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PERIODONTICS & DENTAL IMPLANTS

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Dear Mr. Hood and members of the Commission,

As you are aware, members of the Cargasacchi family own eight of the forty parcels within the Santa Rita Hills Community Services District. The SRHCSD was formed in 2009 and its main, stated goal was to build an internal road system. We opposed the formation of the SRHCSD because we knew its formation was an underhanded attempt to use a government entity to condemn other property that my family owns (Cargasacchi Ranch) for the purpose of an unrestricted access road. The SRHCSD was specifically excluded from using any funds outside of its boundaries. As we all now know, the SRHCSD has collected and spent hundreds of thousands of dollars and has not done anything that was promised, but instead has subverted our tax dollars from their intended use and applied these monies in an effort to condemn an unrestricted access road across the Cargasacchi Ranch, an action that is specifically contrary to the formation documents of the SRHCSD.

In the mid 1980's, the landowners of the parcels within the former Lakeview Estates (now the SRHCSD), filed a lawsuit against my family over access issues across Cargasacchi Ranch. The lawsuit resulted in a global agreement which was mediated by the County of Santa Barbara. This private agreement, known as the Memorandum of Agreement or MOA, was signed by my family and all owners of the Lakeview

Estates. The MOA specifies an access road across Cargasacchi Ranch, its location, how it should be constructed, etc. This document required considerable work and expense and all involved agreed to abide by its instructions and limitations. The agreement was recorded and is part of the title of Cargasacchi Ranch and every parcel within the SRHCSD.

As was explained by my family during the formation hearings of the SRHCSD in 2009, the SRHCSD was simply an attempt to condemn an unrestricted access road across Cargasacchi Ranch and obliterate the mutually agreed to, private road agreement (the MOA). Wisely (or so we thought) the SRHCSD was excluded from having any powers outside its borders. Now we know that the promise of constructing an internal road system was quite simply a ruse to circumvent the MOA and condemn an access road. The MOA document has a clause which keeps the access road from becoming overburdened. This clause was inserted to protect the Cargasacchi Ranch and its surrounding neighbor ranches (including the SRHCSD Parcels) from uncontrolled use of the road and subsequent urbanization of what is private land in a strictly agricultural area.

The SRHCSD is no longer viable. It does not have a functioning board. When it was viable it seemed to operate as the private corporation of a select few. The minutes from its former meetings indicate that attendees included a few board members, hired administrators and a member of my family and our attorney. The meetings were often run as "Closed Sessions" so that public disclosure could be contained by those few in control. The illegal machinations of this group, including violations of the Brown Act are numerous. Hundreds of thousands of dollars have been wasted needlessly in an attempt to condemn Cargasacchi Ranch. No roads have been built, no benefit or goal has been achieved except to enrich the pockets of those hired to "administer" the SRHCSD. The Santa Rita Hills Community Services District has been an utter failure.

Now the same group that controlled and/or profited from the SRHCSD, realizing that the SRHCSD has failed would like to form a "Bridge and Highway District". A tiger cannot change its stripes. More power, more money wasted in yet another attempt to break a private road agreement. I am not an attorney, but it seems clear that at the very least, allowing another misuse of government power to subjugate a legally binding private agreement is unethical and immoral.

Please immediately dissolve the SRHCSD. If the same people try to form a new Bridge and Highway District, we will oppose that effort the same way we did the SRHCSD, because as prior actions demonstrate, it is only an effort to get around the private road contract that all the landowners signed and are legally obligated to fulfill.

I am ready and willing to build the private road, and pay my fair share. I am a landowner and I oppose the SRHCSD and the proposed new Bridge and Highway District. Please vote to dissolve the SRHCSD so it cannot spend the tax money it collected from me and my family, which it never used to improve the internal roads (its chief obligation), and keep that money from lining the pockets of those who want to condemn my family's land.

Thank you,

John M. Cargasacchi