

Santa Rita Hills CSD – 9/5/13 hearing

Re: Access to Lakeview Properties

August 13, 2013

Dear LAFCO Board

My husband and I are property owners in the Lakeview subdivision. We will be unable to attend the September 5, 2013 hearing as we will be out of town. We both come from farming and vineyard family backgrounds and experience. We purchased our property in Lakeview in 2001, looking to explore agricultural/farming projects. Since then, my husband and I, along with many other Lakeview property owners, have taken an active role to fulfill the requirement of having the access road across the Cargasacchi Ranch built as described in the MOA, and having full use of our property.

Mr. Patrick Morris, attorney for the Cargasacchi's, has sent out several letters, stating that Lakeview property owners have been unwilling to negotiate, or build the access road as dictated by the MOA. To set the record straight - over the 12 years we have owned our property, we have attended *innumerable* meetings to discuss, and comply with the terms of Mr. Cargasacchi's requirements for the development of the access road across his farm. Most of these meetings have been attended by John Cargasacchi, his son Peter, (and Peter's wife at the time, Julia), or all three of them. At various times over the years, some meetings were also attended, and mediated, by County officials and planners, Kevin Ready and John Karamitsos, as well as various engineers and fire department officials. The Lakeview property owners have invested many hours of research with professionals, attorneys, planners, and engineers to act in accordance with our responsibility, and to honor Mr. Cargasacchi's specific wishes. I feel that if you were to interview any of the property owners who were able to attend those many meetings and discussions, (some live out of state), you would get a unanimous voice of frustration as a result of those *years* of discussions. The unfruitful deliberations and time spent in negotiations, along with creating a secure funding source is what compelled the property owners to create the CSD. It is also why they are asking for this next step to have the CSD sphere of influence expanded to develop the access road across Mr. Cargasacchi's land. My husband and I have paid over \$40,000 in property taxes over the time we've owned our land, and have lost most of the agricultural projects we started 12 years ago due to the inconvenience of not being able to fully care for them by not being able to live on our property and tend to our crops on a daily basis.

We support expanding the sphere of influence to include the building and maintenance of the access road in the *location* as described in the MOA, that as property owners, we already have a legal right to. It seems it would benefit Mr. Cargasacchi as well as the Lakeview land owners in the long run, in that all property owners would be liable through their taxes to maintain the road through a sure funding source, avoiding future law-suits for property owners who don't comply. Given that the Cargasacchi family owns 8 parcels in Lakeview, they would also have a vote on how the road is developed and maintained.

Respectfully,

Christa and Russell Crane
Lot 23 Lakeview Estates

EXHIBIT H