

**Goleta Water District**  
**BOARD OF DIRECTORS**



*Farfalla Borah – President*

*Lauren Hanson – Vice President*

*Tom Evans - Director*

*Bill Rosen - Director*

*Kathleen Werner – Director*

*David Matson – General Manager*

**Meeting Minutes**

**Action Summary**

**Tuesday, August 8, 2023**

**5:30 p.m.**

Goleta Water District Headquarters  
Board Hearing Room  
4699 Hollister Ave, Goleta CA 93110

**Agendas, Supplemental Materials, and Minutes of the Goleta Water District Board of Directors meetings are available online at [www.goletawater.com](http://www.goletawater.com).**

5:30 p.m.....Meeting convened

**ROLL CALL:** – President Borah; Vice President Hanson; Director Evans; Director Rosen; Director Werner

Also present were Andrew L. Jared, General Counsel; David Matson, General Manager; Daniel Brooks, Engineering & Infrastructure Manager; KK Holland, Assistant to the General Manager; Laura McKenzie, Administrative Manager/CFO; Brooke Welch, Principal Analyst; and Mary Northrup, Executive Assistant/Clerk of the Board

**PUBLIC COMMENT:**

None.

**DEPARTMENTAL AGENDA:**

**1) UNAUDITED FINANCIAL REPORT – JUNE 30, 2023**

David Matson introduced the item and reiterated that the budget was adopted when the District was facing a drought and anticipated water shortage contingencies. A major turn of events presented a new set of challenges that changed the way the District does business and District staff was able to respond accordingly by being nimble.

Laura McKenzie reported that for the twelve-month period ending June 30, 2023, Total Revenues of \$45.5M were received, \$3.6M lower than forecasted in the 2022-23 Fiscal Year Budget as a result of lower than budgeted water sales revenue. Total Expenditures of \$44.8M were \$3.0M lower than budgeted. Operating costs, including water treatment and testing costs, legal, service & supplies and utilities, as well as capital improvement projects, were lower than budgeted because of the timing of project initiation and completion. For the twelve-month period ending June 30, 2023, Net Results were \$684K, or \$644K lower than the budgeted.

The Board asked questions related to specific projects and commended staff.

The Board thanked Ms. Kenzie and Mr. Matson for the update.

**2) QUITCLAIM OF EASEMENT TO PATTERSON ASSOCIATES, LLC**

Daniel Brooks reported that the owners of the Property, Patterson Associates, LLC, submitted an application for a lot split project on the Property in 2022. The Proposed Project includes the division of APN 071-140-075 for the creation of three new lots: Site ‘B’ of 4.62 acres with existing development of a 68,142 SF office building; Site ‘C’ of 1.82 acres; and, Site ‘D’ of 2.04 acres. The proposed development on Site ‘C’ consists of a single-story 13,620 square-foot office building and the proposed development on Site ‘D’ consists of a two-story 33,166 square-foot office building. The proposed project also includes parking and landscaping improvements. The District owns a 30-foot water line easement for a prior abandoned well pump site across a portion of the Property that the District determined is no longer necessary. A portion of the planned construction for the Proposed Project would occur within the easement. As the District no longer has any interest in the easement and has no facilities on site, the applicant requested that the District abandon the easement and drafted a Quitclaim document for District review and execution.

The Board asked a series of questions related to staff time and a potential future well site.

A motion was made by Director Rosen, seconded by Director Evans to adopt a Resolution authorizing and directing the Board President to execute a quitclaim deed relating to an easement over a portion of subject

parcel, APN 071-140-075, located at 5385 Hollister Ave. in Goleta, as amended. The motion carried unanimously.

Resolution 2023-24 is attached to these minutes.

### **3) COMB REPORT**

Received a report from Director Werner on the activities of the Cachuma Operation & Maintenance Board (COMB) for July 2023.

### **4) CCRB REPORT**

Received a report from Director Werner on the activities of the Cachuma Conservation Release Board (CCRB) for July 2023.

### **5) CCWA REPORT**

Received a report from President Borah on the activities of the Central Coast Water Authority (CCWA) for July 2023.

### **6) GOLETA SANITARY DISTRICT REPORT**

Received a report from Director Evans on the activities of the Goleta Sanitary District for July 2023.

### **7) SANTA BARBARA COUNTY SPECIAL DISTRICTS ASSOCIATION REPORT**

Received a report from Director Evans on the activities of the Santa Barbara County Special Districts Association for July 2023.

### **8) FUTURE MEETING AGENDA ITEMS**

None.

### **CONSENT AGENDA:**

**CA-1) MINUTES OF THE BOARD OF DIRECTORS JULY 11, 2023 MEETING**

**CA-2) CONTRACTS EXECUTED BY THE GENERAL MANAGER – QUARTER ENDED JUNE 30, 2023**

**CA-3) CASH DISBURSEMENT REPORT – JUNE 30, 2023**

**CA-4) PAST DUE ACCOUNTS RECEIVABLE REPORT – JUNE 30, 2023**

**CA-5) INVESTMENT REPORT – JUNE 30, 2023**

**CA-6) ADMINISTRATION COMMITTEE REPORT**

**CA-7) PUBLIC INFORMATION COMMITTEE REPORT**


**CA-8) WATER MANAGEMENT AND LONG RANGE PLANNING COMMITTEE REPORT**

A motion was made by Director Werner, seconded by Vice President Hanson, to approve the consent agenda. The motion carried unanimously.

President Borah announced that the next regular Board meeting will be held on September 12, 2023.

6:02 p.m.....Meeting adjourned

MINUTES PREPARED BY:

  
\_\_\_\_\_  
MARY NORTHRUP  
ASSISTANT SECRETARY

DATE APPROVED: September 12, 2023

ATTEST:

  
\_\_\_\_\_  
DAVID MATSON  
SECRETARY

  
\_\_\_\_\_  
JARFALLA BORAH  
PRESIDENT

RESOLUTION NO. 2023 – 24

Introduced by the Water Management and Long Range Planning Committee

**RESOLUTION NO. 2023-24**

A RESOLUTION OF THE GOLETA WATER DISTRICT BOARD OF DIRECTORS AUTHORIZING AND DIRECTING THE BOARD PRESIDENT TO EXECUTE A QUITCLAIM DEED RELATING TO AN EASEMENT AND FACILITIES LOCATED AT 5385 HOLLISTER AVE. (APN 071-140-075).

WHEREAS, the Goleta Water District (“District”) holds title and interest in and to a 30-foot easement for roadway, well, pump site and incidental purposes, as shown on document recorded as File No. 2444 in the year of 1943 in Book 26, Page 129 of Maps and Surveys (the “Easement”) together with all facilities, pipelines, conduits, fixtures, devices and appurtenances used in connection therewith; and

WHEREAS, the Easement and subject facilities have since been abandoned by the District, including facilities abandoned in place within the Property; and

WHEREAS, the District no longer has any interest in the subject Easement or facilities; and

WHEREAS, Patterson Associates, LLC is the owner of the Property; and

WHEREAS, releasing any interest in the Easement and associated facilities by quitclaim deed does not negatively impact the District; and

WHEREAS, under real property law, execution of a quitclaim deed would not expressly or impliedly represent that the District has an interest in the Easement.

NOW THEREFORE BE IT FOUND, DETERMINED AND RESOLVED by the Board of Directors of the Goleta Water District as follows:

1. The Board President is hereby authorized and directed to execute a quitclaim deed relating to an easement over a portion of 5385 Hollister Ave. (APN 071-140-075), attached as “Exhibit A” hereto.
2. This resolution shall take effect immediately.

PASSED AND ADOPTED by the Board of Directors of the Goleta Water District this 8th day of August, 2023 by the following roll call vote:

AYE: Borah, Evans, Hanson, Rosen, Werner

NAY:

ABSENT:

ABSTAIN:

ATTEST:



DAVID MATSON  
DISTRICT SECRETARY



FARFALLA BORAH, PRESIDENT  
BOARD OF DIRECTORS

# **Exhibit A**

Quitclaim Deed

RECORDING REQUESTED BY:

GOLETA WATER DISTRICT

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

Patterson Associates, LLC  
5383 Hollister Avenue, Suite 120  
Goleta, CA 93111

(Above Space For Recorder's Use Only)

**QUITCLAIM DEED**

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

DOCUMENTARY TRANSFER TAX \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area of Santa Barbara County ( X ) City of Goleta, and
- There is no Documentary Transfer Tax due per Gov. Code §6103.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the GOLETA WATER DISTRICT, a County Water District organized under the laws of the State of California ("Grantor") hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to PATTERSON ASSOCIATES, LLC, a California limited liability company, all of Grantor's right, title and interest in and to a 30 foot easement for roadway, well, pump site and incidental purposes, as shown on document recorded as File No. 2444 in the year of 1943 in Book 26, Page 129 of Maps and Surveys (the "Easement"), a true and correct copy of which is attached hereto as Exhibit "A", which is further described and depicted on Exhibit "B" attached hereto, together with all facilities, pipelines, conduits, fixtures, devices and appurtenances used in connection therewith and contained within said Easement in the City of Goleta, County of Santa Barbara, State of California.

DATED: August 17, 2023

GOLETA WATER DISTRICT,  
a County Water District organized under the  
laws of the State of California



ATTEST:



By: Farfalla Borah  
Title: Board President

\_\_\_\_\_  
Name: David Matson  
Title: Board Secretary

MAIL TAX STATEMENTS TO PATTERSON ASSOCIATES, LLC AT ABOVE ADDRESS



## ACKNOWLEDGMENT

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

State of California  
County of Santa Barbara )

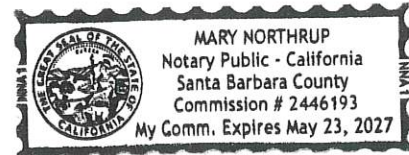
On August 17, 2023 before me, Mary Northrup, Notary Public  
(insert name and title of the officer)

personally appeared Farfalla Borah,  
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 M. Northrup (Seal)



## ACKNOWLEDGMENT

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

State of California  
County of Santa Barbara)

On August 17, 2023 before me, Mary Northrup, Notary Public  
(insert name and title of the officer)

personally appeared David Matson,  
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)

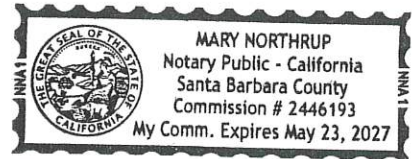
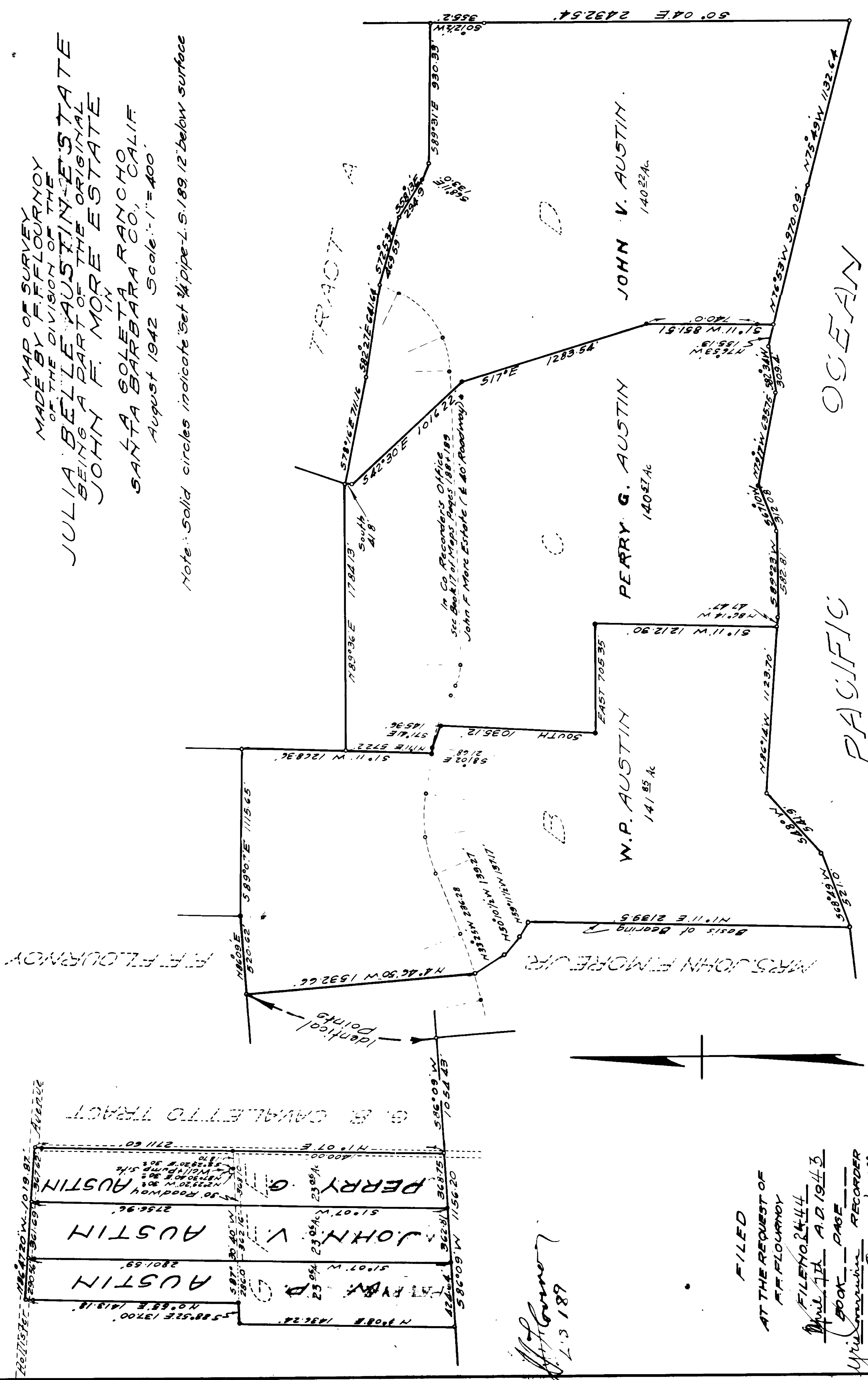


EXHIBIT B  
TO  
QUITCLAIM DEED

(attached)

MAP OF SURVEY  
MADE BY F.F. FLOURNAY  
OF THE DIVISION OF THE  
JULIA BELLE AUSTIN ESTATE  
BEING A PART OF THE ORIGINAL  
JOHN F. MORE ESTATE  
IN  
SANTA BARBARA RANCHO  
SANTA BARBARA CO., CALIF.  
August 1942 Scale: 1" = 400'

Note: Solid circles indicate Set 1/4 pipe-L.S. 189, 12" below surface



PACIFIC OCEAN

*F.F. Flournoy*  
L.S. 189

FILED  
AT THE REQUEST OF  
F.F. FLOURNAY  
FILE NO. 2444  
APR 11 A.D. 1943  
BOOK PAGE  
APPROVED *[Signature]*  
CO. SURVEYOR

EXHIBIT A  
TO  
QUITCLAIM DEED

(attached)

