

# LAFCO MEMORANDUM

## ***SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION***

105 East Anapamu Street • Santa Barbara CA 93101 • (805) 568-3391 + Fax (805) 568-2249

October 5, 2023 (Agenda)

TO: Each Member of the Commission

FROM: Mike Prater  
Executive Officer

SUBJECT: REPORT ON MUNICIPAL SERVICE REVIEW PROGRAM

*This is an Informational Report. No Action is Necessary*

### DISCUSSION

This status report is to bring the Commission and public up-to-date with regard to the Sphere of Influence (SOI) Update and Municipal Service Review (MSR) being prepared for transportation, parking, street sweeping & beautification, lighting, transit and airport services. LAFCO is required by the Cortese-Knox-Hertzberg Act to update the Sphere of Influence for a jurisdiction every five years or as needed.

The Update is consistent with LAFCO's work plan adopted by the Commission. LAFCO Staff has completed an Administrative Draft of the MSR that agency's staff are reviewing and providing comments on. This status report is informational in nature and provides an opportunity to identify issues and questions prior to the public review draft and hearings. Also, the public is invited to provide any feedback or questions about the documents or the process. No action is requested by the Commission at this time. Please provide us with any comments, insights and questions you may have about the documents or the process.

#### **Administrative Review Draft**

The Admin Review Draft SOI/MSR Update will describe the various population trends, opportunities and challenges and service capabilities, and governmental structure for each jurisdiction as required by the Cortese-Knox-Hertzberg Act. The MSR along with the analysis and determinations called for by the Government Code are used to support the Sphere of Influence Update. The following 12 agencies SOI will be updated as part of this current review:

- Goleta West Sanitary District,
- Cuyama Community Services District,
- Mission Hills Community Services District,

- Santa Rita Hills Community Services District,
- Santa Ynez Community Services District,
- Guadalupe Lighting District,
- Mission Canyon Lighting District,
- North County Lighting District,
- County Service Area 31 (Isla Vista),
- County Service Area 41 (Rancho Santa Rita),
- Santa Maria Public Airport District, and
- Santa Barbara Metropolitan Transit District,

**Background**

The Sphere of Influence Update and Municipal Service Reviews for the transportation, parking, street sweeping & beautification, lighting, transit and airport service agencies is out for Administrative review by the agencies. The scheduled release for public review is expected to start October/November 2023. The Admin Review includes a few Study Areas covering the list of agencies below.

**Study Areas.** For study purposes, the Isla Vista Community Services District, Santa Rita Hills Community Services District, City of Lompoc, and City of Santa Maria are requesting areas to be studied. A total of 1,138 acres are being evaluated. LAFCO staff along with the County Surveyor’s Office will prepare maps that included each Study Areas and for each Spheres of Influence. The Study Areas are used to help analyze and identify which properties should remain/be included and which should be excluded from the respective Spheres of Influence. A summary of the Study Areas is listed in the tables below.

Table 1: Isla Vista CSD Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Family Student Housing (FSH)	.03	UCSB	No	None
2	Starke community garden	.03	UCSB	No	None
3	FSH West Campus community garden	.03	UCSB	No	None
4	Garden Projects (GHGP)	.03	UCSB	No	None
Totals		0.12			

Table 2: Santa Rita Hills CSD Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	MOA Road	4.4	Agricultural Commercial AG-II-100	No	Road access & Special Problem Area
	Totals	4.4			

Table 3: City of Lompoc Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	Bailey Ave.	148	Agricultural Commercial AG-II-40	Yes	
	Totals	148			

Table 4: City of Santa Maria Study Areas

Study Area	Description	Acres	Existing Zoning	Prime AG Land	Constraints
1	SOI Expansion Area	985	Agriculture AG-II-40 & AG-II-100	Yes	Unknown
	Totals	985			

**Public Agencies included in the MSR Report**

- Goleta West Sanitary District,
- Cuyama Community Services District,
- Mission Hills Community Services District,
- Santa Rita Hills Community Services District,
- Santa Ynez Community Services District,
- Guadalupe Lighting District,
- Goleta Water District,
- Mission Canyon Lighting District,
- North County Lighting District,
- County Service Area 3 (Goleta),
- County Service Area 11 (Summerland & Carpinteria),

- County Service Area 31 (Isla Vista),
- County Service Area 41 (Rancho Santa Rita),
- Santa Maria Public Airport District, and
- Santa Barbara Metropolitan Transit District,
- City of Buellton
- City of Carpinteria
- City of Goleta
- City of Guadalupe
- City of Lompoc
- City of Santa Barbara
- City of Santa Maria
- City of Solvang

### **Public Outreach**

Staff has presented updates regarding the MSR Program at your May 4, 2023 meeting. All agencies and staff are providing responses on the Administrative Draft. A short Community Survey is available at our website [www.sblafco.org](http://www.sblafco.org) for community members to participate in expressing their level of satisfaction with the level of service. Staff continues to offer meetings with any agencies and their respective Boards/Councils to further discuss the MSR/SOI Update.

**Notice of Exemption (Appendix).** The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by LAFCO and to comply with the California Environmental Quality Act (CEQA). In this case, all recommended Study Area that may be added to the respective agencies Sphere of Influence will likely be determined to qualify as a Categorical Exemption of Class 3 and Class 19, or with certainty that there is no possibility that the project will have a significant environmental effect on the environment and therefore found to be exempt from CEQA pursuant to section 15061(b)(3) of the State Guidelines. This determination will be presented once all recommended Study Areas have been completed and the Local Agency Formation Commission has made its approval of the Sphere of Influence Update.

### Attachments

Attachment A – Public Comments

Please contact the LAFCO office if you have any questions.

**From:** Martha New <marty.new@icloud.com>  
**Sent:** Friday, September 22, 2023 11:31 AM  
**To:** Mike Prater  
**Subject:** Fwd: Letter to the Commissioner - Mike, Please use this version with final typo caught, I hope :).Best, Marty

Begin forwarded message:

**From:** Martha New <marty.new@icloud.com>  
**Subject:** Letter to the Commissioner  
**Date:** September 22, 2023 at 2:28:59 PM EDT  
**To:** Mike Prater <Mike.SBLAFCO@gmail.com>

August 27th, 2023

Dear Commissioner,

Thank you for reading this letter and for listening to my experiences in regards to the problems and obstacles to Santa Rita Hills Community Services District, and why this District has been obstructed and stalled. The Current head of LAFCO has been the exception to an abysmal County response. Mike Prater has gone out of his way to help us resolve these issues and move our District forward to achieve what every other District in California has - roads and access through an easement to our district and Fire safe roads to evacuate when necessary. We now have an opportunity to redress these egregious wrongs that the majority of the property owners have had to endure.

The history of the Santa Rita Hills Community Services District is storied and long. Its predecessor the Lakeview Properties were created in 1968 with the subdivision by Wallace and Mary Dyer. At that time the laws governing Community Services Districts was not fully articulated as it is today in California. Today, fundamental to a CSD, and actually its formation language, is the right to tax property owners (or be an assessment District), and the right and ability to build roads for entrance and exits paid for by that taxation. It is so embedded in the formation language of a California District its necessity is not the least bit controversial.

Unfortunately, these formation powers were wrongfully, and perhaps illegally, withheld and removed from Santa Rita Hills Community Services District by the two Santa Barbara County Board of Supervisor members serving on the LAFCO committee for District formations and the Commissioner serving Santa Barbara at that time, Bob Short. I recommend the County of Santa Barbara redress these wrongful actions by Commissioner Short and his allies. His failure to support the most basic functions of a district has singularly undermined our Districts ability to function in the way the CSD's formation language demands of every District in this state - SAVE OURS.

The economic losses from this erroneous decision have been significant, impactful and egregious to every parcel owner. I have worked hard since I purchased my property in November 2014, to support the addition of these powers to our District which were withheld and are necessary for our development. So has every board member and property owner before me since before 1968, only to be rebuffed and given impossible tasks to overcome, often at great expense to the District and to individual property owners who often paid personally, only to have all the work and time and money frittered away by the lack of support by the County of Santa Barbara.

The County of Santa Barbara has never updated or granted these powers that are essential to every District in California. And no one has a good reason why this is so. One has to ask the obvious questions: Why would the late Commissioner, Bob Short and the two board of Supervisor members on the LAFCO committee take away the rights of the Santa Rita Hills Community Services District to build and maintain roads and establish the District's rights of taxation (or assessment) in order to build these roads? Why are we different from every other District in California? How does this benefit the majority of property owners or the County of Santa Barbara? What advantage is there keeping us from the full use of our property? And why has this not been redressed in a timely fashion and instead neglected and obstructed at every turn?

This failure of the County of Santa Barbara to allow the building of access roads to the District over granted easements, and all the obstacles given to create an assessment District has had severe economic consequences on most if not all of the property owners in Santa Rita Hills Community Services District. Many are women, people of color and minorities, save one wealthy family who has benefited greatly by the delays, obstacles and lawsuits by buying up properties being sold at fire prices as the family's dreams to farm, develop their land and then retire on them have been dashed, diminished or killed.

The first lawsuit was initiated by the John J. & Rosemary A. Thompson family for the obstructions of use by the Cargasacchi's. The result is the agreement and dismissal of their lawsuit, called the Memorandum of Agreement and Easement Location Document. This document was signed by the Cargasacchi family and is signed by every property owner in the District at that time. And yet this MOA road was never built. Why?

Only one family opposed the creation of the District from the start and has overwhelmingly benefited from the absence of a fully functioning District. This family has purchased 20% of the district at fire prices. And even though Giovanni and Clementina Cargasacchi signed the Memorandum of Agreement and Easement Location Document on September 12th, 1989 they and their family have done everything to undermine, block and obstruct it being carried out - for over 33 years.

Most of those original property owners never got full use or access to their properties, nor did they profit from the sale of those lands sold at the lowest values. The first to try to build a road was a Black man - he was rebuffed by LAFCO and the former commissioner. The next a family of Chinese-American descent, Wen M. Chen, who owned parcels 1,2,10 - also refused. Unsurprisingly those four parcels and more were purchased by the Cargasacchi family who blocked the previous owners from development.

The MOA agreement document requires in number 18. "Formation of Assessment District. Following recordation of this instrument as provided herein, DOMINANT TENEMENT OWNERS shall immediately make a good-faith effort to form an assessment district to finance construction and maintenance of the road." That is, a District board to tax, pay for the road, its maintenance and repairs through this taxation, and hire the professionals to over see the build with the advisement and recommendations of the County and Fire Department for safety.

But the County has essentially allowed this one wealthy litigious family to intimidate and dominate our District and prevent property owners, many minorities, including me - a woman farmer - from the full use of our properties for all this time well over 33 years.

It could be argued we have always had this power as a District though it was wrongfully taken from us by an errant Commissioner, and so we should just exercise those rights. After all the easement rights are in our property title papers. Instead we have too patiently worked with the County of Santa Barbara to turn this morass around, but to no avail. The resultant thirty-three years has been filled with lawsuits, stalemates and Catch 22's continuing to prevent our rights as property owners to the full development of our land with the appropriate access roads and internal roads as in accordance with the formation language of all Districts in California - save ours. Only OUR Districts rights have been obstructed and withheld from the property owners. We have been deprived of the most basic use of our properties, and run through a litany of "Catch 22's" by the County, LAFCO and the Board of Supervisors at great expense to us in loss of value to our properties, cost of legal support to challenge this bad situation, loss of our work time as farmers, and devaluation and loss of the full value of our property over a very, very long period of time.

When we look at "structural or systemic views and practices" it shows a sad history of discrimination to the people who were blocked from having access to develop and fully farm, build homes and retire on their properties. This continues to this day with a large number of Hispanic families, greatly affected, and in my case as a single mom, woman farmer blocked from having a safe access and residence on my property. Twenty percent of the District is now owned by one family, the Cargasacchi's who purchased these lands cheaply when those early property owners died without ever being able to have their dreams of residence in the district realized, even to the end of their lives.

Unlike any other District in the state of California our district was made toothless, essentially an ineffectual HOA, that lacked the ability to tax property owners or to build road structures, across the easement that is in all of our Property Titles over the land purchased by that same Cargasacchi family who were very well aware of this easement to our District when they bought their property. They purchased that property from Bartolo - also named Cargasacchi - but to whom they are not related. Though they signed the MOA agreement they have worked assiduously to block its realization. Politicking with neighboring ranches to block other access venues from the District and then purchasing more properties to increase their own holdings in the District as families gave up and sold or died and the properties were sold for them. They continue to block, harass, and legally bully anyone who attempts to move the District forward with the help of their "consigliere" - family lawyer, E. Patrick Morris.

The best solution is for the County to finally intervene and build this easement road with the requisite exit and entrance roads for much needed fire safety and evacuation. This single easement road through the Cargasacchi property is our only current access to our properties and to the Santa Rita Hills Community Services District in spite of the severe fire safety concerns, and more recently the severe erosions caused by last years historic rains. The rains have destroyed or weakened many of these unstructured and unpaved roads, and these rains will certainly be repeated again this coming year. Causing even more erosion, thus increasing the cost to repair and build.

During this past year I have tried to get an address for the property of Jimmy Irabon in our district who wants to serve on the board. This was repeatedly denied. The Fire Department who issues addresses refused to assign him an address until he has a substantial building on his property which would need protecting. While this is a recent requirement other properties have been given addresses prior to this new rule. The Irabons are a family of color who recently purchased this property which has a storage shed which the Fire Department deems insufficient for an address.

This attempt touring on a new board member has taken me over a year and many meetings and tours of the District to pursue, and yet still failed, as the Board of Supervisors would not make the request of the Fire Department, even though it would have allowed Mr. Irabon to serve on the CSD board with our two existing members. The Fire Department said they would have heeded the board of Supervisors request so that we have civic representation for our district. However, the Board of Supervisors ignored our request, and once again our needs as property owners and a District were ignored and further obstructed.

Before this, a request was made of the board of supervisors by our District to write a statement from the Board of Supervisors or Santa Barbara County Council that would confirm the status of our board as legitimate to do all District business. This request was necessary for our attorney, Ross Trindle to remain employed by our District. His firm requested such a statement from the Board of Supervisors to avert him having to leave his employment with us. His firm felt the board was legally exposed to a lawsuit from the Cargasacchi family and their attorney E. Patrick Morris who used every opportunity to challenge us and declare us "an illegitimate board". The Cargasacchi family refuse to join us or accept us as legitimate board members that are allowed to do the basic duties such as use monies from our taxes to pay our CSD's bills, or conduct any business for the furtherance of our District such as building the MOA easement road even though we were all appointed by the Board of Supervisors for these very reasons.

The head of County Elections provided a description of the process for how we were appointed but stopped short of calling us legitimate. Unfortunately our attorney's firm did not find that sufficient, and our attorney, Ross Trindle was forced to leave our employment. Shortly after, our General Manger Robert Perrault became gravely ill and had to withdraw from representing us, and James Jackson (one of the appointed board members) moved from the area and could no longer serve on the board. So the board is short a third member for a quorum, and absent a general manager and legal representation for without a quorum of Board members they may not even be rehired.

The basic problem that leaves us in this continual "Catch 22" status is that anyone who serves on the board has to vote from the District, and to vote from the District one must have a residential address to vote from. While in the past addresses were given by the Fire Department when requested for a nominal fee, now they will not give an address to Mr. Irabon who is a person of color, even to allow him to perform his civic duty as a member of the board that would most certainly help with Fire Safety in the District. Even while the over arching purpose of the Fire Department is and should be the safety of the occupants and properties of the District, and we all pay taxes for these services and share the over riding concern of fire safety for ourselves, our farm workers, managers and animals, as the need for evacuation is frequent and not supported by road infrastructure. We have only one entrance/exit which is not suitable for evacuation in these times of heavy brush and repeated incidence in our area of fire. In spite of these safety concerns the "rule" of not giving addresses to property owners was held up over our need for a new board member and the safety needs of our district which at this point has only the governance of the CSD to address these concerns. Unless finally, the County of Santa Barbara intervenes to help us resolve the easement road issue by building it themselves. So we may focus on our internal roads and structures which is sorely needed for our farming, ranching and for residence on our properties.

The other outstanding issue of 33 years is that anyone in the district who could serve is aware that they are open to continual legal harassment and lawsuits from the Cargasacchi's lawyer and family because of the ambiguity of our voting from our properties in the hopes of being able to have residence there, as opposed to having a residence there. The "catch 22" being we cannot build a residence without engineered access roads and we cannot have voting rights in the District without a residence there to move the road process forward. Even the person who asked me to serve on the board and register to vote from the property, refused to serve himself because of the potential liability he has as an employee



of the County of Santa Barbara to claiming residency in the District. Others are too familiar with the harassing tactics of this family that believes they “own the district” and the famous and acclaimed American Viticulture Area of Sta. Rita Hills. They are litigious bullies; I have witnessed this first hand, repeatedly. I have been chased down, verbally screamed out at, insulted and derided by the members of this family and their lawyer in the hopes of silencing me. (See letters from E. Patrick Morris and Peter Cargasacchi) Again, much like the Civil Rights activist that bought our voting rights front and center and changed the law of the land, I will not back down from their intimidations, or the truth behind all their obstructions which is simply greed.

Only three properties in the district are allowed “residency” as they are “grand fathered in.”. The Grassini’s, the Cargasacchi’s (which has been abandoned or empty for over two years) and the current owners of Ojai Wine Adam and Helen Tolmach are the only residences grandfathered in. These properties are the nearest to the easement road. Jimmy and Helen Irabon is the next property down the road from the Grassini’s, and Arria Brasseur is the next, then mine. Addresses were granted to Dale Petersen who was previously on the board, but will not serve any longer, and Mario Martinez who travels for work too frequently, and does not want to serve any longer. They both withdrew from the board when I was appointed by the Board of Supervisors. I was able to get two others to serve with me and hire an attorney and a general manger to run our meetings for over a year and a half.

We held meetings monthly over zoom with our general manager and attorney Ross Trindle, and investigated all possibilities that would allow us to build the easement road and give the district all weather access, and so have the ability to build residences as required by the Fire Department and Planning and Development and the MOA agreement. I met and spoke with Mike Prater and Bill Dillon of LAFCO repeatedly to find other possibilities of helping our district, as well as hours of conversations and zoom meetings with the members of the Board of Supervisors asking for their support and their help to clear these obstacles.

To be clear, we have all been denied the right of access to this easement in our Titles - which states our legal right to access our properties through this unpaved road easement which is currently row cropped farmed. Another road is used because of the failure to get the designated easement road (the Memorandum of Agreement or MOA road) built which would require increased taxation from the CSD to pay for the build, oversee it’s construction, repairs and continued maintenance paid by all constituents in the district through the taxation by the CSD.

The Cargasacchi family would like to supersede an organization like the CSD and charge us directly for the right to our easement. They would like to set up a toll road which members of the district pay them directly for it’s use. This was verbally requested of me when I first purchased my property in 2014, and others before me were also asked. I was invited to meet with the Cargasacchi family and their Consigliieri (lawyer) E. Patrick Morris to agree to pay them \$20K for the ability to build a barn, and \$40K to be allowed to build a residence. I demurred, saying I support a district solution.

I was told by Leroy Grassini that this type of payment structure plan was used by the Cargasacchi’s on their Jalama Canyon ranch, where the elder Giovanni Cargasacchi once resided. He has recently passed away, and unfortunately this means the family is in disarray and disagreement over many issues, but not less determined to gain for power over the district with the help of E. Patrick Morris. The neighbors in Jalama Canyon were charged for road access and then when not able to pay, their land was taken or acquired by the Cargasacchi’s based on their debt from failure to pay for road use. The Cargasacchi’s did this successfully with their lawyer, E. Patrick Morris, who is no longer “paid” by the Cargasacchi’s but does his work “gratis” for what I believe is a land trade for his work.

The suppression of the CSD with taxing ability is the first step of setting up such a land grab scheme by the Cargasacchi’s in the Santa Rita Hills Community Services District. Again, this family has been

successful for over 33 years in blocking the build of residences through legal harassment, intimidation **(see emails from Peter Cargasacchi and from Patrick Morris to me in an attempt to intimidate me from participating in any Civic Actions for the District** and blocking the CSD. **(Please also see CSD video meetings on Zoom)** The harassment, continued threats about the board's legitimacy, and challenges to governance by the CSD, as well as the continual verbal disruption by them at every meeting was a deliberate attempt to keep business and the furtherance of CSD business from ever being completed.

Hank Blanco's property build has been held up since the untimely death of its owner, Chris Marks, who was pushed off a cliff with a bullet hole in the back of his head - and strangely labeled a suicide though the probability of his being able to shoot himself in the back of the head and leap off a cliff to the ocean below is by all professional accounts extremely low. The excuse for calling it a suicide was they were not able to retrieve the gun from the ocean waters below. **(See article, Santa Barbara Independent)**. This cold case has not been fully investigated or reopened and puts a blight on the County of Santa Barbara. The person who gained ownership of the "unfinished Chateau" that Chris Marks (the first president of the Sta. Rita Hills AVA) was building, is Hank Blanco. Hank is the plaintiff in the recent court case presided over by Santa Maria Judge, Staffel against the Cargasacchi's. Hank was attempting to gain road access to finish the build of his property and sale the estate to repay his debt from loans given to Chris Marks. The death of Chris Marks who was a charismatic leader for the District, and the first to initiate the CSD for Santa Rita Hills has greatly benefited the Cargasacchi family. His loss almost scrapped the CSD's continuance and the restarting has been very difficult.

This is where we are currently, with two existing board members waiting for a third to request appointment. We have existing road plans and have reached out for an environmental report and assessment and estimate by local companies such MNS who specialize in engineering and road builds.

In the mean time, our area is inundated with crime - homicides of homeless people in the river bed, gangs tagging even old Oak trees with graffiti, and drug trafficking on the roads near our ranches. The District has on going theft sprees. Robbers with full body paint suits and masks on, that have stolen expensive equipment, ATV's and tools from our properties and have mostly alluded the police. There is continual garbage dumping on the roads and especially in the river bed. A whole "Chop shop" filled the river access from car thefts that were then sawed apart so valuable parts could be pulled before being dumped in the river. (See pictures). I've done a lot of garbage removal, but it does not stop. There is a thriving illegal drug business drop point on the roads exiting Lompoc, and near the river bed crossing on Santa Rosa Road. And on week ends, a dangerous party scene in the river bed with open fires and alcohol as a constant. This is all reported to the sheriff's office and it has by their own accounts overwhelmed them. My friends at "Santa Ynez Clean Team" refuse to do the Sweeney Road clean ups with me anymore - as they feel it is overwhelming and requires County intervention.

I could not agree more. The river should be a sanctuary - we have beautiful herons and ducks - disrupted by rowdy out-of-towners driving through the riverbed on their ATV's. It's disruptive, awful and needs to be stopped and transformed into a constructive place that supports its natural calm beauty. Perhaps a park, so there is oversight, from crime and destructive activity, or a refuge for birds which it really should be. Or a hiking area for nature lovers like myself would be welcome in this beautiful Riparian forest. But now it is a blight - that is shocking to behold - and only gets worse.

My recommendation is that you as the Commissioner intervene and get that easement road built by the County, especially while there is Federal money for infrastructure available. Lompoc will benefit, and we can finally benefit from the full use of our properties. We still have the ability to transform Santa Rita Hills District from being made a slum, to being the beautifully landscaped vineyard destination that it is and should be.

Thank you for helping us realize this vision, and making it so by coming up with real solutions to this quagmire that has been allowed to fester for far too long in this County.

Sincerely,

Marty New  
[SVSRH.com](http://SVSRH.com)  
(917) 596-0232

**Supporting Documents and clarification with more emails to follow:**

Bartolo Cargasacchi (Unmarried and unrelated to Giovanni Cargasacchi) current owner of easement property and Jalama Ranch) gives Wallace P. and Mary L. Dyer non exclusive easement for a road to their property which has been subdivided into 40 Acre parcels and called Lakeview Estates due to a damn potentially being built for Lompoc City as an alternative to Cachuma Damn which had not guaranteed to supply water to Lompoc, but only to Santa Ynez.

**January 3rd, 1968**

**This is the original “grant of easement and right of way” to Dyer’s property.**

The Dyers subdivide their property into 38 parcels called Lake View Estates  
This easement for a road granted to parcels of the Dyers was clarified and expanded by Giovanni and Clementina Cargasacchi (not related to Bartolo) to include Rancho Dos Mundos (Where they own the unoccupied “grand fathered in residence”) which became the 39th parcel of Lake View Estates with easement rights granted in the clarification document with a specific location.

**Memorandum of Agreement September 1, 1989**

**Signed by Giovanni and Clemintina Cargasacchi and expands the original easement granted by Bartolo to the Dyers (now Lake view Estates)**

This is a clarification and expansion of the **original easement** by Bartolo now owned by Giovanni and Clementina Cargasacchi who grant the Dyer’s (now Lake View Estates and Rancho Dos Mundos) a 30 ft. easement and right of way across a specified location over flat farmland - West - butting up to the existing Sweeney Road and ending at hill - South/East. Subject to the County of Santa Barbara approval and maintenance of Cattle guards and gates.

Articles regarding the formation of the CSD and Death of Chris Marks to follow.