

June 26, 2008

Mr. Bob Braitman
Executive Officer
LAFCO
105 East Anapamu Street
Santa Barbara, California 93101

Dear Mr. Braitman:

In follow-up to the LAFCO meeting on June 5, 2008, some points were made by LAFCO board members that I would like to comment on.

One point was that in 1986 the Lakeview sub-division owners attempted to form an Assessment District to construct the access roads. It was also pointed out that I had opposed this and had filed a lawsuit against the Lakeview sub-division owners. These points are misleading. The proposed Assessment District was dropped by the Lakeview sub-division owners because it was too expensive. In addition, I did not file a lawsuit against them. Please see the enclosed letter from Marlene Demery sent to me by Tim Staffel, the then 4th District Supervisor. (Please note Attachment A, page 2, paragraph 2.) Also enclosed please find a copy of the first page of the lawsuit that the Lakeview owners filed against me and ten of their own members later in 1989 which resulted in the Memorandum of Agreement (MOA).

To further clarify this, I have attached a copy of the letter to me dated June 23, 1993 from the 4th District Supervisor's office which has as an attachment a copy of Robert E. Marks' letter to the Board of Supervisors. Also enclosed is the Marks' letter dated July 27, 1988. These letters should clarify some of the confusion and misinformation surrounding these issues.

Another point brought up by LAFCO members was that the Lakeview sub-division owners had been denied permission to improve their agricultural roads and to build barns and other necessary agricultural structures. This is not true. Roads have been improved, and structures have been erected. If there have been problems with some of the roads, it is because they lack proper maintenance.

Another concern that I would like addresses is the letter from the Fire Chief dated May 9, 2008 addressed to Mr. Braitman. This letter states, "This letter is to confirm that the Santa Barbara County Fire Department (SBCFD) has agreed in the past that the single proposed access to the Lakeview Estates sub-division would satisfy Fire Department requirements." I have contacted the Fire Chief, and he informed me that he was not familiar, or had any knowledge, of this past agreement, but he would have the Fire Marshall find it and send me a copy. Subsequent to this, I talked to the Fire Marshall, and he indicated that the agreement was possibly held in the North County. The Fire

Marshall said he would locate this agreement, obtain it, and send me a copy of it. Not having received a copy, I phoned the Fire Marshall who informed me that he could not locate the agreement and that he was not familiar with it. Following this, I contacted John Karamitsos to try to find out if he was aware of this instrument, and he also indicated he had never seen it nor had any knowledge of it. Since the Fire Chief's letter of May 9, 2008 is based on a prior agreement that nobody seems to be able to locate or has knowledge of, this letter should be set aside until this agreement is located. In addition, LAFCO should consider post-poning the formation of the Community Service District (CSD) until this agreement is located and verified. Should this alleged "agreement" be found, which would validate the Fire Chief's May 9, 2008 letter, then it must be assumed that all traffic would be shifted on to the private road easement on my property and on the county road, Sweeney Road. This action will overburden the private easement road on my property as well as require extensive improvements of Sweeney Road. Sweeney Road is often impassable during winter. It is prone to slides in both winter and summer. There is a summer crossing (creek) during the rainy season that inhibits vehicles from crossing due to water and deposited debris, such as mud, rocks, and willow branches. Just beyond this point, a section of the road during medium and heavy rains becomes submerged with water and invisible making it very difficult for drivers to stay on the road. When a driver cannot find the road due to the water, oftentimes, the driver gets his vehicle stuck in the mud. Farther up the road, when the road becomes wet by rain or irrigation, the paved portion is so narrow that if two vehicles traveling in opposite directions meet causing one vehicle to have to turn off to allow the other vehicle to pass, that vehicle that has turned off often becomes stuck in the mud. These are just some of the problems with Sweeney Road that should be corrected prior to a CSD being formed so that emergency vehicles, school busses, residential vehicles, as well as other vehicles that must travel the road, may do so with some assurance of safety. Also, provisions for improvements to Sweeney Road and the private easement road should be made prior to allowing any major improvements to be made in any of the Lakeview sub-division parcels in order to ensure safety for anyone traversing these roads. These necessary improvements may result in environmental impacts that must be explored before any improvements are begun.

As suggested by the Santa Barbara County Agriculture Advisory Committee, an adequate buffer between future structures and adjacent parcels outside of the proposed CSD should be provided. There should also be adequate provisions made to protect agriculture within the proposed CSD because vineyards currently exist within the proposed CSD that require spraying of chemicals and pesticides.

In addition, there is also a problem with Rancho Dos Mundos not having a legal right to use the subdivision easement roads. This problem must be resolved prior to the formation of the proposed CSD.

Due to the existing sensitive agricultural land, wetlands, and endangered species, in both the internal and surrounding areas of the proposed CSD, a full Environmental Impact Report (EIR) should be made in order to prevent harm to these sensitive environments.

June 26, 2008

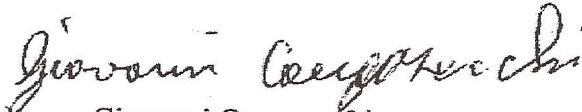
page 3

Finally, I still believe that the proposed CSD, if formed, will harm both the agriculture and the endangered species both inside and outside of the proposed CSD. This will also result in diminishing the water supply to the south coast, the Lompoc area, and the Lompoc Valley since more water will have to be released from Cachuma for both the endangered species and the resulting development in the area of the proposed CSD.

Please provide a copy of this letter and the attached documents to the board members of LAFCO for their review and kind consideration.

Thank you for your time.

Sincerely,



Giovanni Cargasacchi
Post Office Box 188
Lompoc, California 93438
(805) 736-0463

enclosures

SANTA BARBARA COUNTY
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECTS DIVISION
123 East Anapamu Street
Santa Barbara, California 93101

805/568-3080

FAX 805/568-3249

TeleFAX Cover Letter

DATE: 11/1/93

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: Timothy J. Staffel, Supervisor-4th Dist

FIRM: County Board of Supervisors

CITY: Lompoc, CA

FAX NUMBER: 737-7703

FROM:

NAME: Mark Mitterniller, Division Manager

FIRM: SANTA BARBARA COUNTY PUBLIC WORKS DEPT. - Capital Projects

BUDGET: 1610

PROJECT NO: _____

PROJECT NAME: Santa Barbara County Lakeview Properties

Formation of an Assessment District for Construction of Roadway

TOTAL NUMBER OF PAGES 6 Including the Cover Sheet

For Approval

For Review & Comment

For Your Use

As Requested

Re: Board Letter for the November 9, 1993 Agenda.

Signed by Mark Mitterniller, Division Director

**SANTA BARBARA COUNTY
AGENDA BOARD
LETTER**



Agenda Number:

Department: Public Works
Budget Unit: 4510
Agenda Date: November 9, 1993
Placement: Administrative
Estimated Time:
Continued Item: YES, from October 26, 1993

Chief of the Board of Supervisors
Room 407 105 E. Annapolis Street
Santa Barbara, CA 93101
(805) 568-3240

TO: Board of Supervisors
FROM: Marlene F. Demery, Director
Public Works Department
*Marlene Demery
by [signature]*
STAFF CONTACT: Mark A. Mittermiller, ext. 308 *MM*
SUBJECT: Formation of an Assessment District for the Construction of a Roadway System for the Lakeview Properties
Third Supervisorial District, Lompoc Area

RECOMMENDATIONS:

C.A. Recommendation: _____

That the Board of Supervisors:

Receive and file this report on the formation of an assessment district for the construction of a roadway system on the Lakeview properties.

EXECUTIVE SUMMARY & DISCUSSION:

In 1968, a 1,600 acre parcel of land was subdivided into 30 parcels containing forty lots of 40 acres each and is now known as Lakeview properties. The subdivision was created without the current requirements of subdivisions today. Specifically, the construction of all-weather access roads to the lots was not a requirement of the subdivision. Consequently, the buyers of the lots have not been able to build on them. There has much discussion and several meetings over the years between property owners on alternatives to various methods of financing the cost of constructing the roadway system. Securing private financing for the roadway system has not been successful. (Please see Attachment A)

Issues:

The Lakeview property owners need to finance a roadway system but have not been able to do it privately. In August, 1992 the Lakeview owners submitted a petition requesting an assessment district be formed for Lakeview to assist them in the financing a public roadway system. The access road to the Lakeview properties would utilize an existing easement across Mr. Cargasacchi's property. However, the Memorandum of Agreement between the Lakeview property owners and Mr. Cargasacchi infers that a private road, not a public road, be constructed across Mr. Cargasacchi's property. Mr. Cargasacchi insists that the road be private to preserve the 40 acre minimum lot size on the Lakeview property. It appears that the construction of a public road could not guarantee that there would be no future lot splits on the Lakeview property. Therefore he will not grant the right to construct a public road across his property. If the County formed an assessment district,

Subject: Formation of an Assessment District for the Construction of a Roadway System for the Lakeview Properties

Third Supervisorial District, Lompoc Area

Agenda Date: November 9, 1993

Page: 2

condemnation of Mr. Cargasacchi's property would be necessary. Condemnation proceedings will add additional costs not currently in the estimate for the project.

Financing:

Financing by the County could be offered in two general ways:

1. Once the assessment/improvement district is formed, the district could issue general obligation bonds to fund the roadway project.
2. The County could loan the owners the necessary amount needed for the roadway project from the general fund reserves. Given the current budgetary constraints, this is not a viable option.

Formation of the Assessment District:

Should your Board wish to proceed with the Assessment District, staff would return at a later date with the appropriate resolutions to create the District. It appears that there would not be sufficient opposition to prevent the District from being created.

Problems That May Be Encountered:

As discussed above, litigation has been threatened if the road is public. There has been other opposition from neighbors who mistakenly thought that the public road would further subdivide lots. This would not occur. A road easement would not divide the lots through which it passes. Proximity to wetlands to the south of the project could require increased CEQA review.

MANDATES & SERVICE LEVELS:

None.

FISCAL IMPACT:

If an assessment district is formed to finance the roadway system, the County will need to bear the cost, approximately \$40,000, for the preparation of an environmental impact report (EIR). Once the EIR is completed, and if the findings allow for a roadway system, the County will need to finance approximately \$1,600,000 to construct the roads and the cost of condemnation for a public easement across Mr. Cargasacchi's land. If the EIR findings prohibit the construction of the roadway system, the County will still need to form an assessment district to recover \$20,000 for the engineering report and the cost of staff time to date.

CONCURRENCES:

County Counsel

R:\GROUP\BOARD\W\PI\03MM01.MAM

ATTACHMENT A

REPORT ON LAKEVIEW PROPERTIES

November, 1993

The area commonly called "Lakeview Properties" is located off the South end of Sweeney Road Southeast of Lompoc in the Third Supervisorial District.

In 1968 a Record of Survey map created 30 parcels containing 40 lots and is recorded in Book 84 at pages 31, 32, and 33 of County Records.

One lot is about 0.75 acre in size. All others average $43\pm$ acres in size.

At the time this area was subdivided, there were no conditions of approval placed on the land. This was because the Record of Survey method of creating large Agriculture Lots did not come under the rules of the State Subdivision Map Act that allow discretionary approval.

Twenty-five years later we find ourselves with a problem - multiple owners wanting to build on large existing lots without adequate access.

In order to give the County some level of control on the future development in this area, the Board of Supervisors adopted Resolution 86-93 establishing a Special Problems Area for these properties.

On May 27, 1986 the Board of Supervisors adopted a Minute Order that stated:

- (A) Condition issuance of Building Permits to provide for minimum access requirements for emergency services.
- (B) Approve notification to permit applicant that no public access roads must be privately constructed and maintained with no guarantee of access by County.

The Board of Supervisors also ordered a temporary moratorium on any development until June 9, 1986 for report on possible Assessment District for the area.

On June 9, 1986 the Public Works Department was authorized by the Board of Supervisors Minute Order to enter into an Agreement for Professional Services with Dixon/Jordan Engineers to study the feasibility of the formation of an Assessment District (\$20,000.00 General Fund). On June 20, 1986 the Board of Supervisors signed a contract with Dixon for this work.

On October 15, 1986 Dixon submitted his Draft Report to the Department of Public Works. The report estimated the cost to construct a roadway system within the Lakeview Properties and a method of assessment.

On November 10, 1986 a Board of Supervisors Minute Order authorized the Public Works Department to hold local public workshops on the possible formation of an Assessment District to construct access roads.

On December 8, 1986 the first public workshop was held in the Planning Commission Hearing Room, 123 East Anapamu Street, Santa Barbara, at 7:00 p.m. Approximately 18 people attended the workshop. On January 26, 1987 a second workshop was held.

The general consensus of opinion expressed at these two workshops was that the project was too expensive to undertake because of a total estimated cost of \$1,542,792.00 and the average per lot cost of \$38,570.00 to construct fully paved roads to County Standards.

At this point in time the Assessment proposal was tabled and the owners went away to try to come up with a less expensive alternative.

By letter dated April 6, 1988, Rosanne J. Coit, representing the Lakeview Property Owners, put forth a proposal for a plan to develop roadway access at an estimated cost of \$880,582.50 or \$23,173.22 per parcel. This proposal requested some exceptions to our existing Private Road Standards.

The primary exception requested was the acceptance of an all weather surface without paving or chip seal on all roadway segments less than 10% grade.

The other exception requested had to do with two segments of road where the terrain is so steep that the grading required to maintain a 20 foot wide road section would be excessive. Through these sections a 12 foot wide roadway section was proposed with turnouts provided in such locations as to provide visibility between turnouts.

On May 31, 1988 Rich Peterson, County Fire Chief, met with Lakeview Property Owners for an on-site review.

On June 30, 1988 the Public Works Director and County Fire Chief signed a letter setting forth certain exemptions and standards limited to this specific project.

Subsequent to signing this letter, Mr. Cargasacchi called Chuck Wagner and discussed the roadway across the Cargasacchi property.

On August 16, 1988 the Board of Supervisors rejected the recommendation by the Public Works Director to grant segments of the roadway less than 10% in grade be left unpaved. The Board did approve the other exemptions.

On March 16, 1990 a Memorandum of Agreement and Easement Location Document was filed with the County Recorder describing the location and type of road that was across Mr. Cargasacchi's property.

On October 4, 1991 the Public Works Department issued a Request for Proposal to prepare an EIR for the formation of Lakeview Assessment District.

On November 1, 1991 the Public Works Department received five proposals to perform an EIR for the Lakeview Properties.

On November 22, 1991, a meeting was held at the Fourth District Supervisor's request to discuss the process to form the Assessment District. At this meeting, which included most Lakeview landowners, Public Works staff, County Counsel and the Fourth District Supervisor, the question of a private road vs. a public road was discussed.

It was agreed that the Lakeview owners would pursue private financing and report back on February 28, 1992. The owners felt that this option needed to be explored because many of the owners preferred a private road to a public road. The questions of the easement across Mr. Cargasacchi's property was also discussed. The Memorandum of Agreement between the two parties states in Paragraph 5 that "The easement granted and restricted to the use of each one of the parcels of the original Lakeview Properties, and Rancho Dos Mundos... shall not materially increase the burden or impose new or additional burdens upon the easement", indicating that a private road was to be constructed.

On February 28, 1992 a meeting was held with approximately the same attendees as the preceding meeting. The report on private financing of the road indicated that individual property owners would need to obtain individual loans if private financing was to be a viable alternative.

On April 3, 1992 a meeting was held to discuss the formation of the assessment district. Once again the alternative of private financing was raised. The Fourth District Office suggested that the owners work it out among themselves and allow the County to "bow out".

On May 1, 1992 a meeting was held to determine the progress on obtaining private financing and to discuss the "nuts and bolts" on forming an assessment district. It was decided at this meeting to move forward with an assessment district.

On December 12, 1992 a petition signed by 30 Lakeview owners was submitted to the Board of Supervisors requesting the formation of an assessment district to finance the roadway system. The Board suggested the owners try once again to pursue the private financing option and to return with a report regarding such.

On July 16, 1993 Willy Chamberlin, Third District Supervisor, held a meeting to discuss the progress on private financing and the option of forming an assessment district. At that meeting, Supervisor Chamberlin requested both County Counsel and Public Works staff to report back to the Board of Supervisors on several issues:

1. The process of forming an assessment district for Lakeview;
2. Problems that may be encountered with the formation of the assessment district;
3. Description of the financing alternatives the County could use to construct the roadway system.

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ROSANNE J. COIT
LAW OFFICES OF ROSANNE J. COIT
800 Presidio Avenue
Santa Barbara, California 93101
(805) 963-3489

Attorney for Plaintiffs

FILED
SUPERIOR COURT
SANTA BARBARA

MAR 1 - 1989

KENNETH A. PETTIE, County Clerk-Recorder
By: *Alice Abante*
ALICE ABANTE, Deputy Clerk-Recorder

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SANTA BARBARA

JOHN J. THOMPSON, individually; RALPH
A. WESTON; individually; and)
JUDITH ANN McARTHUR; FREDERICK G. SHADER;)
JUDITH DUNCAN SHADER; JOSE ROCHA; SANDRA)
ROCHA; SOCORRO ROCHA; JAIME ROCHA; MARK)
C. SANCHEZ; CLAYTON SANCHEZ; W. BRUCE)
SANCHEZ; PATRICIA F. WESTON; ROBERT M.)
ALEXANDER, JR.; ALAN C. WOODBURY; RICHARD)
E. HANSEN; DALE L. PETERSEN; MARGARET A.)
MULGREW; DENNIS MULGREW; JOHN WURTS;)
JULIE WURTS; JAMES F. MOORE; KAREN L.)
MOORE; ROBERT L. CLARK; WILLIS G. SKOB;)
ROBERT J. SKINNER; JANET L. SKINNER;)
RALPH H. HUGHES; SHELBY J. HUGHES; GERDA)
KNUDSON; THEODORE E. KNUDSON; MICHAEL A.)
MONASTERIO; BEVERLY E. MONASTERIO; JOHN)
PATRICK PALMER; RICHARD HOWARD GOSLAND;)
LOIS ELAINE PALMER; RICHARD J. SWIFT;)
MARY G. SWIFT; ROSEMARY A. THOMPSON;)
HAROLD R. BRIGGS; DOROTHY M. BRIGGS; and)
WILLIAM J. MALTMAN, each by his or her)
Attorneys in Fact, JOHN J. THOMPSON and)
RALPH A. WESTON,)

vs. Plaintiffs,)

GIOVANNI CARGASACCHI; CLEMENTINA)
CARGASACCHI; JOHN E. HALL; JANE A. HALL)
JOHN R. HANLEY; GWEN C. HANLEY; MIKLOS D.)
F. UDVARDY; MAUD E. UDVARDY; MIKLOS A. P.)
UDVARDY; MONICA L. UDVARDY; CHRISTOPHER)
E. MARKS; CAROL L. MARKS, DOES 1 through)
100, inclusive,)

Defendants)

No. SMC109-1
COMPLAINT FOR
DECLARATORY RELIEF
TO LOCATE ROAD
EASEMENT
(C.C.P. 1060)
AND TO QUIET TITLE
(C.C.P. 760.010 -
764.070)

TIMOTHY J. STAFFEL
Supervisor Fourth District



Reply to:
 401 E. Cypress Ave.
Lompoc, CA 93426
(805) 737-7700
 511 E. Lakeside Pkwy.
Suite 126
Santa Maria, CA 9345
(805) 346-8407

COUNTY OF SANTA BARBARA

June 23, 1993

Mr. John Cargasacchi
P.O. Box 188
Lompoc, CA 93438

Re: Lakeview Property

Dear Mr. Cargasacchi,

Supervisor Staffel has informed me that the Lakeview Property issue has been continued to July 20, 1993. You have probably already seen a copy of the enclosed letter from Robert E. Marks, but if not, the one enclosed is for you.

We will keep you informed of any further developments we hear about.

Very truly yours,

Susan Warnstrom

Susan Warnstrom
Executive Assistant
Fourth District

encl: Robert E. Marks letter

The Board of Supervisors
County of Santa Barbara
105 E. Anapamu
Santa Barbara, CA 93101

Gentlemen:

The Board of Supervisors at their December 15, 1992 meeting requested of Lakeview leadership that they make an effort to obtain private financing for road grading and surfacing within their forty some odd parcels at the end of Sweeney Road in Lompoc. Since Lakeview leaders asked me to obtain private funding early in 1992 and I have developed some helpful contacts. I expected them to ask me for my notes which might be helpful in putting together their report to the Board. I have not been contacted and have reason to believe that Lakeview leaders prefer to ignore the Board's request hoping to let it die only to try to slip public roads through at a later date.

With the help of Public Works Lakeview leaders want to condemn easements and rights of way in order to force everyone to participate in a special assessment district designed to find a public road. The problem is that they will be breaking the easement agreement with John Cargasacchi binding us all to a commitment to build a private road. In so doing they will violate his rights and others that are hoping to avoid a public road preferring to keep our road system private. Expensive and protracted litigation will follow the voiding of this agreement. Any effort to build public roads will be blocked.

Public Works not only will earn a plump administrative fee for the public road project but will eventually be able to connect Mail Road to Sweeney Road. Their reason being fire access to the Mail Road-

Sweeney Road connection. The simple fact is that neither the Buellton Fire Department or the Vandenberg Fire Department could arrive at a fire before structures were burned to the ground.

Our neighbors on Mail Road are also concerned that Lakeview leadership will try to quietly sneak through a public road project that will impact their privacy and create a dumping problem, etc. along their quiet and private road. Although Sweeney Road is not subject to heavy traffic lots of dumping is done over its roadside cliffs. The county is presently concerned about this and is considering converting Sweeney Road to a private road.

Those of us that have our homes within Lakeview and have developed viable family farms are concerned we will be left holding the sack with heavy tax assessments and costly charges for county maintenance should a public road be forced upon us. Most all of Lakeview owners are ready to sell out and get out. We are here to stay.

May I respectfully suggest the Board request Messrs. John Thompson and Ted Knudsen report their progress with private financing or cease asking the county for help. They are apparently unwilling to make an effort to comply with the Board's request of last December 15, 1992.

Sincerely,



Robert E. Marks
Rancho Dos Mundos — A Family Partnership
4310 Sweeney Road
Lompoc, CA 93436

Lakeview Properties
July 27, 1988

Dear Neighbor:

We have a problem which we would like to have you understand. Eight years ago we purchased our ranch on a long dirt road with several gates. We came up here from Long Beach to get away from the freeways, the traffic, the people, looking for a quiet secluded place where we could develop a vineyard. We tried to get a permit to build a home on the ranch from the County and were refused because we had less than 100 acres. When we learned that Ted & Stella Lundberg were planning on moving to town, we told them we would buy their place. After a three year wait, we bought their house on the hill overlooking our vineyard. It took us over two years negotiating with the County to put our ranch back in AG Preserve.

Each year when the rains come, I work over the road from Cargasacci's field of beans down to our gate near our barns. That road is plenty adequate for our purposes. We've had truck and trailer grain trucks down it and big bobtails in and out with our grapes at harvest time. We do not need any better road than we have now. As we have paid a lot of money for our house, we don't need a building permit. We have all the utilities needed, including plenty of water which we have offered to those of you on the hill that needed water. Our two parcels that, because they are flat, had water and needed little road improvement, cost us more than twice what parcels on the hill went for.

Although we would like to see you all enjoy your property rights fully and get building permits, we really cannot see where our being involved in the road will benefit us at all.

The now defunct County road plan that your Road Committee helped put together charged us over \$5,000.00 for about fifty feet of joint road from Cargasacci's east gate to our blacktop. This was wrong. We were to pay over \$55,000.00 for road improvements to our barn which we didn't need or want.

We obtained for your Road Committee a qualified private bid to rebuild the roads for \$286,000.00 when your Committee members were too busy to do it for you. We did this to save our necks and to avoid being forced into a special assessment district that would raise our taxes astronomically. To our knowledge, your Road Committee has never contacted George Domingos who presented the bid through me to them.

We do not belong to your road organization because it does not suit our purposes. However, we attend meetings from time to time to protect our interests.

July 27, 1988

We are writing all of our neighbors in order to tell them why we do not wish to be involved in improving the roads. We really do not need any better roads nor do we wish to pay for them. Your Road Committee, in response to Mr. Cargasacci's demands for a paved road across his bean field told him that "If you want those expensive improvements, pay for them yourself." Well, we feel much the same way about your Committee's wanting us to pay for improvements having little or no benefit to us..

We are writing all of you about our concerns because we may look like "bad guys" if your Road Committee continues to include us in a road development we don't want or need. You are our neighbors and we would like to continue to be your friends, regardless of what happens on the road.

Sincerely,



Robert E. Marks



Christopher E. Marks
Attorney at Law

cc: Santa Barbara County Counsel
Law Offices of Matsik & Orr
John Cargasacci

Fire Department

"Serving the community since 1926"

John M. Scherrei
Fire Chief
County Fire Warden

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

May 9, 2008

Mr. Braitman,

This letter is to confirm that the Santa Barbara County Fire Department (SBCFD) has agreed in the past that the single proposed access to the Lakeview Estates sub-division would satisfy fire department requirements. SBCFD will continue to honor this agreement as long as the subdivision maintains the original configuration as recorded at the time of the agreement. Additionally, it should be noted that since SBCFD did not have the chance to condition the project at the time it was subdivided, there will now be significant impacts on individual property owners with regard to infrastructure improvements (i.e., roads and water).

If we can be of any further assistance, please let us know.

Yours in the interest of life and fire safety,



John M. Scherrei
Fire Chief

JMS:rp

