22/2025	COMPUVISION COMMUNICATIONS	3,188.75	IT Services-July
30415	8/22/2025	CORT	44.00	Deed Report-July
30416	8/22/2025	COX BUSINESS	176.04	Wireless Internet Services-July
30417	8/22/2025	CUES	2,758.40	Annual CCTV Van Computer Granite Software Support
30418	8/22/2025	CALIFORNIA WATER ENVIRONMENT	114.00	Electrical & Instrumentation 1 Renewal - Keen
30419	8/22/2025	ENGEL & GRAY, INC	8,359.31	Biosolids Hauling, Bin Rental-July
30420	8/22/2025	FISHER SCIENTIFIC	2,300.56	Lab Testing Supplies
30421	8/22/2025	FRONTIER	863.59	Phone Service for Lift Stations 1, 2, 4 & WWTP-July
30422	8/22/2025	GOLD COAST ENVIRONMENTAL	2,701.25	Calibration of Gas Meters at Lift Stations 1, 4 & 5
30423	8/22/2025	GRAINGER	439.36	Pipe Cement, Primer Vehicle Cleaning Supplies
30424	8/22/2025	GREENLEAF AVENUE PROPERTIES LLC	2,300.00	Deposit Refund - 1190 Dulzura Drive
30425	8/22/2025	HCD	84.00	Annual Registration for Staff Room and Office Trailer
30426	8/22/2025	IDEXX DISTRIBUTION, INC	1,425.85	Lab Testing Supplies
30427	8/22/2025	LEONARD (or) MELANIE JUDSON	2,216.00	Deposit Refund - 655 Juan Crespi Lane
30428	8/22/2025	LARRY'S AUTO PARTS	368.00	Vac-Con Auxiliary Engine Service Parts
30429	8/22/2025	MARBORG INDUSTRIES	863.55	Refuse Disposal, Recycling-July
30430	8/22/2025	MONTECITO BANK & TRUST	2,739.07	Collections Job Posting, Staff Luncheon, Ice for Lab Sampling, FedEx Mailing, GM Travel Expenses, Board Lunches, Epoxy for Collections
30431	8/22/2025	MCCORMIX CORP	1,709.97	Vehicle Fuel 07-15-08/15/2025
30432	8/22/2025	MOUNTAIN SPRING WATER	169.40	Bottled Drinking Water, Cooler Rental-July
30433	8/22/2025	MONTECITO WATER DISTRICT	1,320.62	Water Service-July
30434	8/22/2025	O'CONNOR PEST CONTROL WEST COAST	593.04	Pest, Rodent, Gopher Control at WWTP and Lift Stations
30435	8/22/2025	PLUMBERS DEPOT, INC	293.75	Tiger Tail Collections Equipment
30436	8/22/2025	POLYDYNE, INC	4,832.59	Polymer for Belt Press
30437	8/22/2025	POSTER COMPLIANCE CENTER	177.22	Annual Federal & State Law Required Posters
30438	8/22/2025	PRICE POSTEL & PARMA	127.50	Employment Law Matters - July
30439	8/22/2025	PUYFLEG INDUSTRIAL WATER	80.82	Water Softener Sodium Tank Exchange
30440	8/22/2025	ROJAS COMMUNICATIONS GROUP	2,520.00	Legislative Consulting Services-July
30441	8/22/2025	SOUTHERN CALIFORNIA EDISON CO	18,664.51	Electric Services 06/24-07/24/2025

30442	8/22/2025	STREAMLINE	466.00	Website Hosting Services - August
30443	8/22/2025	THE TOLL ROADS VIOLATION DEPT.	7.31	Toll fee for GM Travel to San Diego for CSDA Conference
30444	8/22/2025	TRI-CO REPROGRAPHICS	7.66	Large Format Scanning
30445	8/22/2025	UNIVAR SOLUTIONS	11,400.27	Sodium Bisulfite & Hypochlorite Chemicals
30446	8/22/2025	USA BLUE BOOK	598.65	Float Switch for Lift Station #3
30447	8/22/2025	VERIZON BUSINESS	440.38	iPad Tablets Service-July
30448	8/22/2025	JOHN WEIGOLD	112.00	CSDA Conference Travel Expense Reimbursement
Bank B Total:			<u>131,346.61</u>	

**Bank Code: G CAPITAL IMPROVEMENT CASH (MBT)**

Check Number	Check Date	Vendor Name	Check Amount	Payment Description
1585	8/22/2025	MONTECITO BANK & TRUST	649.00	CIP No. L008; Air Pollution Control District Lift Station #1 Generator Permit Application Fee
1586	8/22/2025	PHOENIX CIVIL ENGINEERING	48,216.25	CIP No. L001; Construction Management Services for the Channel Lift Station Improvement Project-July CIP No. C003; Construction Management Services for the Sewer Main CIPP Lining Project-July CIP No. C005; Construction Management Services for the Manhole Rehabilitation Project-July
1587	8/22/2025	SANCON TECHNOLOGIES, INC.	304,761.19	CIP No. C005; Construction Progress Payment for the Manhole Rehabilitation Project-July
1588	8/22/2025	WATER SYSTEMS CONSULTING, INC.	1,109.00	CIP No. C001; Engineering Design Services for Sewer Model Project-July
Bank G Total:			<u>354,735.44</u>	
<b>REPORT TOTAL</b>			<b><u>486,082.05</u></b>	



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## MINUTES

For the Regular Meeting of the Board on:

**September 24, 2025**

### 1. **CALL TO ORDER**

The Governing Board of the Montecito Sanitary District convened a regular meeting at 1:03 pm on Wednesday, September 24, 2025. The meeting was also broadcast using Zoom teleconferencing.

#### **ATTENDANCE**

##### **Board Members Present:**

Directors Johnson, Rockenbach, and Ellwood T. Barrett II

##### **Board Members Absent:**

Directors Newquist and Ohlmann

##### **Also Present and Participating:**

John Weigold, MSD General Manager

Stephen Williams, MSD Business and Administrative Manager/Clerk of the Board

Aleks Giragosian, MSD Legal Counsel

Che Johnson, Liebert, Cassidy, & Whitmore

### 2. **PUBLIC COMMENT**

No members of the public addressed the Board.

### 3. **CLOSED SESSION**

#### **A. PUBLIC COMMENT**

No members of the public addressed the Board.

#### **B. CONFERENCE WITH LABOR NEGOTIATOR (GOVERNMENT CODE § 54957.6)**

Name of District Negotiator to Attend Closed Session: John Weigold, General Manager

Name of Employee Organization: Represented Staff, Montecito Sanitary District Management Group

**REPORTABLE ACTION:** None

**4. CONSENT CALENDAR**

ON MOTION by Director Rockenbach, Seconded by Director Johnson, the Board voted to approve the following Consent Calendar items:

- A. Board Meeting Minutes of the September 10, 2025 Regular Meeting
- B. Board Meeting Minutes of the September 11, 2025 Special Meeting
- C. Board Meeting Minutes of the September 15, 2025 Special Meeting
- D. First Amendment to Easement at 618 Hot Springs Road, Montecito, California
- E. Fiscal Year 2024-25 Audit Contract

**5. COMMITTEE REPORTS**

- A. Directors Newquist and Johnson gave a report on the Montecito Sanitary District Finance Committee meeting of September 9, 2025.

**6. BUSINESS ITEMS**

ON MOTION by Director Rockenbach, Seconded by Director Johnson, the Board voted to:

- 1. To approve the Memorandum of Understanding (MOU) between Montecito Sanitary District and Service Employees International Union (SEIU) Local 620 and extend the relevant terms of that MOU to the Montecito Sanitary District Management Group.

AYES: Directors Johnson, Rockenbach, and Barrett  
NAYES: None  
ABSTAIN: Directors Newquist and Ohlmann  
ABSENT: None

**7. BOARD COMMUNICATIONS**

- A. Next Regular Board Meeting Date – October 8, 2025
- B. Items for future Board meeting – No items were discussed by the Board

**8. ADJOURNMENT**

ON MOTION by Director Rockenbach, Seconded by Director Johnson, the meeting ended at 1:44 pm.

These minutes were presented for approval at the Regular Board Meeting on October 8, 2025.

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Ellwood T. Barrett II, President

Minutes taken and prepared by:

---

Stephen Williams

Business and Administrative Manager/Clerk of the Board



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## MONTECITO SANITARY DISTRICT STAFF REPORT – 3C

**DATE:** October 8, 2025  
**TO:** Board of Directors  
**FROM:** John Weigold, General Manager  
**SUBJECT:** Amendment to Easement – 160 Butterfly Lane, Montecito, California

### RECOMMENDATION

It is recommended that the Board:

- 1) Execute a Certificate of Acceptance for the first amendment of easement at 160 Butterfly Lane, Montecito, California; and
- 2) Take any such additional, related action that may be desirable.

### BACKGROUND

On or about February 8, 1961, an easement for sewer maintenance purposes was granted to the District for the property located at 160 Butterfly Lane in Montecito, California. Pursuant to the easement, the District constructed an eight-inch (8") sewer mainline in the easement area.

The facilities were installed partially outside of the original easement, and the discrepancy impedes future development of the property and the District's access to and maintenance of the facilities.

The District recommends releasing the original easement via quitclaim deed and recording a new easement that aligns with the location of the facilities. This approach will best accommodate the residents' concerns, while still protecting the District's ability to inspect and maintain its facilities.

**FISCAL IMPACT:** None

### ATTACHMENTS:

1. 160 Butterfly Lane Grant of Easement
2. 160 Butterfly Lane Quitclaim Deed
3. Certificate of Acceptance

RECORDING REQUESTED BY:

MONTECITO SANITARY DISTRICT  
1042 Monte Cristo Lane  
Santa Barbara, CA 93108-2809

AND WHEN RECORDED MAIL TO

Montecito Sanitary District:  
Attn: Bryce Swetek, P.E.  
1042 Monte Cristo Ln,  
Montecito, CA 93108

No fee for recording pursuant to Government Code 6103 & 27383  
APN: 009-163-030

**GRANT OF EASEMENT**

This Grant of Easement (“Grant”) is entered into by and between the Montecito Sanitary District, a California independent special district, (“District”), and *James R. Batchelder and Nicole C. Batchelder, Trustees of the Batchelder Family Trust dated July 1, 2003, amended and restated November 17, 2016* (together, “Grantor”).

**RECITALS**

- A. Grantor is the owner of real property located at *160 Butterfly Lane*, Santa Barbara, California 93108, Assessor Parcel Number *009-163-030* (“Property”) as described in the Legal Description attached hereto as **Exhibit “A”**.
- B. An easement for sewer purposes over and under the Property was granted to the District by Instrument No. *4484* recorded in Book *1824*, Page *469* of the records of Santa Barbara County, State of California (“Original Easement”).
- C. District constructed an 8-inch sewer mainline (“Facilities”), which is part of District’s collection system, on the Property.
- D. The Facilities were installed partially outside the Original Easement.
- E. The discrepancy between the Original Easement and the as-built location of the Facilities creates impedes future development of the Property and the District’s access to, and maintenance of, the Facilities.
- F. The District desires to release the Original Easement via quitclaim deed and record a new easement that aligns with the location of the Facilities.

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- G. Under Health and Safety Code section 6514, the District may acquire “such real and personal property and rights of way, either within or without the limits of the district, as in the judgment of the board are necessary or proper to the exercise of its powers, and particularly for the purpose of permitting ingress to and egress from such real or personal property, ... ;”
- H. On September 26, 1960, the District adopted Resolution No. 1960-21 which authorizes any member of the Governing Board “to accept for and on behalf of Montecito Sanitary District, deeds or grants conveying any interest in or easement upon real property to Montecito Sanitary District”;
- I. On March 20, 2024, the District adopted Ordinance No. 23 to govern access to and maintenance of its easements;
- J. The District desires to acquire the New Easement over Grantor’s Property to construct, operate, maintain, inspect, repair, or replace the Facilities.

### AGREEMENT

1. Grant of Easement. Grantor grants to District an easement, being a nonexclusive easement in gross over the “Easement Area,” as described in the Legal Description **Exhibit B** and depicted in the Site Plan **Exhibit “C”**, each attached and incorporated in full by reference, subject to the terms of this Grant.
2. Description of Grant. The Grant is the conveyance of an easement for the construction, operation, maintenance, inspection, repair, and replacement of the Facilities and the right of ingress to and egress from the Property at all times for those purposes. The Grant is made subject to the conditions of Montecito Sanitary District Ordinance No. 23, incorporated herein by reference, unless that ordinance is repealed in its entirety and not replaced with any other ordinance.
3. Use of Easement Area by District. District agrees to use the Easement Area only in the manner consistent with the terms and conditions of this Grant. Prior to the performance of any work within the Easement Area, District shall inform the Grantor. In the event that Grantor gives the District written notice that District’s use of the Easement Area violates the terms and conditions of this Grant, District shall promptly take such steps as are necessary to cure such violation. District shall not make any changes to the Easement Area that are inconsistent with the purpose of the Grant.
4. Use of Easement Area by Grantor. Grantor shall not materially increase or decrease or permit to be materially increased or decreased the ground elevations or grades of the Easement Area then existing upon the completion of the Project defined in the License Agreement executed concurrently herewith. Neither shall Grantor construct or permit to be constructed any permanent or temporary encroachments upon or abutting the Easement Area, without the prior written consent of the District.
5. Removal of Encroachments. Grantor will be responsible for removing any unauthorized encroachments upon the Easement Area deemed to be a “Significant Interference” or “Unwarranted Liability” as those terms are defined in Ordinance No. 23. Grantor shall be provided with at least

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thirty (30) calendar days written notice of any claimed Significant Interference or Unwarranted Liability prior to any District action.

6. Relocation of Easement. Grantor may, at Grantor's own expense and subject to the written approval of the District, relocate the Easement Area or Facilities in the event that they conflict with future development at the Property, provided that Grantor does not cause the discontinuance of service to any area outside the Property being served by the District and the District receives, without expense to the District, a comparable easement for the relocation.

7. Damage to Property or Easement Area. Any damage to the Property or Easement Area resulting from the District's sole, active negligence or willful misconduct shall be repaired at District's sole cost and expense.

8. Maintenance of Facilities. Nothing in this Grant may be construed or interpreted as giving Grantee the authority to bind or commit District to construct, operate, maintain, inspect, repair, or replace the Facilities, all of which shall be performed at District's discretion.

9. Term. This Easement shall take effect on the date this Grant is recorded in the official records of Santa Barbara County ("Effective Date") and shall terminate upon the recordation of a recorded release, which will restore the Easement Area to its original condition immediately before the Effective Date of this Grant.

10. Integration; Waiver. There are no other agreements, understandings, representations or warranties by or among the parties with respect to the subject matter of this Grant except as expressly set forth in this Grant. This Grant may only be amended or modified by a writing executed by each party to this Grant. No waiver of or failure by any party to enforce a provision, covenant, condition or right under this Grant (each, a "Right") will be construed as a subsequent waiver of the same Right or waiver of any other Right. No extension of time for performance of any obligations or acts extends the time for performance of any other obligations or acts. The waiver of any Right and any extension of time for performance or obligations or acts are only effective when made in writing.

11. Successors and Assigns. This Grant and the covenants contained herein shall run with the land and is binding upon and inures to the benefit of the parties' respective heirs, personal and legal representatives, successors and assigns.

**IN WITNESS WHEREOF**, the duly authorized individuals below execute this Grant.

“DISTRICT”  
Montecito Sanitary District

“Grantor”  
Owner

Authorized Signatory:

Authorized Signatory:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed: Ellwood T. Barret

Printed: James R Batchelder

Title: Board President

Title: Owner/Trustee

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Authorized Signatory:

Attest:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed: Nicole C Batchelder

Printed: Stephen Williams

Title: Owner/Trustee

Title: District Administrator

Date: \_\_\_\_\_

Date: \_\_\_\_\_

(SEAL)

Approved as to Form: Signed by:

Signature: *Aleks Giragosian*  
1CE7304209D64D7...

Printed: Aleks Giragosian

Title: Legal Counsel

Date: 9/19/2025



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## ACKNOWLEDGEMENT

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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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

(Seal)

Exhibit A  
Servient Tenement

APN: 009-163-030

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 2 IN BLOCK 17 OF LANDS OF MONTECITO LAND COMPANY, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN RACK NO. 1, MAP NO. 3, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 2, AND RUNNING THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT, 70 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 2 AND 1 TO THE SOUTHERLY LINE OF HIGH ROAD; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGH ROAD TO THE EASTERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 1 AND 2, 182.15 FEET TO THE POINT OF BEGINNING.

Joel Avakian  
PLS 7324



Prepared by or under my direction:  
Joel F. Avakian Land Surveyor  
208 Park Road Ojai, CA 93023  
PH. (805) 646-7242

## Exhibit B

### Easement Description

APN: 009-163-030

Being a 10' wide portion of Lot 2 in Block 17 of the Lands of the Montecito Land Company, in the County of Santa Barbara, State of California, according to the map thereof recorded in Rack No. **1**, Map No. 3, in the office of the County Recorder of said County, the centerline of which is described as follows:

Commencing at the southeasterly corner of the land described in the Grant Deed recorded December 15, 2023 as Instrument No. 2023-0037348 Official Records of said County and State; thence, N18° 50' 00"E, along the northeasterly line of the land described in said Grant Deed, 11.66 feet to the **True Point of Beginning**; thence, departing said northeasterly line,

- 1) N69° 32' 29"W, 32.95 feet; thence,
- 2) N67° 08' 36"W, 58.50 feet; thence,
- 3) N64° 41' 36"W, 12.68 feet to a point in the northwesterly line of the land described in said Grant Deed, said point bears N05° 50' 00"W, 11.59 feet from the southwesterly corner of the land described in said Grant Deed.

End of Description

A Sketch entitled Exhibit \_\_\_\_ is attached hereto and by reference incorporated herein.

\_\_\_\_\_  
Joel Avakian  
PLS 7324

Prepared by or under my direction:  
Joel F. Avakian Land Surveyor  
208 Park Road Ojai, CA 93023  
PH. (805) 646-7242

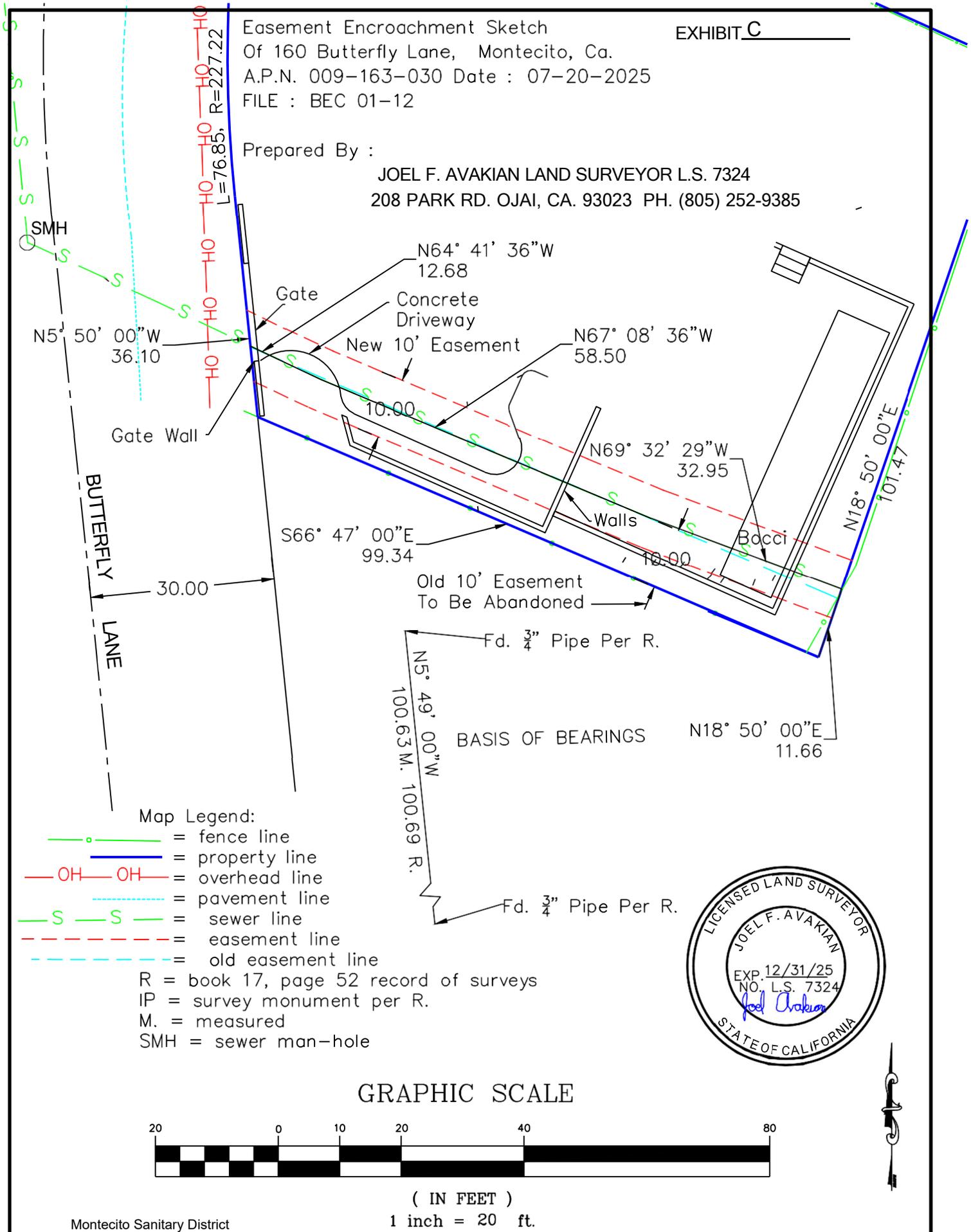


EXHIBIT C

Easement Encroachment Sketch  
 Of 160 Butterfly Lane, Montecito, Ca.  
 A.P.N. 009-163-030 Date : 07-20-2025  
 FILE : BEC 01-12

Prepared By :

JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324  
 208 PARK RD. OJAI, CA. 93023 PH. (805) 252-9385



Map Legend:

- = fence line
- = property line
- OH—OH— = overhead line
- - - = pavement line
- S—S— = sewer line
- - - = easement line
- - - = old easement line

R = book 17, page 52 record of surveys  
 IP = survey monument per R.  
 M. = measured  
 SMH = sewer man-hole



GRAPHIC SCALE



( IN FEET )  
 1 inch = 20 ft.

RECORDING REQUESTED BY:

MONTECITO SANITARY DISTRICT  
1042 Monte Cristo Lane  
Santa Barbara, CA 93108-2809

AND WHEN RECORDED MAIL TO

Montecito Sanitary District:  
1042 Monte Cristo Ln,  
Montecito, CA 93108

No fee for recording pursuant to Government Code 6103  
APN: 009-163-030

**QUITCLAIM DEED**

This Quitclaim Deed (“Quitclaim”) is made by the Montecito Sanitary District, a California independent special district (“District”), for the purpose of terminating a portion of the easement against certain real property located at *160 Butterfly Ln, Santa Barbara, California 93108*, Assessor Parcel Number *009-163-030* (“Property”).

**RECITALS**

- A. Grantor is the owner of real property located at 160 Butterfly Lane, Santa Barbara, California 93108, Assessor Parcel Number 009-163-030 (“Property”) as described in the Legal Description attached hereto as **Exhibit “A”**.
- B. An easement for sewer purposes over and under the Property was granted to the District by Instrument No. *4484* recorded in Book *1824*, Page *469* of the records of Santa Barbara County, State of California (“Easement”) as described in the Legal Description attached hereto as **Exhibit “B”**.
- C. District constructed an 8-inch sewer mainline (“Facilities”), which is part of District’s collection system, on the Property.
- D. The Facilities were installed partially outside the Easement.
- E. The discrepancy between the Easement and the as-built location of the Facilities creates impedes future development of the Property and the District’s access to, and maintenance of, the Facilities.
- F. The District desires to release the Easement via this Quitclaim and record a new easement that aligns with the location of the Facilities.

**NOW, THEREFORE**, the District forever remises, releases and quitclaims the Easement in favor of the Owners.

IN WITNESS WHEREOF, the duly authorized individuals below execute this Quitclaim.

“DISTRICT”

(SEAL)

Montecito Sanitary District

**Authorized Signatory:**



Signature: \_\_\_\_\_

Printed: Ellwood T. Barrett

Title: Board President

Date: \_\_\_\_\_

**Attest:**

Signature: \_\_\_\_\_

Printed: Stephen Williams

Title: District Administrator

Date: \_\_\_\_\_

**Approved as to Form:**

Signed by: 1CE7304209D64D7...

Printed: Aleks Giragosian

Title: Legal Counsel

Date: 9/19/2025

# ACKNOWLEDGEMENT

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 \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, 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

(Seal)

Exhibit A  
Servient Tenement

APN: 009-163-030

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 2 IN BLOCK 17 OF LANDS OF MONTECITO LAND COMPANY, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN RACK NO. 1, MAP NO. 3, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 2, AND RUNNING THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT, 70 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 2 AND 1 TO THE SOUTHERLY LINE OF HIGH ROAD; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGH ROAD TO THE EASTERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 1 AND 2, 182.15 FEET TO THE POINT OF BEGINNING.

\_\_\_\_\_  
Joel Avakian  
PLS 7324



Prepared by or under my direction:  
Joel F. Avakian Land Surveyor  
208 Park Road Ojai, CA 93023  
PH. (805) 646-7242

## Exhibit B

### Easement Description (Abandonment)

Being all that 10.00 foot wide portion of Lot 2, Block 17 of the Montecito Land Company, in the County of Santa Barbara, State of California, as per the map filed as Map 3, Rack 1, in the office of the County Recorder of said County and State, described in the Easement Deed recorded February 8, 1961 in Book 1824, Page 469 Official Records, described as follows

The southwesterly 10.00 feet between parallel lines of that portion of Lot 2 in Block 7 of the Montecito Land Company, in the County of Santa Barbara.. State of California, as per map thereof filed as Map No. 3 in. Rack. 1 in the office of the County Recorder of said County, lying northwesterly of the following described line: Beginning at a point in the southerly line of said Lot 2, distant thereon westerly 70 feet from the southeast corner of said lot: thence northerly, parallel with the easterly line of said Lot 2 to the northerly line of said lot.

Said land is shown together with other lands on Maps and Surveys filed in Book 17, Page 52 and Book 17, Page 77 of Record of. Surveys, in the office of the County Recorder of said County and State,

\_\_\_\_\_  
Joel Avakian  
PLS 7324

*Joel Avakian*



Prepared by or under my direction:  
Joel F. Avakian Land Surveyor  
208 Park Road Ojai, CA 93023  
PH. (805) 646-7242

**RECORDING REQUESTED BY  
AND AFTER RECORDATION MAIL TO:**

Montecito Sanitary District  
Attn: General Manager  
1042 Monte Cristo Lane  
Montecito, CA 93108

**NO FEE RECORDING PURSUANT TO GOVERNMENT CODE §§ 6103 & 27383**

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**CERTIFICATE OF ACCEPTANCE**

(Government Code Section 27281)

This is to certify that the interest in real property conveyed by the Grant of Easement dated October 8, 2025, from James R. Batchelder and Nicole C. Batchelder, Trustees of the Batchelder Family Trust dated July 1, 2003, amended and restated November 17, 2016, to the Montecito Sanitary District, a California independent special district, is hereby accepted by order of the Board of Directors of the Montecito Sanitary District on October 8, 2025, and the grantee consents to the recordation thereof by its duly authorized officer.

Authorized Signatory:

Approved as to form:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

Signature: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

