

COUNTY OF SANTA BARBARA

Mobilehome Rent Control Ordinance

Chapter 11A

DEL CIELO MOBILEHOME PARK

Board Hearing Supporting Documents

VOLUME 3 OF 3

Full Procedural Timeline and Documents

Includes:

Procedural History and Timeline • Clerk's Notices • Proofs of Service • Public Notices • Affidavits of Publication • Procedural Continuance Notices • Correspondence

Matter: Petition Regarding Management's Notice of Rent Increase

Park: Del Cielo Mobilehome Park

Location: 3210 Santa Maria Way, Santa Maria, California

County Case No.: 004144

Prepared for

Santa Barbara County Board of Supervisors

Board Hearing — June 23, 2026

Prepared by

Clerk of the Mobilehome Rent Control Ordinance

County of Santa Barbara Real Property Division

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6.	Hearing Notice, Publication, Posting, and Logistics	Public notices, affidavits of publication, posting materials, hearing logistics, and public viewing location materials.
7.	Hearing Follow-Up, Transcript, Briefing, and Record Close	Transcript-related communications, post-hearing briefing correspondence, and record-close materials.
8.	Final Award and Notice of Arbitrator's Decision - Procedural Transmittal Materials	Transmittal, receipt, and Clerk notice materials relating to the Arbitrator's Final Award. The full Final Award is in Volume 1.
9.	Board Review Petition Notices and Acknowledgments	Procedural notices, proofs, acknowledgments, and receipt confirmations. Full petitions and responses are in Volumes 1 and 2.

Note: Volume 3 is a procedural support volume. Detailed navigation should be handled through PDF bookmarks after assembly. The full Arbitrator's Final Award, petitions for Board review, and party responses are included in Volumes 1 and 2; Volume 3 includes related procedural transmittal, notice, proof, and acknowledgment materials.

Full Procedural History

Del Cielo Mobilehome Park Rent Control Proceeding

Santa Barbara County Mobilehome Rent Control Ordinance, Chapter 11A

This procedural history summarizes the administrative processing of the Del Cielo Mobilehome Park rent increase proceeding under the Santa Barbara County Mobilehome Rent Control Ordinance, Chapter 11A. It is intended to support Volume 3, which contains procedural notices, publication materials, service and mailing records, scheduling materials, transmittal documents, and related administrative correspondence.

1. Notice of Rent Increase

Management served a Notice of Rent Increase dated August 29, 2025, concerning Del Cielo Mobilehome Park, located at 3210 Santa Maria Way, Santa Maria, California. The notice sought a rent increase with an effective date of January 1, 2026. The proposed increase exceeded the automatic increase amount permitted under the Ordinance.

Because the noticed rent increase exceeded the automatic increase amount, affected Homeowners were permitted to file a petition requesting a hearing under the Ordinance.

2. Filing of Homeowner Petition

On October 6, 2025, affected Homeowners filed a petition with the Clerk of the Mobilehome Rent Control Ordinance objecting to the proposed rent increase and requesting a hearing.

The Clerk reviewed the petition for administrative sufficiency, including whether the petition was timely filed, whether it included the required information, and whether it demonstrated the required homeowner-majority support.

3. Petition Verification

The Clerk verified the petition on October 9, 2025. The verification review included review of the number of spaces in the park, the required majority threshold, the number of signatures submitted, duplicate signatures, ownership verification, and whether the petition satisfied the Ordinance requirements for proceeding to hearing.

The Clerk's verification review determined that the petition met the required threshold and was accepted for further proceedings under the Ordinance. In preparing public or Board-facing materials, the Clerk did not disclose individual homeowner signer or non-signer identities.

4. Notice of Acceptance and Original Hearing Notice

Following verification and acceptance of the petition, the Clerk initiated the hearing process required under the Ordinance.

The Ordinance requires the Clerk to set a petition for hearing not less than forty days and not more than sixty days after filing and to send the parties notice of the time and place of the hearing within fourteen calendar days of filing. The original hearing was set for November 21, 2025.

The Clerk issued the notice of acceptance, issued the original hearing notices, arranged for mailing/service to the parties, and arranged for public notice of the original hearing. Public notice of the original hearing was published in the Santa Maria Times.

5. Management Response Period and Effect of Untimely Response

During the initial pre-hearing period, Management did not file a timely response within the original response period.

Under the Ordinance and Rules for Hearings, Management's failure to file a timely response resulted in a sixty-day delay in the effective date of any rent increase ultimately approved by the arbitrator. Management later submitted a response, and the matter proceeded with both parties participating and represented by counsel.

6. Original Hearing Date, Status Conference, and Rescheduled Hearing

The original hearing was noticed for November 21, 2025. Before that hearing proceeded, scheduling and procedural issues required further coordination among the Clerk, the arbitrator, and the parties.

A status conference was held to address the effect of Management's untimely response, the applicable sixty-day delay, and the schedule for the remaining pre-hearing filings and evidentiary hearing. Following the status conference, the original hearing date was continued and the evidentiary hearing was rescheduled into January 2026.

The revised schedule included deadlines for Management's response, the Homeowners' counter-response or reply, pre-hearing briefs, witness lists, and the evidentiary hearing. The revised schedule also provided that the evidentiary hearing would be conducted by Zoom, with a public viewing location made available for members of the public.

Public notice of the continuance was issued and published. A new hearing notice was then issued for the rescheduled evidentiary hearing.

7. Pre-Hearing Filings

Before the evidentiary hearing, the parties submitted pre-hearing materials, including briefs, witness lists, and related filings. The submissions framed the issues for hearing and identified the evidence and witnesses each party intended to present.

8. Evidentiary Hearing

The evidentiary hearing was conducted on January 21, 2026.

By agreement of the parties, the hearing was held by Zoom. A public viewing location was made available at the County facility in Santa Maria. The arbitrator, the parties, counsel, and witnesses participated remotely. Both parties were represented by counsel.

During the hearing, the parties presented testimony, documentary evidence, and argument. The hearing included witness testimony under oath, exhibits, and party presentations. Public comment was made available, but no public comments were received.

9. Hearing Transcript

At the County's request, a transcript of the January 21, 2026 evidentiary hearing was prepared. The transcript documents the hearing proceedings, including testimony, exhibits, arguments, and procedural matters addressed during the hearing.

The hearing transcript is included in the Board hearing supporting documents as part of the arbitration proceeding materials.

10. Post-Hearing Briefing and Close of Record

Following the evidentiary hearing, the parties submitted written closing arguments. The hearing record remained open until the final written submission was received.

The hearing record was closed on March 13, 2026.

11. Arbitrator Final Award and Transmittal

The arbitrator issued a written Final Award dated March 31, 2026. The arbitrator transmitted the Final Award to the County on April 1, 2026.

The Final Award identified the issues presented, made findings based on the evidence submitted, applied the rent increase provisions of the Ordinance, and imposed a rent schedule. The arbitrator allowed a rent increase of \$24.02 per month, per unit.

Due to the sixty-day delay resulting from Management's failure to file a timely response, the approved rent increase was made effective March 2, 2026.

12. Clerk Notice of Arbitrator's Decision

On April 2, 2026, the Clerk mailed notice of the arbitrator's decision to the parties. This mailing date is the operative date for calculating the Ordinance period for filing a petition for Board review of the arbitrator's decision.

Under the Ordinance, the arbitrator's decision may be reviewed by the Santa Barbara County Board of Supervisors upon a petition alleging prejudicial abuse of discretion, filed with the Clerk of the Ordinance no later than the fifteenth judicial day following the date the Clerk mails the decision to the parties.

13. Petitions for Board Review and Responses

Following the Clerk's mailing of the notice of the arbitrator's decision, petitions for Board review were filed with the Clerk of the Ordinance. The Clerk processed the petitions for review and related responses submitted by the parties.

The full petitions for Board review and party responses are included in Volume 1 for the Board's consideration. Volume 3 includes procedural notice, proof of service, acknowledgment, receipt, and transmittal materials relating to those filings.

14. Compilation of Board Hearing Supporting Documents

The Clerk compiled the Board hearing supporting documents, including the arbitrator's Final Award, petitions for Board review, party responses, procedural timeline, and supporting administrative documents.

The supporting documents were organized into volumes for Board review. Volume 1 includes the arbitrator's decision, petitions for review, responses, and procedural summary. Volume 2 includes arbitration proceeding supporting documents, including redacted petition materials, arbitrator selection/designation materials, party filings, hearing record, closing arguments, and procedural timeline. Volume 3 includes supporting procedural documents, including notices, proofs of service, publication materials, continuance documents, scheduling correspondence, procedural transmittal materials, and related administrative correspondence.

15. Delivery to Clerk of the Board, Notice, and Board Review Period

On June 11, 2026, the Clerk delivered the Board hearing supporting documents to the Clerk of the Board, sent notice to the parties, and issued public notice of the Board hearing.

The Board of Supervisors is scheduled to receive the Board hearing supporting documents on June 18, 2026.

	A	B	C	D	E	F	G
1	Del Cielo Case 2 Procedural Timeline 004144						
2							
3	Item	Dated	Sent	Received	Notes	Convenience	Ancillary Notes
4	Initial Petition	10/5/25	10/5/25	10/6/25	Delivered to COB; Real Prop picked it up	Hand	
5	Notice of Petition Acceptance	10/9/25	10/10/25	10/14/25	Refused by Park 10/14/25	USPS Cert.	
6	Notice of Hearing	10/17/25	10/17/25	10/21/25	Gave Selection of three Arbitrators from th	USPS Cert.	
7	Arbitrator Selection Park	10/22/25	10/22/25	10/22/25	Selected Luis Esparza, John Derrick	Email	
8	Arbitrator Selection Tenants	10/21/25	10/21/25	10/21/25	Selected John Derrick, Janet McGinnis	Email	
9	Notice of Hearing Published	11/1/25			11/21/25 Hearing Notice Published/Posted	Paper SM Times, Betteravia Office	
10	Notice of Status Conference	11/4/25	11/4/25	11/06/25	Status Conf. 11/13/2025	Email	Question of Zoom, and Public Comment
11	Notice of Continuance Published	11/18/25			Hearing Continuance Published/Posted	Paper SM Times, Betteravia Office	
12	Notice of Hearing	11/24/25	11/24/25		Notice of Hearing	USPS / Email	
13	Park's Response to Petition	11/24/25		11/26/25	Response and Check in Mail \$1580	Email/Fedex	
14	Tenants Request for No Increase Reminder to Park	12/22/25			Sue Emailed to request we remind the Park	Email	
15	Stanton Request for Extension	12/31/25					
16	Notice of 2nd Status Conference/Stanton Extension	12/31/25	12/31/25		Status Conference Set for 1/19/26	Email	Jan. 14th vs. 5th for Stanton
17	Park Post Hearing Brief	2/18/26		2/18/26		Email	
18	Tenant Post Hearing Response Brief	2/27/26				Email	
19	Parks Final Post Hearing Brief/Response	3/13/26				Email	
20	Arbitrators Decision	4/1/26			Final Award Arbitrators Decision	Email	
21	Notice of Arbitrators Decision	4/2/26				Email/USPS Cert	
22	MHP Petition for Review	4/24/26		4/24/26		Email	
23	MHP Petition for Review Notice of Service	4/23/26				Email	
24	Affected Tenants Reply	5/13/26				Email	
25	Affected Tenants Reply Notice of Service	5/13/26				Email	
26	Notice of Hearing Published	6/11/26				Paper SM Times, Betteravia Office	



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services
John Green, Assistant Director, Capital, Facilities-Maintenance & Energy
Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

October 9, 2025

Del Cielo Residents Manufactured Residents Association
c/o Sue DeWeese

RE: Petition for Hearing

Dear Ms. DeWeese,

The Real Property Division, acting as Clerk of the Mobilehome Rent Control Ordinance, has completed verification of the petition submitted and received on October 6, 2025 by the homeowners of Del Cielo Mobilehome Park.

Upon review, the petition has been found timely, complete, and supported by a homeowner majority in accordance with Section 11A-4 and the Rules for Hearings. Accordingly, the petition is hereby accepted and verified.

Pursuant to Rule 5(a) of the Mobilehome Rent Control Rules for Hearings, the Clerk will now set a hearing before an appointed Arbitrator to consider the matter. A formal Notice of Hearing will follow in a separate notice within fourteen (14) calendar days, providing the time, date, and location of the hearing and identifying the available Arbitrators. At this time Management will have the opportunity to file any written objections or responses within (14) calendar days. Homeowners may file a counter-response within twenty-eight (28) calendar days of the hearing notice.

Should you have any questions, please contact this office at (805) 568-3070 or realproperty@countyofsb.org.

Sincerely,

A handwritten signature in blue ink that reads "Cody Bowden".

Cody Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services
John Green, Assistant Director, Capital, Facilities-Maintenance & Energy
Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

October 9, 2025

Del Cielo Manufactured Community LLC
c/o Park Manager

RE: Acceptance of Verified Petition – Mobilehome Rent Control Ordinance (Chapter 11A)

Dear Park Manager,

This letter is to inform you that the County of Santa Barbara, acting through the Real Property Division as Clerk of the Mobilehome Rent Control Ordinance, has verified and accepted the petition submitted by the homeowners at Del Cielo Mobilehome Community on 10/6/2025.

The petition has been found to be timely filed, complete, and supported by a homeowner majority as required under Chapter 11A and the accompanying Rules for Hearings.

Pursuant to Rule 5(a), the Clerk will now set a hearing date before an appointed Arbitrator to determine the maximum rent schedule for the park. A Notice of Hearing will follow under a separate letter which will include the time, date, and location of the hearing along with the list of available arbitrators. At this time, you will have the opportunity to file a response.

In accordance with Rule 4(b) of the Mobilehome Rent Control Rules for Hearings, management is requested to provide the following information within a reasonable time of this notice:

1. A list of all homeowners not subject to a lease as of the petition-filing deadline.
2. A copy of the notice of increase.
3. The date the previous rent schedule was first charged.

Please send this information to:

County of Santa Barbara
Real Property Division
Attn: Clerk of the Mobilehome Rent Control Ordinance
260 N. San Antonio Road
Santa Barbara, CA 93110-1315
Email: RealProperty@countyofsb.org

Failure to provide this information within a reasonable time will be deemed an automatic waiver of any objection to the petition's validity.

If you have any questions or wish to confirm filing procedures, please contact this office at (805) 568-3070 or via email at realproperty@countyofsb.org.

Sincerely,



Cory Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services
John Green, Assistant Director, Capital, Facilities-Maintenance & Energy
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NOTICE

October 9, 2025

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Cody Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

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NOTICE

October 9, 2025

Del Cielo Manufactured Community LLC
c/o Park Manger

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Sincerely,



Cody Bowden
Real Property Manager
Clerk of the Ordinance

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OCT 10, 2025

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RETURN RECEIPT
REQUESTED

PRIORITY MAIL
FLAT RATE ENVELOPE
POSTAGE REQUIRED

FROM:

The County of Santa Barbara
General Services Dept.
260 N. San Antonio Rd
Santa Barbara, CA 93110

TO:

RETURN RECEIPT
REQUESTED

Del Cielo MHC LLC
CIO Park manager

10 5270 2379 3891 03



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL

-R-T-S- 95219-RFS-1N *95 10/18/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
RETURN TO SENDER

FLOW TO MANUAL PROCESSING



RETURN RECEIPT
REQUESTED

PRESS FIRMLY TO SEAL

PRIORITY MAIL

RETURN RECEIPT
REQUESTED
FLAT RATE
ENVELOPE
ONE RATE ■ ANY WEIGHT

To schedule free Package Pickup,
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EP14B Octc
OD: 10 x 6

PS00001000012



UNITED STATES

PRIORITY®

- Expected delivery date specific
 - Domestic shipments include \$1
 - USPS Tracking® service include
 - Limited international insurance.
 - When used internationally, a cu
- *Insurance does not cover certain items. F Domestic Mail Manual at <http://pe.usps.cc> ** See International Mail Manual at <http://p>

FLAT RATE EN ONE RATE ■ ANY WEIGHT

TRACKED ■ IN



EP14B October 2023
OD: 10 x 6

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Del Cielo MHC LLC
 C10 Park Manager
 6053 Embarkadero Drive
 Suite C Stockton CA 95219



9590 9402 9434 5069 2446 11

2. Article Number (Transfer from service label)

9589 0710 5270 2379 3891 03

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

Agent
 Addressee

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



VISIT US AT USPS.COM®
ORDER FREE SUPPLIES ONLINE

For Domestic shipments, the maximum weight is 70 lbs. For international shipments, the maximum weight is 20 lbs.

From: [Cody Bowden](#)
To: [jasor \[REDACTED\]](#)
Cc: [Carlos French](#); [jc \[REDACTED\]](#); [Real Property](#)
Subject: Santa Barbara County Mobile Home Rent Control Ordinance - Notice
Date: Thursday, November 13, 2025 4:17:56 PM
Attachments: [image001.png](#)
[004144 Del Cielo MHRCO Notice of Hearing Park Final.pdf](#)
[004144 Del Cielo Case 2 Petition Letter.pdf](#)
[0004144 Del Cielo Case 2 Petition Signatures Redacted Final.pdf](#)
[004144 USPS Certified Return Receipt Mobilehome Park Hearing Notice 10-21-25.pdf](#)

Good afternoon, Jason,

As mentioned in our call this afternoon, attached is the letter that was mailed to Management (c/o Jason Dilday) on October 17th, 2025. This letter is in accordance with paragraph 7 of Section 11A-4 of the County of Santa Barbara Code. The attachments are as follows:

1. 004144 Del Cielo MHRCO Notice of Hearing Park Final.pdf (letter to Management from County notifying of hearing and statement of facts and requirements)
2. 004144 Del Cielo Case 2 Petition Letter.pdf (petition letter to County from homeowners)
3. 004144 Del Cielo Case 2 Petition Signatures Redacted Final.pdf (redacted signatures of the homeowners requesting petition)
4. 004144 USPS Certified Return Receipt Mobilehome Park Hearing Notice 10-21-25.pdf (scanned image of certified mail return receipt showing reception on 10-21-2025)

Management shall respond to this notice by Friday November 28th, 2026.

Cody Bowden

Real Property Division Manager

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110

(805) 956-9492

cbowden@countyofsb.org www.countyofsb.org



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any copies of this transmission. Thank you for your compliance. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the County of Santa Barbara. Finally, the recipient should check this email and any attachments for the presence of viruses. The County of Santa Barbara accepts no liability for any damage caused by any virus transmitted by this email.



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

John Green, Assistant Director, Capital, Facilities-Maintenance & Energy

Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

October 17, 2025

Sue DeWeese



RE: NOTICE OF HEARING – Mobilehome Rent Control Ordinance (Chapter 11A)

Dear Ms. DeWeese,

You are hereby notified that a hearing on the homeowners' petition will be held on Friday, November 21, 2025, at the **Joseph Centeno Betteravia Government Administration Building, Board Hearing Room 511 East Lakeside Parkway, Santa Maria, CA 93455**, at the hour of **10AM**. You may be present at the hearing, may but need not be represented by counsel, may present any relevant evidence, and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other sources of evidence by applying to:

County of Santa Barbara
Real Property Division
Attn: Clerk of the Mobilehome Rent Control Ordinance
260 N. San Antonio Road
Santa Barbara, CA 93110-1315
Email: RealProperty@countyofsb.org

You will be responsible for paying any mileage or attendance fees in connection with subpoenas so issued.

ARBITRATOR SELECTION please choose **two** (2) of the top three available candidates, which were chosen by the Santa Barbara Board of Supervisors on October 7, 2025, and their CVs are enclosed for reference:

1. **Luis Esparza, Attorney at Law**
2. **John Derrick, Attorney at Law**
3. **Janet McGinnis, Attorney at Law**

Please promptly notify the Clerk of the Ordinance in writing of your selection at the contact listed above.

Rules for Arbitrator Selection: If the parties choose the same two panelists, then the panelist highest on the list shall be selected, and if later he cannot serve, then the other panelist shall be selected. If the parties choose only one panelist in common, then that panelist shall be selected, and if later he cannot serve, then the fourth panelist on the list shall be considered together with the others and each party shall again choose two (2) panelists.

MANAGEMENT MAY FILE OBJECTIONS to the homeowners' petition on the following grounds:

1. The petition was not timely filed.
2. The petition does not contain material information required by the applicable rules and ordinance(s).
3. The proposed increase fails to exceed 75% of the CPI as defined by the Mobilehome Rent Control Ordinance.

If such objections are not made as provided in this Rule, they shall be deemed waived.

MANAGEMENT SHALL FILE A RESPONSE to the homeowners' petition. This response shall consist in relevant facts, argument and law in support of the proposed increase and shall contain, as an exhibit, a detailed list of expenses and income for the prior four years unless such is unavailable on account of a transfer of ownership of the park. In addition to other expenses and income, this list shall include utility costs and charges. Failure to file a response will result in a sixty (60) day delay in the effective date of any increase granted by the Arbitrator.

Time and form for objections and responses shall be:

1. No more than ten (10) 8½" X 11" double-spaced single-sided, typewritten pages each, exclusive of exhibits.
2. Filed with the Clerk no more than fourteen (14) Calendar days from the date of the Clerk's verification of the petition.
3. Served on the homeowners' attorney or, if there is none, on the homeowners' representative on or before the filing deadline.

Management's filing fee:

1. Management shall pay a filing fee at the time of filing its response.
2. The amount of this fee shall be equal to Ten Dollars (\$10.00) for every space in the park controlled by the Mobilehome Rent Control Ordinance at 185 Spaces for a total of \$1,850.00.
3. This fee shall be in the form of a personal check, bank check, or money order payable to "County of Santa Barbara."
4. Fifty percent (50%) of the filing fee shall be refunded to management provided that the Clerk is notified no less than seventy-two (72) hours prior to the hearing that homeowners have withdrawn their petition.
5. Management may pass on to homeowners, as a one-time-only increase, an amount equal to fifty percent (50%) of the filing fee in #2 above less any refunds from #4 above.

HOMEOWNERS' MAY FILE A COUNTER-RESPONSE If homeowners file a counter-response, it shall consist in relevant facts, arguments, and law in opposition to the proposed increase and shall be:

1. No more than ten (10) 8½" x 11" double-spaced, single-sided, typewritten pages, exclusive of exhibits.
2. Filed with the Clerk no more than twenty-eight (28) days from the date of the Clerk's verification of the homeowners' petition.
3. Served on management's attorney or, if there is none, on the owner or his representative on or before the filing deadline in #2 above.
4. Homeowners' duty to file a counter-response is optional, and failure to file shall be without legal consequence.

DISCOVERY There is no right of discovery.

MANAGEMENTS' ATTORNEY CONTACT

Jason Dilday



If you have any questions or wish to confirm filing procedures, please contact this office at (805) 568-3070 or via email at realproperty@countyofsb.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cody Bowden".

Cody Bowden
Real Property Manager
Clerk of the Ordinance

Encl: Del Cielo Mobilehome Petition Statement of Facts
Santa Barbara County, CHAPTER 11A MOBILEHOME RENT CONTROL ORDINANCE
Luis Esparza CV
John Derrick CV
Janet McGinnis CV

Del Cielo Mobilehome Park Petition Statement of Facts

Case Chronology

October 6, 2025

The Clerk of County of Santa Barbara Mobilehome Rent Control Ordinance received a Petition to obtain a hearing from an Arbitrator in accordance with Chapter 11A of the County Code

Petition Information

- Management's notice of increase was issued on August 29, 2025. The Petition was received on October 6, 2025, within the 45-day filing limit set forth under the Ordinance (Rules for Hearing, Rule 3(a))
- The Petition is signed and dated by the homeowners and homeowners' representative
- The Petition includes:
 - The name and address of the homeowners and of the mobilehome park involved.
 - The name of the homeowners' representative
 - The date of the notice increasing rent: August 29, 2025
 - The general amount of the proposed increase, and the percentage varies based on the space. However, the Mobilehome Park's letter to the Mobilehome owners states: "The increase in this notice is greater than 75% of the increase in the Consumer Price Index."
- The Petition contains and the effective date for the proposed increase: 1/1/2026
- The Petition shows a homeowner majority of 94 verified signature out of a total of 185 spaces making for just a 51% majority.

October 9, 2025-Petition was verified and letters signed by the Clerk of the Ordinance

- The letter contained the request from the Clerk, that the management provide:
 - The names of all homeowners not subject to a lease as of the deadline for filing petitions
 - A copy of the notice of increase
 - The date the previous rent schedule was first charged.

October 10, 2025 Notice was sent to both parties via Certified Mail to the petitioner and Certified Express Mail to Del Cielo MHC LLC



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

John Green, Assistant Director, Capital, Facilities-Maintenance & Energy

Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

October 17, 2025

Del Cielo Manufactured Community LLC
c/o Jason Dilday

RE: NOTICE OF HEARING – Mobilehome Rent Control Ordinance (Chapter 11A)

Dear Mr. Dilday,

You are hereby notified that a hearing on the homeowners' petition will be held on Friday, November 21, 2025, at the **Joseph Centeno Betteravia Government Administration Building, Board Hearing Room 511 East Lakeside Parkway, Santa Maria, CA 93455**, at the hour of **10AM**. You may be present at the hearing, may but need not be represented by counsel, may present any relevant evidence, and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other sources of evidence by applying to:

County of Santa Barbara
Real Property Division
Attn: Clerk of the Mobilehome Rent Control Ordinance
260 N. San Antonio Road
Santa Barbara, CA 93110-1315
Email: RealProperty@countyofsb.org

You will be responsible for paying any mileage or attendance fees in connection with subpoenas so issued.

ARBITRATOR SELECTION please choose **two** (2) of the top three available candidates, which were chosen by the Santa Barbara Board of Supervisors on October 7, 2025, and their CVs are enclosed for reference:

1. **Luis Esparza, Attorney at Law**
2. **John Derrick, Attorney at Law**
3. **Janet McGinnis, Attorney at Law**

Please promptly notify the Clerk of the Ordinance in writing of your selection at the contact listed above.

Rules for Arbitrator Selection: If the parties choose the same two panelists, then the panelist highest on the list shall be selected, and if later he cannot serve, then the other panelist shall be selected. If the parties choose only one panelist in common, then that panelist shall be selected, and if later he cannot serve, then the fourth panelist on the list shall be considered together with the others and each party shall again choose two (2) panelists.

MANAGEMENT MAY FILE OBJECTIONS to the homeowners' petition on the following grounds:

1. The petition was not timely filed.
2. The petition does not contain material information required by the applicable rules and ordinance(s).
3. The proposed increase fails to exceed 75% of the CPI as defined by the Mobilehome Rent Control Ordinance.

If such objections are not made as provided in this Rule, they shall be deemed waived.

MANAGEMENT SHALL FILE A RESPONSE to the homeowners' petition. This response shall consist in relevant facts, argument and law in support of the proposed increase and shall contain, as an exhibit, a detailed list of expenses and income for the prior four years unless such is unavailable on account of a transfer of ownership of the park. In addition to other expenses and income, this list shall include utility costs and charges. Failure to file a response will result in a sixty (60) day delay in the effective date of any increase granted by the Arbitrator.

Time and form for objections and responses shall be:

1. No more than ten (10) 8½" X 11" double-spaced single-sided, typewritten pages each, exclusive of exhibits.
2. Filed with the Clerk no more than fourteen (14) Calendar days from the date of the Clerk's verification of the petition.
3. Served on the homeowners' attorney or, if there is none, on the homeowners' representative on or before the filing deadline.

Management's filing fee:

1. Management shall pay a filing fee at the time of filing its response.
2. The amount of this fee shall be equal to Ten Dollars (\$10.00) for every space in the park controlled by the Mobilehome Rent Control Ordinance at 185 Spaces for a total of \$1,850.00.
3. This fee shall be in the form of a personal check, bank check, or money order payable to "County of Santa Barbara."
4. Fifty percent (50%) of the filing fee shall be refunded to management provided that the Clerk is notified no less than seventy-two (72) hours prior to the hearing that homeowners have withdrawn their petition.
5. Management may pass on to homeowners, as a one-time-only increase, an amount equal to fifty percent (50%) of the filing fee in #2 above less any refunds from #4 above.

HOMEOWNERS' MAY FILE A COUNTER-RESPONSE If homeowners file a counter-response, it shall consist in relevant facts, arguments, and law in opposition to the proposed increase and shall be:

1. No more than ten (10) 8½" x 11" double-spaced, single-sided, typewritten pages, exclusive of exhibits.
2. Filed with the Clerk no more than twenty-eight (28) days from the date of the Clerk's verification of the homeowners' petition.
3. Served on management's attorney or, if there is none, on the owner or his representative on or before the filing deadline in #2 above.
4. Homeowners' duty to file a counter-response is optional, and failure to file shall be without legal consequence.

DISCOVERY There is no right of discovery.

PETITIONERS' ATTORNEY CONTACT

Bruce E. Stanton



If you have any questions or wish to confirm filing procedures, please contact this office at (805) 568-3070 or via email at realproperty@countyofsb.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cody Bowden".

Cody Bowden
Real Property Manager
Clerk of the Ordinance

Encl: Del Cielo Mobilehome Petition Statement of Facts
Del Cielo Petition Redacted
Santa Barbara County, CHAPTER 11A MOBILEHOME RENT CONTROL ORDINANCE
Luis Esparza CV
John Derrick CV
Janet McGinnis CV

Del Cielo Mobilehome Park Petition Statement of Facts

Case Chronology

October 6, 2025

The Clerk of County of Santa Barbara Mobilehome Rent Control Ordinance received a Petition to obtain a hearing from an Arbitrator in accordance with Chapter 11A of the County Code

Petition Information

- Management's notice of increase was issued on August 29, 2025. The Petition was received on October 6, 2025, within the 45-day filing limit set forth under the Ordinance (Rules for Hearing, Rule 3(a))
- The Petition is signed and dated by the homeowners and homeowners' representative
- The Petition includes:
 - The name and address of the homeowners and of the mobilehome park involved
 - The name of the homeowners' representative
 - The date of the notice increasing rent: August 29, 2025
 - The general amount of the proposed increase, and the percentage varies based on the space. However, the Mobilehome Park's letter to the Mobilehome owners states: "The increase in this notice is greater than 75% of the increase in the Consumer Price Index."
- The Petition contains and the effective date for the proposed increase: 1/1/2026
- The Petition shows a homeowner majority of 94 verified signature out of a total of 185 spaces making for just a 51% majority.

October 9, 2025-Petition was verified and letters signed by the Clerk of the Ordinance

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 - The names of all homeowners not subject to a lease as of the deadline for filing petitions
 - A copy of the notice of increase
 - The date the previous rent schedule was first charged.

October 10, 2025 Notice was sent to both parties via Certified Mail to the petitioner and Certified Express Mail to Del Cielo MHC LLC

Carlos French

From: DoNotReply@ereceipt.usps.gov
Sent: Friday, October 17, 2025 2:56 PM
To: Carlos French
Subject: USPS eReceipt

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GOLETA
130 S PATTERSON AVE
SANTA BARBARA, CA 93111-9998
www.usps.com

10/17/2025

02:55 PM

TRACKING NUMBERS

[9589 0710 5270 0838 2849 45](#)
[9589 0710 5270 0838 2849 21](#)
[9589 0710 5270 0838 2849 14](#)
[9589 0710 5270 0838 2849 07](#)

TRACK STATUS OF ITEMS BY LINK
(Up to 25 items)

[Click to track items](#)

TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
Priority Mail® Auburn, CA 95602 Weight: 0 lb 4.70 oz	1		\$11.30

Expected Delivery Date		
Mon 10/20/2025		
Insurance		\$0.00
Up to \$100.00 included		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 0838 2849 45		
Return Receipt		\$4.40
Tracking #:		
9590 9402 6877 1104 2209 23		
Total		\$21.00
First-Class Mail®	1	\$2.72
Large Envelope		
Santa Maria, CA 93455		
Weight: 0 lb 4.60 oz		
Estimated Delivery Date		
Mon 10/20/2025		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 0838 2849 21		
Return Receipt		\$4.40
Tracking #:		
9590 9402 6877 1104 2209 16		
Total		\$12.42
First-Class Mail®	1	\$3.56
Large Envelope		
Stockton, CA 95219		
Weight: 0 lb 7.90 oz		
Estimated Delivery Date		
Tue 10/21/2025		
Certified Mail®		\$5.30
Tracking #:		
9589 0710 5270 0838 2849 14		
Return Receipt		\$4.40
Tracking #:		
9590 9402 6877 1104 2209 30		
Total		\$13.26
Priority Mail®	1	\$11.10
Stockton, CA 95219		
Weight: 0 lb 8.00 oz		
Expected Delivery Date		
Mon 10/20/2025		
Insurance		\$0.00
Up to \$100.00 included		
Certified Mail®		\$5.30
Tracking #:		

9589 0710 5270 0838 2849 07
Return Receipt \$4.40
Tracking #:
9590 9402 6877 1104 2209 47
Total \$20.80

Grand Total: \$67.48

Debit Card Remit \$67.48
Card Name: MasterCard
Account #: XXXXXXXXXXXX6494
Approval #: 645904
Transaction #: 332
Receipt #: 059306
Debit Card Purchase: \$67.48
AID: A0000000042203 Chip
AL: US Debit
PIN: Verified

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Visit <https://email.usps.com>

All hazardous labels/markings on reused
boxes MUST be completely
removed/obliterated if they no longer
match the contents.

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

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Visit <https://www.usps.com/help/claims.htm>

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)
Agents do not have any additional
information other than what is provided on

USPS.com.

Tell us about your experience.

Go to: <https://postalexperience.com/pos?mt=9>
or call 1-800-410-7420.

UFN: 056946-0030

Receipt #: 840-59130234-4-10800225-2

Clerk: 18

Privacy Act Statement: Your information will be used to provide you with an electronic receipt for your purchase transaction via email. Collection is authorized by 39 USC 401, 403, and 404. Providing the information is voluntary, but if not provided, we will be unable to process your request to receive an electronic receipt. We do not disclose your information to third parties without your consent, except to facilitate the transaction, to act on your behalf or request, or as legally required. This includes the following limited circumstances: to a congressional office on your behalf; to financial entities regarding financial transaction issues; to a U.S. Postal Service auditor; to entities, including law enforcement, as required by law or in legal proceedings; to contractors and other entities aiding us to fulfill the service (service providers); to process servers; to domestic government agencies if needed as part of their duties; and to a foreign government agency for violations and alleged violations of law. For more information on our privacy policies visit www.usps.com/privacypolicy.

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jason Dilday
6653 Embarcadero Drive, Suite C
Stockton, CA 95219



9590 9402 6877 1104 2209 47

2. Article Number (Transfer from service label)

9589 0710 5270 0838 2849

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) JOHN NOMP C. Date of Delivery 10.21.25
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

07 10 2025

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Del Cielo Manufactured Community LLC
C/O Jason Dilday
6653 Embarcadero Drive, Suite C
Stockton, CA 95219



9590 9402 6877 1104 2209 30

2. Article Number (Transfer from service label)

9589 0710 5270 0838 2849

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) JOHN NOMP C. Date of Delivery 10.21.25
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

07 10 2025

Domestic Return Receipt

Carlos French

From: Carlos French
Sent: Wednesday, October 22, 2025 9:04 AM
To: [REDACTED] brucestanton [REDACTED]
Cc: Real Property; Cody Bowden
Subject: RE: Arbitrator Selection

Hi Sue,

Thank you for your email regarding the mobilehome rent control arbitration case. We can confirm receipt of your selected arbitrators and will proceed accordingly.

Should you have any further questions or require additional documentation, please don't hesitate to reach out.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | Fax: (805) 568-3249 | e-mail: cifrench@countyofsb.org | www.countyofsb.org

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From: Real Property <RealProperty@countyofsb.org>
Sent: Tuesday, October 21, 2025 4:37 PM
To: Carlos French <cifrench@countyofsb.org>
Subject: FW: Arbitrator Selection

Sachi Swick



From: Sue DeWeese [REDACTED]
Sent: Tuesday, October 21, 2025 4:15 PM
To: Real Property <RealProperty@countyofsb.org>
Cc: Bruce Stanton <brucestanton@countyofsb.org> [REDACTED]
Subject: Arbitrator Selection

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To: Clerk of the Mobilehome Rent Control Ordinance

My name is Sue DeWeese, President of the Del Cielo Residents Assoc.

You already have Bruce Stanton's address and information as our attorney.

Our choices for Arbitrator are:

1. Janet McGinnis
- 2: John Derrick

Thank you,
Sue DeWeese
[REDACTED]

Carlos French

From: Carlos French
Sent: Wednesday, October 22, 2025 4:30 PM
To: 'nancy [REDACTED]'
Cc: Real Property; Cody Bowden; 'jason [REDACTED]'
Subject: RE: Arbitrator Selection, Notice of Hearing - Mobilehome Rent Control Ordinance (Chapter 11A)

Hi Nancy,

Thank you for your email regarding the mobilehome rent control arbitration case. We can confirm receipt of your selected arbitrators and will proceed accordingly.

Should you have any further questions or require additional documentation, please don't hesitate to reach out.

Thanks,

Carlos French

Carlos French

Real Property Agent

General Services Department

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From: Real Property <RealProperty@countyofsb.org>

Sent: Wednesday, October 22, 2025 1:32 PM

To: Carlos French <cifrench@countyofsb.org>

Subject: FW: Arbitrator Selection, Notice of Hearing - Mobilehome Rent Control Ordinance (Chapter 11A)

Sachi Swick



From: Nancy Gomez <nancy [REDACTED]>
Sent: Wednesday, October 22, 2025 11:13 AM
To: Real Property <RealProperty@countyofsb.org>
Cc: Jason Dilday <jason [REDACTED]>
Subject: Arbitrator Selection, Notice of Hearing - Mobilehome Rent Control Ordinance (Chapter 11A)

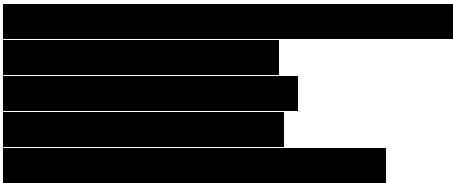
Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good morning,

This email is in response to the letter dated October 17, 2025, attached above. As requested, Del Cielo Manufactured Community, LLC (“LLC”) hereby selects **Luis Esparza, Attorney at Law**, and **John Derrick, Attorney at Law**, as its choices from the list of proposed arbitrators.

Thank you,

Nancy Gomez
Paralegal



From: [Carlos French](#)
To: [nancy](#) [REDACTED]
Cc: [Real Property](#); [Cody Bowden](#); [jasor](#) [REDACTED]
Subject: RE: Arbitrator Selection, Notice of Hearing - Mobilehome Rent Control Ordinance (Chapter 11A)
Date: Wednesday, October 22, 2025 4:30:00 PM
Attachments: [image001.png](#)

Hi Nancy,

Thank you for your email regarding the mobilehome rent control arbitration case. We can confirm receipt of your selected arbitrators and will proceed accordingly.

Should you have any further questions or require additional documentation, please don't hesitate to reach out.

Thanks,

Carlos French

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | Fax: (805) 568-3249 | e-mail: cifrench@countyofsb.org | www.countyofsb.org

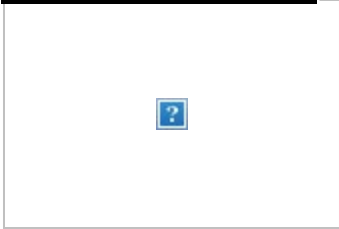
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From: Real Property <RealProperty@countyofsb.org>
Sent: Wednesday, October 22, 2025 1:32 PM
To: Carlos French <cifrench@countyofsb.org>
Subject: FW: Arbitrator Selection, Notice of Hearing - Mobilehome Rent Control Ordinance (Chapter 11A)

[Redacted]



From: Nancy Gomez [Redacted]
Sent: Wednesday, October 22, 2025 11:13 AM
To: Real Property [Redacted]
Cc: Jason Dilday [Redacted]
Subject: Arbitrator Selection, Notice of Hearing - Mobilehome Rent Control Ordinance (Chapter 11A)

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good morning,

This email is in response to the letter dated October 17, 2025, attached above. As requested, Del Cielo Manufactured Community, LLC (“LLC”) hereby selects **Luis Esparza, Attorney at Law**, and **John Derrick, Attorney at Law**, as its choices from the list of proposed arbitrators.

Thank you,

Nancy Gomez
Paralegal

[Redacted]

From: [Carlos French](#)
To: ["John Derrick"](#)
Cc: [Cody Bowden](#)
Subject: RE: Arbitration Case Availability (MHRCO Case 004144 Del Cielo Case 2)
Date: Thursday, October 23, 2025 9:46:00 AM
Attachments: [image001.png](#)

Hi John,

You have been selected by the parties to serve as the arbitrator for the upcoming Mobilehome Rent Control hearing scheduled for **Friday, November 21, 2025, at 10:00 a.m.** in Santa Maria. This hearing will be open to the public. Since the petition was filed on October 6, 2025 the arbitrators decision must be completed and filed no later than **December 21, 2025**, unless the parties agree to extend the timeline.

As the appointed arbitrator under [Chapter 11A of the County Code](#), your responsibilities include presiding over the hearing, reviewing all submitted materials, ensuring a fair and orderly process, and preparing a written decision with findings of fact and a rent schedule determination. A court reporter will be present to record the proceedings, and both parties will have the opportunity to present evidence, call witnesses, and cross-examine. More details to follow.

Your compensation rate is \$260 per hour, which includes preparation and hearing time. To process payment, you'll need to be set up as a vendor with the County of Santa Barbara—I'll send the vendor setup form and instructions separately.

Please let me know if you have any scheduling conflicts or additional needs prior to the hearing.

In the meantime, I'm pulling together all the info. from the case as we are still awaiting managements filing.

What's the best way for me to get you the files?

Feel free to reach out with any questions.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | Fax: (805) 568-3249 | e-mail: cifrench@countyofsb.org | www.countyofsb.org

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From: John Derrick [REDACTED]
Sent: Wednesday, October 15, 2025 1:50 PM
To: Carlos French <cifrench@countyofsb.org>
Subject: Re: Arbitration Case Availability

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi Carlos,

I'm holding that date pending further news and have taken it off my list of available ones listed on my website.

John

John Derrick
Mediator/Arbitrator

[REDACTED]
www.johnderrickADR.com

On Oct 13, 2025, at 14:07, Carlos French <cifrench@countyofsb.org> wrote:

Hi John,

Hope you had a great weekend. **If you could pencil in 11/21/205 for the potential hearing date** that would be great. I just confirmed the

reservation for the Santa Barbara County public hearing room in Santa Maria and it's one of only two dates available for that space. Of course, there's still a few more pieces that need to fall into place before that becomes the definitive date, and before the arbitrator from the list is chosen.

Presently we are in the process of sending the hearing notice, statement of facts and available arbitrators for the parties to choose from.

Let me know if you have any questions in the meantime.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

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<image001.png>

Caution: *This information is private and confidential and intended solely for the person or persons addressed herein. Any review, distribution, reliance on, or other use of this information by persons or entities other than the intended recipient is prohibited.*

From: John Derrick [REDACTED]

Sent: Friday, October 10, 2025 4:42 PM

To: Carlos French <cifrench@countyofsb.org>

Subject: Re: Arbitration Case Availability

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi Carlos,

Thank you for your email yesterday and for today's follow-up. I am delighted to have been approved to join the panel, and I can confirm my availability to handle the matter referenced in your second email.

This is a link to my list of available dates (I keep this list continually updated for the purpose of scheduling arbitration and mediation hearings):

[REDACTED]

Are these hearings conducted in person or via Zoom?

Best regards,

John

John Derrick
Mediator/Arbitrator

[REDACTED]
www.johnderrickADR.com

On Oct 10, 2025, at 16:25, Carlos French
<cifrench@countyofsb.org> wrote:

Hi John,

I'm following up on the message I left for you yesterday, as I'm reaching out on behalf of the Clerk of the Mobilehome Rent Control Ordinance regarding an upcoming hearing. You were approved by the Board of Supervisors as a member of the County's Mobilehome Rent Control Arbitrator Panel, and we are confirming your availability to serve for a verified petition filed on October 6, 2025, under [Santa Barbara County Code Chapter 11A](#).

At this time, we are reviewing a few potential hearing dates between mid-November and early December 2025, pending the availability of the parties and assigned arbitrator.

Please reply with your availability between November 15 and December 5, 2025, and note any scheduling conflicts during that period.

Hearing Timeline (Per Ordinance Requirements, subject to change)

1. **Petition filed:** October 6, 2025
2. **Earliest permissible hearing:** November 15, 2025 (40 days after filing)

3. **Latest permissible hearing:** December 5, 2025 (60 days after filing)
4. **Decision deadline:** January 4, 2026 (90 days after filing)

Arbitrator Responsibilities

Under Chapter 11A – Mobilehome Rent Control Rules for Hearings, arbitrators are responsible for conducting rent adjustment hearings in accordance with County procedures.

Key duties include:

1. **Conducting the hearing impartially**, ensuring both parties have a fair opportunity to present testimony, documents, and arguments.
2. **Administering oaths** and ruling on objections, motions, and admissibility of evidence.
3. **Maintaining order and professionalism** throughout the proceedings.
4. **Ensuring a complete administrative record**, including filings, admitted exhibits, witness lists, rulings, and the official transcript.
5. **Preparing a written Statement of Decision and Findings** within **30 days following the hearing**, summarizing the issues, findings of fact, and final rent schedule determination.

Arbitrators are compensated at a rate of \$260 per hour, which includes hearing time and up to two hours for decision preparation.

Once availability is confirmed, we'll proceed with the formal selection and once selected we'll send the case materials and logistics.

Thank you for your service on the County's Mobilehome Rent Control Arbitrator Panel and your commitment to a fair and transparent process.

Thanks,

Carlos

Carlos French
Real Property Agent
General Services Department

County of Santa Barbara
260 N. San Antonio Road
Santa Barbara, CA 93110-1315
Office: (805) 568-3089 | Fax: (805) 568-3249 | e-
mail: cifrench@countyofsb.org | www.countyofsb.org

General Services Mission: We deliver essential resources and solutions in support of vital County operations, ensuring success through innovation, expertise, and inclusivity.

<image001.png>

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From: [John Derrick](#)
To: [Carlos French](#)
Subject: Re: MHRCO 004144 Del Cielo - Info.
Date: Monday, October 27, 2025 5:07:09 PM

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi Carlos,

I'll get you those forms back. In the meantime, I wanted to confirm that I'm now clear for the whole of November 21, so we will be able to start in the morning as you had planned.

John

John Derrick
Mediator/Arbitrator

www.johnderrickADR.com

On Oct 27, 2025, at 16:17, Carlos French <cifrench@countyofsb.org> wrote:

Hi John,

It was great speaking with you on Friday, and I have those questions out to our Counsel for clarification, however he's out of the office until Wednesday the 29th.

In the meantime, I've attached a copy of the forms we need to be able to set you up in our system so we can get you paid. We need both the W-9 and Vendor info. forms, along with either the 590, if a CA resident or 587 if not.

Let me know if you have any questions regarding these, and once Tyler is back in office, I'll have more information for you.

Thanks,

Carlos

Carlos French
Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089

www.countyofsb.org

| e-mail: cifrench@countyofsb.org |

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<image001.png>

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<590 Form.pdf><Vendor Information Form.pdf><W9 Form.pdf><587 Form.pdf>

From: [Carlos French](#)
To: ["John Derrick"](#)
Cc: [Cody Bowden](#)
Subject: RE: 004144 Del Cielo MHRC - Initial Procedural Timeline
Date: Friday, March 27, 2026 9:27:00 AM
Attachments: [image001.png](#)

Hi John,

The hearing was deemed closed on **March 13, 2026**, when the Park submitted its response to the Homeowners. Pursuant to the Ordinance, this triggers the 30-day period for issuance of the Arbitrator's decision. Applying standard time computation (excluding the date of the triggering event), the 30th day falls on April 12, 2026. Because that date is a Sunday, the deadline extends to **Monday, April 13, 2026**.

As discussed, the parties agreed to extend the hearing timeline and conduct pre-hearing conferences, which shifted the overall schedule. As a result, the 60-day period tied to the decision runs from the date of the Arbitrator's decision, rather than the original hearing timeline.

For reference, under the original schedule, the decision would have been due on **January 5, 2026**, and the corresponding 60-day period would have run thereafter. Using standard counting (excluding January 5 as the triggering date), the earliest date the Park could have implemented a rent increase would have been **March 7, 2026**.

Let me know if you would like any additional clarification.

Thanks,

Carlos

From: John Derrick [REDACTED]
Sent: Thursday, March 26, 2026 6:35 PM
To: Carlos French <cifrench@countyofsb.org>
Cc: Cody Bowden <cbowden@countyofsb.org>
Subject: Re: 004144 Del Cielo MHRC - Initial Procedural Timeline

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Hi Carlos,

Thank you! That is very helpful. Could you remind me of the day on which we closed the hearing that triggered the 30-day time for the decision? I wanted to include that in the decision.

Also, what is the date on which the rent increase would have been effective

before the 60-day penalty?

Best regards,

John

John Derrick
Mediator/Arbitrator

www.johnderrickADR.com

From: Carlos French <cifrench@countyofsb.org>
Sent: Thursday, March 26, 2026 11:05 AM
To: John Derrick [REDACTED]
Cc: Cody Bowden <cbowden@countyofsb.org>
Subject: 004144 Del Cielo MHRC - Initial Procedural Timeline

Hi John,

Thanks for the call yesterday. Here's the initial proposed relevant procedural timeline which led to the 60-day delay in the date of any increase. I've attached the letter that was refused by the Park and the Notice of Hearing they did accept for your reference. Let me know if you need a full accounting of the hearings and filing dates. Both parties filed everything from this point forward within their allotted timelines.

Initial Procedural History

On October 6, 2025, a petition was filed by homeowners of Del Cielo Mobilehome Community. The Clerk verified and accepted the petition on October 9, 2025 and issued a Notice of Acceptance to park management. Delivery of that notice was refused on October 14, 2025. The Clerk subsequently issued a Notice of Hearing on October 17, 2025, advising management of the hearing date and its obligation to file a response and any objections to the petition.

Management did not file a response to the petition, did not submit the requested information, and did not assert any objections. As stated in the Notice of Acceptance, failure to provide the requested information constitutes a waiver of any objection to the petition's validity. In addition, as provided in the Notice of Hearing and Rule 8(b) of the Rules for Hearings, management's failure to file a response resulted in a 60-day delay in the effective date of any rent increase approved by the Arbitrator.

Once you have your decision finalized, we'll work on packaging it with the full documentation and serve it to the parties.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | [REDACTED]

| e-mail: cifrench@countyofsb.org |

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one
COUNTY
one
FUTURE



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From: [Carlos French](#)
To: [John Derrick](#)
Cc: [Cody Bowden](#)
Subject: RE: Del Cielo testimony
Date: Thursday, November 6, 2025 4:18:00 PM

Hi John,

The County doesn't have a hard and fast rule on this and since the Ordinance was written in 79, practices have evolved and different boards and committees within the County have different practices surrounding participation. This would be within your discretion.

[MOBILEHOME RENT CONTROL RULES FOR HEARINGS](#)

Here's some sections I found helpful in regard to participants:

Section 10. Subpoenas and witnesses
Section 15.a(1) Hearings and participation by the public
Section 21. Oaths

Thanks,

Carlos

From: John Derrick [REDACTED]
Sent: Thursday, November 6, 2025 3:22 PM
To: [REDACTED] Carlos French <cifrench@countyofsb.org>
Subject: Del Cielo testimony

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi Carlos [REDACTED]

Re the request from petitioners' counsel, is it a hard rule that we can't allow remote testimony by witnesses?

John

John Derrick
Mediator/Arbitrator
[REDACTED]
www.johnderrickADR.com



GENERAL SERVICES DEPARTMENT

Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

John Green, Assistant Director, Capital, Facilities-Maintenance & Energy

Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

November 4, 2025

Bruce E. Stanton
[REDACTED]

RE: NOTICE OF STATUS CONFERENCE – Del Cielo Mobilehome Rent Control Case (004144)

Dear Mr. Stanton,

The selected Arbitrator, John Derrick, is requesting a status conference in the pending Del Cielo mobilehome rent control matter to obtain an estimate of the expected hearing length, number of witnesses, and to identify any potential issues ahead of the upcoming Mobilehome Rent Control hearing on November 21st in Santa Maria. No evidence or testimony will be taken during this time.

- **Park:** Del Cielo
- **Date/Time:** Thursday, November 13, 2025, at 1:30 PM
- **Location:** [REDACTED]

Please confirm your availability and indicate who will be joining the meeting. If either party has a conflict, please let me know promptly so we can address it. A notice was emailed to scdeweese@gmail.com and [brucestanton@\[REDACTED\]](mailto:brucestanton@[REDACTED]), on November 4, 2025, containing the Teams Meeting Link.

If you have any questions or wish to confirm the meeting instructions, please contact this office at (805) 568-3070 or via email at realproperty@countyofsb.org.

Sincerely,

Cody Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services
John Green, Assistant Director, Capital, Facilities-Maintenance & Energy
Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

November 4, 2025

Sue DeWeese
[REDACTED]

RE: NOTICE OF STATUS CONFERENCE – Del Cielo Mobilehome Rent Control Case (004144)

Dear Ms. DeWeese,

The selected Arbitrator, John Derrick, is requesting a status conference in the pending Del Cielo mobilehome rent control matter to obtain an estimate of the expected hearing length, number of witnesses, and to identify any potential issues ahead of the upcoming Mobilehome Rent Control hearing on November 21st in Santa Maria. No evidence or testimony will be taken during this time.

- **Park:** Del Cielo
- **Date/Time:** Thursday, November 13, 2025, at 1:30 PM
- **Location:** [REDACTED]

Please confirm your availability and indicate who will be joining the meeting. If either party has a conflict, please let me know promptly so we can address it. A notice was emailed to scdeweese@gmail.com and brucestanton@countysfb.org, on November 4, 2025, containing the Teams Meeting Link.

If you have any questions or wish to confirm the meeting instructions, please contact this office at (805) 568-3070 or via email at realproperty@countyofsb.org.

Sincerely,

Cody Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

John Green, Assistant Director, Capital, Facilities-Maintenance & Energy

Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

November 4, 2025

Jason Dilday
[REDACTED]

RE: NOTICE OF STATUS CONFERENCE – Del Cielo Mobilehome Rent Control Case (004144)

Dear Mr. Dilday,

The selected Arbitrator, John Derrick, is requesting a status conference in the pending Del Cielo mobilehome rent control matter to obtain an estimate of the expected hearing length, number of witnesses, and to identify any potential issues ahead of the upcoming Mobilehome Rent Control hearing on November 21st in Santa Maria. No evidence or testimony will be taken during this time.

- **Park:** Del Cielo
- **Date/Time:** Thursday, November 13, 2025, at 1:30 PM
- **Location:** [REDACTED]

Please confirm your availability and indicate who will be joining the meeting. If either party has a conflict, please let me know promptly so we can address it. A notice was emailed to jason [REDACTED] and nancy [REDACTED], on November 4, 2025, containing the Teams Meeting Link.

If you have any questions or wish to confirm the meeting instructions, please contact this office at (805) 568-3070 or via email at realproperty@countyofsb.org.

Sincerely,

Cody Bowden
Real Property Manager
Clerk of the Ordinance

Carlos French

From: DoNotReply@ereceipt.usps.gov
Sent: Wednesday, November 5, 2025 4:42 PM
To: Carlos French
Subject: USPS eReceipt

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SAN ROQUE
3345 STATE ST
SANTA BARBARA, CA 93105-9998
www.usps.com

11/05/2025 04:41 PM

Product	Qty	Unit Price	Price
US Marine Corps	3	\$0.78	\$2.34

Grand Total: \$2.34
Debit Card Remit \$2.34

Card Name: MasterCard
Account #: XXXXXXXXXXXXX2565
Approval #: 724682
Transaction #: 013
Receipt #: 041843
Debit Card Purchase: \$2.34
AID: A0000000042203 Contactless
AL: DEBIT

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Clerk: 19

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From: [Carlos French](#)
To: [Nancy Gomez](#); [Jason Dilday](#)
Cc: [Cody Bowden](#); ["John Derrick"](#); [Real Property](#)
Subject: RE: Del Cielo Status Conference 11/13 at 1:30 PM (004144 MHRCO)
Date: Thursday, November 6, 2025 2:08:00 PM
Attachments: [image001.png](#)

Hi Nancy,

We can confirm the receipt of your response that Jason Dilday will be attending the Status Conference on November 13th.

Should you have any further questions or require assistance attending the conference on-line, please don't hesitate to reach out.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | Mobile: (805) 896-2262 | e-mail: cifrench@countyofsb.org |

www.countyofsb.org

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From: Nancy Gomez [REDACTED]
Sent: Tuesday, November 4, 2025 3:30 PM
To: Carlos French <cifrench@countyofsb.org>; Jason Dilday [REDACTED]
Cc: Cody Bowden <cbowden@countyofsb.org>; 'John Derrick' [REDACTED]; Real Property <RealProperty@countyofsb.org>

Subject: RE: Del Cielo Status Conference 11/13 at 1:30 PM (004144 MHRCO)

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Mr. French,

November 13 works fine for us. Jason Dilday will be attending the meeting.

Thank you,

Nancy Gomez
Paralegal



From: Carlos French <cifrench@countyofsb.org>
Sent: Tuesday, November 4, 2025 3:08 PM
To: Jason Dilday [REDACTED]; Nancy Gomez [REDACTED]
Cc: Cody Bowden <cbowden@countyofsb.org>; 'John Derrick' [REDACTED] Real Property <RealProperty@countyofsb.org>
Subject: Del Cielo Status Conference 11/13 at 1:30 PM (004144 MHRCO)

EZ Network Systems

Warning: The sender @cifrench@countyofsb.org sending email from domain countyofsb.org is not yet trusted by your organization. There is a URL in the email asking for login credentials. It could be a phishing attempt.

[Report Phishing](#) [Remove Banner](#)

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Dear Jason Dilday and Nancy Gomez,

The selected Arbitrator, John Derrick, is requesting a status conference in the pending Del Cielo mobilehome rent control matter to obtain an estimate of the expected hearing length, including the number of witnesses, and to identify any issues ahead of the upcoming Mobilehome Rent Control hearing on November 21st in Santa Maria. No evidence or testimony will be taken during this time.

- **Park:** Del Cielo
- **Date/Time:** Thursday, November 13, 2025, at 1:30 PM
- **Location:** Please see the Microsoft Teams meeting link below – [Need Assistance?](#)

Please confirm your availability and indicate who will be joining the meeting. If there's conflict, please let me know promptly so we can address it. A formal notice will also follow by certified mail.

If you have any questions or wish to confirm the meeting instructions, please feel free to contact me at (805) 568-3089 or Real Property at (805) 568-3070.

Thank You,

Carlos French

[Redacted]

[Redacted]

Carlos French

**Real Property Agent
General Services Department**

County of Santa Barbara
260 N. San Antonio Road
Santa Barbara, CA 93110
Office: (805) 568-3089
www.countyofsb.org

| e-mail: cifrench@countyofsb.org |

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From: [Carlos French](#)
To: [Cody Bowden](#)
Cc: [Real Property](#)
Subject: FW: Del Cielo hearing date
Date: Friday, November 14, 2025 8:08:00 AM

From: Bruce Stanton [REDACTED]
Sent: Thursday, November 13, 2025 4:33 PM
To: jason [REDACTED]; John Derrick [REDACTED]
Cc: Carlos French <cifrench@countyofsb.org>
Subject: Re: Del Cielo hearing date

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Mr. Derrick:

January 21st works for the residents.

Bruce E. Stanton, Esq.
Law Offices of Bruce E. Stanton

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On Thursday, November 13, 2025 at 03:06:29 PM PST, John Derrick [REDACTED] wrote:

Counsel:

At the hearing today, I suggested January 14, 2026, for the continued Del Cielo hearing, with January 21 as the back-up.

I now realize I need to change that so that **January 21** is the target date, not the backup. If that does not work, I can offer the following as back-ups in those two weeks: January 15 and January 22 (preferably the latter).

My apologies for having to revisit the earlier proposal — January 14 had just been confirmed this morning as the date for another matter, but it had not yet made its way into the calendar to which I was referring.

John Derrick

John Derrick
Mediator/Arbitrator

www.johnderrickADR.com

From: [Carlos French](#)
To: [REDACTED]
Subject: FW: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap
Date: Monday, March 30, 2026 11:26:00 AM
Attachments: [image001.png](#)

Hi John,

Here's the email where we summarized the first Status Conference and reset the dates along with acknowledging the 60 day delay in the increase.

Carlos

From: Carlos French
Sent: Monday, November 24, 2025 2:39 PM
To: Nancy Gomez [REDACTED]; Cody Bowden <cbowden@countyofsb.org>
Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

Hi Nancy,

Yes this is the updated address for the Clerk of the Ordinance, in addition you may also provide digital copies to realproperty@countyofsb.org or a link to a shared repository. Please note the County is closed for the Thanksgiving holiday this Thursday and Friday , 11/27 and 11/28.

Thanks,

Carlos

From: Nancy Gomez [REDACTED]
Sent: Monday, November 24, 2025 1:57 PM
To: Carlos French <cifrench@countyofsb.org>; Cody Bowden <cbowden@countyofsb.org>
Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

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Thank you. Will the response also be mailed to this address?

Thank you,

Nancy Gomez
Paralegal

[REDACTED]



From: Carlos French <cifrench@countyofsb.org>

Sent: Monday, November 24, 2025 1:22 PM

To: Nancy Gomez ; Cody Bowden <cbowden@countyofsb.org>

Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

Hi Nancy,

Here's the mailing address:

County of Santa Barbara
Real Property Division
Attn: Clerk of the Mobilehome Rent Control Ordinance
260 N. San Antonio Road
Santa Barbara, CA 93110-1315

Let me know if you have any other questions.

Thanks,

Carlos

From: Nancy Gomez 

Sent: Monday, November 24, 2025 11:58 AM

To: Cody Bowden <cbowden@countyofsb.org>; Carlos French <cifrench@countyofsb.org>

Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

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Good morning,

Could I please be provided with the address where Management should mail the filing fee check to?

Thank you,

Nancy Gomez
Paralegal



[REDACTED]

From: Cody Bowden <cbowden@countyofsb.org>

Sent: Friday, November 14, 2025 12:09 PM

To: brucestantonlaw@countyofsb.org [REDACTED] Jason Dilday [REDACTED]
[REDACTED]

Cc: Carlos French <cifrench@countyofsb.org>; Real Property <RealProperty@countyofsb.org>

Subject: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

Good afternoon, everyone,

Thank you for attending yesterday afternoon's conference call. I appreciate the time to work through the logistics of the forthcoming hearing.

Here is a recap of the items discussed in this meeting:

1. In accordance with paragraph 8, due to the lack of response by Management, there is a 60-day delay in the effect of any rental increase granted by the Arbitrator.
2. Due to the above, the parties agreed to continue the hearing into January.
3. The following timeframe is now in effect:
 - a. Management shall file a response by Friday, November 28th, 2025. Management will also need to pay the filing fee in accordance with paragraph 8(d) by this date.
 - b. Homeowners' may file a counter-response no later than Friday, December 12th, 2025.
 - c. Pre-hearing briefs and witness lists (with short description on witnesses) are due by both parties on Monday, January 5th, 2026.
 - d. The hearing will be conducted via Zoom on January 21st, 2026 (tentative).
 - i. The Arbitrator and both parties will conduct the hearing via Zoom. Any witnesses will also appear via Zoom. A public viewing room will be made available for those who desire.
4. Public notice will be posted about the continuance on November 18th. An additional public notice will be issued once the date and time and location are finalized.
5. Any public comments must be routed through either party's representation, and at this point neither party intend to allow public comments.

Cody Bowden

Real Property Division Manager

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110



cbowden@countyofsb.org www.countyofsb.org



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Carlos French

From: Carlos French
Sent: Monday, November 24, 2025 2:39 PM
To: Nancy Gomez; Cody Bowden
Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

Hi Nancy,

Yes this is the updated address for the Clerk of the Ordinance, in addition you may also provide digital copies to realproperty@countyofsb.org or a link to a shared repository. Please note the County is closed for the Thanksgiving holiday this Thursday and Friday , 11/27 and 11/28.

Thanks,

Carlos

From: Nancy Gomez [REDACTED]
Sent: Monday, November 24, 2025 1:57 PM
To: Carlos French <cifrench@countyofsb.org>; Cody Bowden <cbowden@countyofsb.org>
Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

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Thank you. Will the response also be mailed to this address?

Thank you,

Nancy Gomez
Paralegal

[REDACTED]

From: Carlos French <cifrench@countyofsb.org>
Sent: Monday, November 24, 2025 1:22 PM
To: Nancy Gomez [REDACTED] Cody Bowden <cbowden@countyofsb.org>
Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

Hi Nancy,

Here's the mailing address:

County of Santa Barbara

Real Property Division
Attn: Clerk of the Mobilehome Rent Control Ordinance
260 N. San Antonio Road
Santa Barbara, CA 93110-1315

Let me know if you have any other questions.

Thanks,

Carlos

From: Nancy Gomez [REDACTED]
Sent: Monday, November 24, 2025 11:58 AM
To: Cody Bowden <cbowden@countyofsb.org>; Carlos French <cifrench@countyofsb.org>
Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good morning,

Could I please be provided with the address where Management should mail the filing fee check to?

Thank you,

Nancy Gomez
Paralegal

[REDACTED]

From: Cody Bowden <cbowden@countyofsb.org>
Sent: Friday, November 14, 2025 12:09 PM
To: brucestanton@countyofsb.org [REDACTED]; Jason Dilday <jason@countyofsb.org>; [REDACTED]
Cc: Carlos French <cifrench@countyofsb.org>; Real Property <RealProperty@countyofsb.org>
Subject: Del Cielo - Mobile Home Rent Control Ordinance Status Conference Recap

Good afternoon, everyone,

Thank you for attending yesterday afternoon's conference call. I appreciate the time to work through the logistics of the forthcoming hearing.

Here is a recap of the items discussed in this meeting:

1. In accordance with paragraph 8, due to the lack of response by Management, there is a 60-day delay in the effect of any rental increase granted by the Arbitrator.
2. Due to the above, the parties agreed to continue the hearing into January.
3. The following timeframe is now in effect:
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 - c. Pre-hearing briefs and witness lists (with short description on witnesses) are due by both parties on Monday, January 5th, 2026.
 - d. The hearing will be conducted via Zoom on January 21st, 2026 (tentative).
 - i. The Arbitrator and both parties will conduct the hearing via Zoom. Any witnesses will also appear via Zoom. A public viewing room will be made available for those who desire.
4. Public notice will be posted about the continuance on November 18th. An additional public notice will be issued once the date and time and location are finalized.
5. Any public comments must be routed through either party's representation, and at this point neither party intend to allow public comments.

Cody Bowden

Real Property Division Manager
General Services Department
County of Santa Barbara
260 N. San Antonio Road
Santa Barbara, CA 93110

cbowden@countyofsb.org www.countyofsb.org



Notice: This information is private, confidential, and privileged and intended solely for the person or persons addressed herein. Any review, distribution, reliance on, or other use of this information by persons or entities other than the intended recipient is prohibited. If you have received this communication in error, immediately notify the sender and destroy/delete any copies of this transmission. Thank you for your compliance. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the County of Santa Barbara. Finally, the recipient should check this email and any attachments for the presence of viruses. The County of Santa Barbara accepts no liability for any damage caused by any virus transmitted by this email.



PUBLIC NOTICE OF CONTINUANCE OF HEARING

Santa Barbara County Mobilehome Rent Control Ordinance

Original Hearing Date & Time:

November 21, 2025 at 10:00 a.m.

Location:

Joseph Centeno Betteravia Government Administration Building
Board Hearing Room
511 East Lakeside Parkway
Santa Maria, CA 93455

NOTICE IS HEREBY GIVEN that the public hearing previously scheduled under the Santa Barbara County Mobilehome Rent Control Ordinance (Chapter 11A) regarding a petition to determine a maximum rent increase schedule for the Del Cielo Mobilehome Park has been continued and will **NOT** occur on November 21, 2025.

A new public hearing date and time will be set, and a separate Public Notice of Hearing will be published and posted once the parties have confirmed a new date.

Information and related materials remain available from the Clerk of the Mobilehome Rent Control Ordinance at 260 N. San Antonio Road, Santa Barbara, CA 93101.

Posted pursuant to California Government Code §§ 65090–65094 and Santa Barbara County Code Chapter 11A, Rules for Hearings.

SANTA MARIA TIMES

AFFIDAVIT OF PUBLICATION

CCP § 2015.5

Santa Maria Times
3200 Skyway Dr
(805) 925-2691

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Santa Maria Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Santa Maria, for the County of Santa Barbara, in the state of California, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Nov. 18, 2025

Notice ID: WskJcMpzjNS8NwKV2njC

Publisher ID: 533617

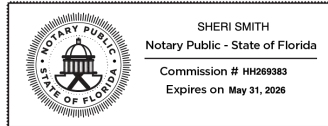
Notice Name: 004144 MHRCO Del Cielo Case Continuation

PUBLICATION FEE: \$84.20

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct

Anjana Bhadoriya

Agent



VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 11/19/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE OF CONTINUANCE OF HEARING

Santa Barbara County Mobilehome Rent Control Ordinance
Original Hearing Date & Time:
November 21, 2025 at 10:00 a.m.

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A new public hearing date and time will be set, and a separate Public Notice of Hearing will be published once the parties have confirmed the new date.

Information and related materials remain available from the Clerk of the Mobilehome Rent Control Ordinance, 260 N. San Antonio Road, Santa Barbara, CA 93101.

Pub dates: Nov 18, 2025
Legal 533617

From: [Jason Dilday](#)
To: [Carlos French](#); [Nancy Gomez](#)
Cc: [Cody Bowden](#); ["John Derrick"](#); [Real Property](#)
Subject: RE: Hearing Schedule Del Cielo Mobilehome Rent Control (004144)
Date: Thursday, November 20, 2025 11:47:45 AM
Attachments: [image001.png](#)

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Mr. French,

Witnesses are available. Sorry for not confirming. We will provide the response by 11/28. Thanks.

Jason

From: Carlos French <cifrench@countyofsb.org>
Sent: Thursday, November 20, 2025 11:20 AM
To: Jason Dilday [REDACTED] Nancy Gomez [REDACTED]
Cc: Cody Bowden <cbowden@countyofsb.org>; 'John Derrick' [REDACTED] Real Property <RealProperty@countyofsb.org>
Subject: RE: Hearing Schedule Del Cielo Mobilehome Rent Control (004144)

Hi Mr. Dilday,

I hope you're doing well. As discussed, we've agreed to continue the hearing, and the County, the Arbitrator, and the Homeowners are all available on January 21, 2026. The hearing will be conducted over Zoom, and the Public Hearing Room in Santa Maria is also available for public viewing.

You mentioned needing to check on your witnesses — could you please confirm that January 21, 2026, works for your party as well?

Lastly, as a reminder Management's response to the petition is due by next Friday, November 28, 2025.

I appreciate your attention to this matter.

Thanks,

Carlos

Carlos French
Real Property Agent
General Services Department
County of Santa Barbara
260 N. San Antonio Road

Santa Barbara, CA 93110-1315
Office: (805) 568-3089 | Mobile: [REDACTED] | e-mail: cifrench@countyofsb.org |
www.countyofsb.org

General Services Mission: We deliver essential resources and solutions in support of vital County operations, ensuring success through innovation, expertise, and inclusivity.



Caution: This information is private and confidential and intended solely for the person or persons addressed herein. Any review, distribution, reliance on, or other use of this information by persons or entities other than the intended recipient is prohibited.

From: [Carlos French](#)
To: "[Nancy Gomez](#)"; [Cody Bowden](#); [Real Property](#); "[Bruce Stanton](#)"; "[John Derrick](#)"
Cc: "[Jason Dilday](#)"
Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance: Management's Response
Date: Wednesday, November 26, 2025 12:41:00 PM

Hi All,

The County has also received the Management's response along with the filing fee yesterday, November 25, 2026, for \$1,580 for 158 Spaces, so their filing is now complete.

Let me know if you have any questions and have a great Thanksgiving!

Thanks,

Carlos

From: Carlos French
Sent: Monday, November 24, 2025 4:36 PM
To: Nancy Gomez [REDACTED]; Cody Bowden <cbowden@countyofsb.org>; Real Property <RealProperty@countyofsb.org>; Bruce Stanton [REDACTED]; 'John Derrick' [REDACTED]
Cc: Jason Dilday [REDACTED]
Subject: RE: Del Cielo - Mobile Home Rent Control Ordinance: Management's Response

Hi Nancy,

The County confirms the receipt of Management's response, and we'll send another confirmation once we've received the filing fee.

Thanks,

Carlos

From: Nancy Gomez [REDACTED]
Sent: Monday, November 24, 2025 3:50 PM
To: Carlos French <cifrench@countyofsb.org>; Cody Bowden <cbowden@countyofsb.org>; Real Property <RealProperty@countyofsb.org>; Bruce Stanton [REDACTED]; 'John Derrick' [REDACTED]
Cc: Jason Dilday [REDACTED]
Subject: Del Cielo - Mobile Home Rent Control Ordinance: Management's Response

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good afternoon,

Attached please find Management's Response to Homeowners' Response in the above-referenced matter.

Please note that a hard copy of the response, along with Management's filing fee has been mailed today to the following address:

County of Santa Barbara
Real Property Division
Attn: Clerk of the Mobilehome Rent Control Ordinance
260 N. San Antonio Road
Santa Barbara, CA 93110-1315

Wishing everyone a very happy thanksgiving!

Thank you,

Nancy Gomez
Paralegal



From: [Bruce Stanton](#)
To: [Carlos French](#)
Cc: [Sue DeWeese](#)
Subject: Re: Del Cielo - Mobile Home Rent Control Ordinance: Management's Response - No Hard Mail Copy Needed
Date: Monday, December 1, 2025 1:22:47 PM

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

I am acknowledging receipt of the park owner's Response, and confirming that I do NOT need you to hard mail a copy.

Thank you.

Bruce E. Stanton, Esq.
Law Offices of Bruce E. Stanton

PRIVILEGED AND CONFIDENTIAL COMMUNICATION: This message and the information transmitted within is privileged and confidential, and is intended solely for use by the addressee(s) shown above. If the reader of this message is not the intended recipient, or an employee or agent of the intended recipient, you are hereby advised that any copying, use, distribution, dissemination or forwarding of the information contained herein is strictly prohibited. If you have received this communication in error, please notify the Law Office of Bruce E. Stanton by way of reply and then destroy this message and any attached files without reading same. Thank you.

On Monday, November 24, 2025 at 03:50:30 PM PST, Nancy Gomez [REDACTED] wrote:

Good afternoon,

Attached please find Management's Response to Homeowners' Response in the above-referenced matter.

Please note that a hard copy of the response, along with Management's filing fee has been mailed today to the following address:

County of Santa Barbara
Real Property Division
Attn: Clerk of the Mobilehome Rent Control Ordinance
260 N. San Antonio Road
Santa Barbara, CA 93110-1315

Wishing everyone a very happy thanksgiving!

Thank you,

Nancy Gomez
Paralegal



From: [Sue DeWeese](#)
To: [Carlos French](#)
Cc: [brucestantor](#) [REDACTED] [jc](#) [REDACTED] [Cody Bowden](#)
Subject: Re: (004144 Del Cielo)
Date: Wednesday, November 26, 2025 3:15:20 PM
Attachments: [image001.png](#)

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Happy Thanksgiving Carlos,
I am good with the email so we can see what Bruce says.
Sue

On Wed, Nov 26, 2025 at 1:12 PM Carlos French <cifrench@countyofsb.org> wrote:

Hi Bruce/Sue,

I wanted to check in with you and see if you need us to send the physical copy of the Mobilehome Parks Response, or if you can work with the copy provided via email. I've checked and the one we received in the mail is the same, except for the check and a basic cover letter.

Let me know either way.

Thanks and have a great Thanksgiving,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | [REDACTED] | e-mail: cifrench@countyofsb.org |

SANTA MARIA TIMES

AFFIDAVIT OF PUBLICATION

CCP § 2015.5

Santa Maria Times
3200 Skyway Dr
(805) 925-2691

I, Ankit Sachdeva, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Santa Maria Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Santa Maria, for the County of Santa Barbara, in the state of California, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Nov. 1, 2025

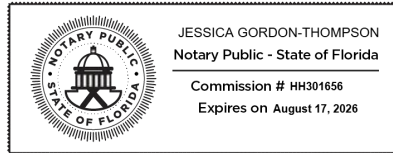
Notice ID: kEZil3Cup4oTDbt7ahiw
Publisher ID: 529451
Notice Name: 004144 MHRCO Del Cielo Case

PUBLICATION FEE: \$86.40

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct

Ankit Sachdeva

Agent



VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: **11/05/2025**

J. Thompson

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE OF HEARING

Santa Barbara County Mobilehome
Rent Control Ordinance

Date & Time: November 21, 2025
at 10:00 a.m.

Location: Joseph Centeno Better-
avia Government Administration
Building, Board Hearing Room, 511
East Lakeside Parkway, Santa Ma-
ria, CA 93455.

**A public hearing will be held un-
der the Santa Barbara County Mo-
bilehome Rent Control Ordinance
(Chapter 11A) regarding a petition
to determine a maximum rent in-
crease schedule for the Del Cielo
Mobilehome Park.**

**The hearing is open to the public,
and all interested persons may
attend and present evidence or
comments.**

**Information and related materials
are available from the Clerk of the
Mobilehome Rent Control Ordi-
nance, 260 N San Antonio Road,
Santa Barbara, CA 93101.**

**Published pursuant to California
Government Code §§ 65090-
65094 and Santa Barbara Coun-
ty Code Chapter 11A, Rules for
Hearings.**

Pub dates: Nov 1, 2025
Legal 529451



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services
John Green, Assistant Director, Capital, Facilities-Maintenance & Energy
Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

November 24, 2025

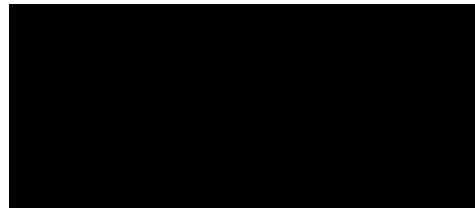
Del Cielo Manufactured Community LLC
c/o Jason Dilday



RE: NOTICE OF HEARING – Mobilehome Rent Control Ordinance (Chapter 11A)

Dear Mr. Dilday,

You are hereby notified that the continuation of the original hearing held on November 21, 2025, on the homeowners’ petition has been rescheduled. The continued hearing will be held on Wednesday, January 21, 2026, via Zoom video conference from 9:00 AM to 5:00 PM:



There will also be a public hearing space made available for the public at the **Joseph Centeno Betteravia Government Administration Building, Board Hearing Room 511 East Lakeside Parkway, Santa Maria, CA 93455**, for the duration of the on-line Zoom hearing.

All participation by the public shall be channeled through the respective attorneys for homeowners and management. The attorney for each party shall determine the participation of individual members of the public and the content of that participation, subject to the ruling of the Arbitrator. The Arbitrator or Clerk may exclude members of the public for conduct which is unruly or disorderly, and which disrupts or threatens to disrupt the proceedings.

You may be present at the hearing, may but need not be represented by counsel, may present any relevant evidence, and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other sources of evidence by applying to the Clerk:

County of Santa Barbara
Real Property Division
Attn: Clerk of the Mobilehome Rent Control Ordinance
260 N. San Antonio Road
Santa Barbara, CA 93110-1315
Email: RealProperty@countyofsb.org

You will be responsible for paying any mileage or attendance fees in connection with subpoenas so issued.

If you have any questions or wish to confirm filing procedures, please contact this office at (805) 568-3070 or via email at realproperty@countyofsb.org.

Sincerely,



Cody Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

John Green, Assistant Director, Capital, Facilities-Maintenance & Energy

Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

November 24, 2025

Sue DeWeese

RE: NOTICE OF HEARING – Mobilehome Rent Control Ordinance (Chapter 11A)

Dear Ms. DeWeese,

You are hereby notified that the continuation of the original hearing held on November 21, 2025, on the homeowners' petition has been rescheduled. The continued hearing will be held on Wednesday, January 21, 2026, via Zoom video conference from 9:00 AM to 5:00 PM:

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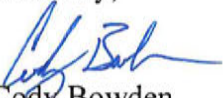
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Sincerely,



Cody Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

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NOTICE

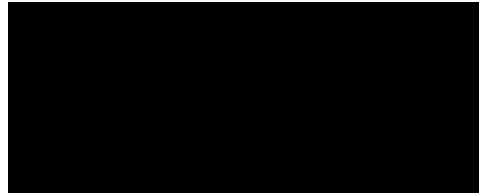
November 24, 2025

Bruce E. Stanton


RE: NOTICE OF HEARING – Mobilehome Rent Control Ordinance (Chapter 11A)

Dear Mr. Stanton,

You are hereby notified that the continuation of the original hearing held on November 21, 2025, on the homeowners' petition has been rescheduled. The continued hearing will be held on Wednesday, January 21, 2026, via Zoom video conference from 9:00 AM to 5:00 PM:



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Sincerely,



Cody Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

John Green, Assistant Director, Capital, Facilities-Maintenance & Energy

Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

November 24, 2025

Del Cielo Manufactured Community LLC

c/o Jason Dilday

RE: NOTICE OF HEARING – Mobilehome Rent Control Ordinance (Chapter 11A)

Dear Mr. Dilday,

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John Green, Assistant Director, Capital, Facilities-Maintenance & Energy

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NOTICE

November 24, 2025

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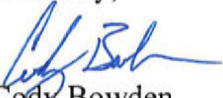
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Sincerely,



Cody Bowden
Real Property Manager
Clerk of the Ordinance



Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

John Green, Assistant Director, Capital, Facilities-Maintenance & Energy

Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

November 24, 2025

Bruce E. Stanton

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Sincerely,



Cody Bowden
Real Property Manager
Clerk of the Ordinance

SANTA MARIA TIMES

AFFIDAVIT OF PUBLICATION

CCP § 2015.5

Santa Maria Times
3200 Skyway Dr
(805) 925-2691

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Santa Maria Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Santa Maria, for the County of Santa Barbara, in the state of California, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Jan. 7, 2026

Notice ID: RpeHqFmz88lyBDGGrCUf
Publisher ID: 551559
Notice Name: 004144 MHRCO Del Cielo Case 2nd Notice

PUBLICATION FEE: \$84.20

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct

Edmar Corachia

Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 01/07/2026

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE OF HEARING
Santa Barbara County Mobilehome
Rent Control Ordinance

Date & Time: January 21, 2026 at
9:00 a.m.

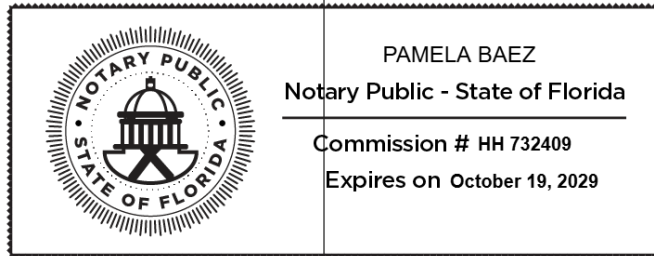
**Public Viewing and Public Com-
ment Location:**

Joseph Centeno Betteravia Govern-
ment Administration Building
Board Hearing Room
511 East Lakeside Parkway
Santa Maria, CA 93455

A public hearing will be held regard-
ing a petition to determine a maxi-
mum rent increase schedule for the
Del Cielo Mobilehome Park.

The hearing will be conducted on-
line. Public viewing and public com-
ment will be available in person at
the location listed above. Members
of the public seeking online access
must contact the Clerk of the Mo-
bilehome Rent Control Ordinance
no later than three (3) days prior to
the hearing.

Published pursuant to California
Government Code §§ 65090–65094
and Santa Barbara County Code
Chapter 11A.
Pub dates: Jan 7, 2026
Legal 551559



PUBLIC NOTICE OF HEARING

Santa Barbara County Mobilehome Rent Control Ordinance (Chapter 11A)

NOTICE IS HEREBY GIVEN that a public hearing will be held pursuant to the Santa Barbara County Mobilehome Rent Control Ordinance (Chapter 11A) regarding a petition to determine a maximum rent increase schedule for the **Del Cielo Mobilehome Park**.

Hearing Date and Time

January 21, 2026
9:00 a.m.

Public Viewing and Public Comment Location

Joseph Centeno Betteravia Government Administration Building
Board Hearing Room
511 East Lakeside Parkway
Santa Maria, CA 93455

Hearing Format

The hearing will be **conducted online** before the appointed Arbitrator.
Public viewing and public comment will be available in person at the location listed above.

Online Access / Participation

Members of the public wishing to access or participate in the online hearing must **contact the Clerk of the Mobilehome Rent Control Ordinance no later than three (3) days prior to the hearing** to obtain access information and registration instructions.

Public comment will be received as permitted under the Mobilehome Rent Control Ordinance and applicable hearing procedures.

This notice is published and posted pursuant to **California Government Code Sections 65090–65094** and **Santa Barbara County Code Chapter 11A**.

Dated: January 13, 2026

Posted: _____

From: [Carlos French](#)
To: ["Nancy Gomez"](#); ["Jason Dilday"](#); ["Bruce Stanton"](#); [Sue DeWeese](#)
Cc: [Cody Bowden](#); [Real Property](#); ["John Derrick"](#)
Subject: Del Cielo Arbitration Hearing Info. (004144)
Date: Tuesday, January 20, 2026 10:30:00 AM
Attachments: [image001.png](#)

Hi All,

Thank you again for taking the time to meet yesterday. Below is the information and logistics for the **Del Cielo arbitration hearing** scheduled for tomorrow, **Wednesday January 21, 2026**, beginning at **9 AM**.

Technical Check / Connection Testing

Connection testing will begin at **8:30 AM** to ensure all audio, video, and recording systems are functioning properly. Participants and witnesses are encouraged to join during this time to test their connections and address any technical issues in advance of the hearing. If you have any questions or issues during the hearing please you can reach us at the hearing room at **805-896-2262**.

Public Hearing – In-Person Viewing and Comment

The public portion of the hearing will be available for in-person viewing and public comment beginning at **9:00 AM** at the **Betteravia Government Center**. The hearing itself will be conducted remotely by the Arbitrator, with the Betteravia location serving as the designated public access location for observation and participation.

Members of the public wishing to provide comment will be required to sign up for public comment in advance of speaking. No requests for remote public viewing via Zoom were received by the required three-day advance deadline, and public participation will only be provided in person at the Betteravia Government Center.

The Clerk of the Ordinance and County staff will be on-site to facilitate public viewing and manage public comment in accordance with the Ordinance and hearing procedures.

Order of Proceedings

The Arbitrator will outline the order of proceedings at the start of the hearing, including the presentation of evidence, witness testimony, and public comment. The Arbitrator may impose reasonable time limits on testimony and public comment to ensure the orderly and efficient conduct of the hearing.

Oaths and Testimony

In any proceeding before the Arbitrator, oral testimony offered as evidence shall be given under oath or affirmation. The Clerk (or designee) and the Arbitrator have the authority to administer oaths and affirmations and to certify official acts.

Oaths may be administered individually or en masse. Witnesses will be asked to raise their right hand and swear or affirm that the testimony they provide will be the truth, the whole truth, and nothing but the truth.

Hearing Record

At the County's request, the hearing will be formally transcribed.

Participation (Parties and Witnesses)

Participants will attend remotely via Zoom. The Zoom link for participants is provided below:

[REDACTED]

[REDACTED]

[REDACTED]

If you have any questions before the hearing, please don't hesitate to reach out.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-

Office: (805) 568-3089 |

www.countyofsb.org

| e-mail: cifrench@countyofsb.org |

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one
COUNTY
one
FUTURE



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County of Santa Barbara - General Services Department

From: Elisabeth Zepeda [REDACTED]
Sent: Tuesday, January 13, 2026 6:47 PM
To: Carlos French <cifrench@countyofsb.org>; Sachi Swick [REDACTED]
Subject: Re: Yesenia Cuevas contact info for hearing room scheduling

Hello,

Yes, I will post it in the morning!

Best,
Elisabeth

Get [Outlook for iOS](#)

From: Carlos French <cifrench@countyofsb.org>
Sent: Tuesday, January 13, 2026 2:51:19 PM
To: Elisabeth Zepeda [REDACTED] Sachi Swick [REDACTED]
Cc: Yesenia Cuevas [REDACTED]
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Hi Elisabeth,

Thanks for your assistance with the upcoming hearing.

Since Yesenia is off are you able to post this public notice for the upcoming hearing in the Betteravia Building? It needs to be posted by Thursday, if not is there someone that's able to post in SM?

Thanks in advance!

Carlos

From: Elisabeth Zepeda [REDACTED]
Sent: Thursday, January 8, 2026 11:01 AM
To: Sachi Swick [REDACTED]
Cc: Carlos French <cifrench@countyofsb.org>
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Hello Sachi,

You're very welcome! Yes, you can contact Traci and ask her to give you access that day or I can open the Hearing Room for you, since I am down the hall.

Best,
[Elisabeth Zepeda](#)

From: Sachi Swick [REDACTED]
Sent: Thursday, January 8, 2026 10:58 AM
To: Elisabeth Zepeda [REDACTED]
Cc: Carlos French <cifrench@countyofsb.org>
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Hi Elisabeth,

Thank you for your help!

From: Sachi Swick
Sent: Wednesday, November 26, 2025 2:14 PM
To: Yesenia Cuevas [REDACTED]
Cc: Carlos French <cifrench@countyofsb.org>
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Hi Yesenia,

Attached are the updated Hearing Room forms for the January 21st date.

Thank you,

Sachi Swick

[REDACTED]

From: Carlos French <cifrench@countyofsb.org>
Sent: Thursday, November 20, 2025 4:25 PM
To: Yesenia Cuevas [REDACTED]
Cc: Sachi Swick [REDACTED]
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Hi Yesenia,

We have confirmation for the Jan. 21st Hearing date. Can we use the same forms or should we fill out new ones for the Continued Mobilehome Rent Control Hearing in Santa Maria on Jan 21st? It'll be from 9 AM – 5 PM and only for public viewing and possible public comment, otherwise the main hearing will be held via zoom.

Thanks for all your help with this!

Carlos

From: Yesenia Cuevas [REDACTED]
Sent: Friday, November 14, 2025 2:26 PM
To: Carlos French <cifrench@countyofsb.org>
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Yes, will do.

From: Carlos French <cifrench@countyofsb.org>
Sent: Friday, November 14, 2025 2:18 PM
To: Yesenia Cuevas [REDACTED]
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Hi Yasenia,

Can you post the attached Public Notice of the continuance?

Thanks,

Carlos

From: Yesenia Cuevas [REDACTED]
Sent: Friday, November 14, 2025 11:32 AM
To: Carlos French <cifrench@countyofsb.org>
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Its available.

From: Carlos French <cifrench@countyofsb.org>
Sent: Friday, November 14, 2025 11:31 AM
To: Sachi Swick [REDACTED] Yesenia Cuevas [REDACTED]
Subject: RE: Yesenia Cuevas contact info for hearing room scheduling

Hi Yesenia,

The parties have agreed to a continuance so you can cancel the meeting on the Nov. 21st. They are looking to reschedule for January 21st, is there any space available for that day?

Thanks,

Carlos

From: Sachi Swick [REDACTED]
Sent: Monday, November 3, 2025 4:07 PM
To: Yesenia Cuevas [REDACTED]
Cc: Carlos French <cifrench@countyofsb.org>
Subject: Re: Yesenia Cuevas contact info for hearing room scheduling

Hi Yesenia,

Attached are the filled out documents you provided us.

It's not clear to me what this section of the Hearing Room Guidelines Form is asking for:

VIDEO CONFERENCING
(Write DNA if Not Applicable)

FROM (Room Name): _____ TO (Room Name): _____

1. Treat the Hearing Room with care to ensure it is kept in good condition for future use.
2. Food and/or beverages are not permitted in the Hearing Room. Bottled water is the only exception.
3. If you change the arrangement of the Hearing Room from the original setup, you must return all tables and chairs to their original setup at the conclusion of the meeting. The Hearing Room is to be set up theater-style with an aisle down the middle.

We believe we will need to use Zoom for public comment, but I'm not sure if that applies to this section?

Thank you,

Sachi Swick

[REDACTED]

From: [Carlos French](#)
To: ["John Derrick"](#); [Sue DeWeese](#); [jason \[REDACTED\]](#); [brucestanton \[REDACTED\]](#); [Cody Bowden](#)
Cc: [Real Property](#); ["Nancy Gomez"](#)
Subject: MHRCO Del Cielo Status Conference 1/19 3:30 PM (004144)
Date: Monday, January 12, 2026 10:37:00 AM
Attachments: [image001.png](#)
[MHRCO Del Cielo Notice of Hearing Jan 21 2026.pdf](#)

Hi All,

I hope you had a great Holiday Season!

We've received confirmation that all parties are available for the Status Conference on Monday, January 19, at 3:30 PM via Microsoft Teams.

The purpose of the conference is for the Arbitrator to discuss anticipated timing for the hearing scheduled on January 21, as well as to establish guidelines for public comment. In accordance with the Ordinance, notice of the hearing was published in the Santa Maria Times on January 7, including information regarding the public viewing location. A copy of the notice is attached for reference.

Please let me know if you have any questions.

Thanks,
Carlos

Meeting Information: (You'll also receive a secondary invite from Teams)

Microsoft Teams [Need help?](#)

[REDACTED]

[REDACTED]

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 [REDACTED]

| e-mail: cifrench@countyofsb.org |

www.countyofsb.org

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From: [Carlos French](#)
To: [brucestanton](#) [REDACTED]
Subject: RE: In re: Del Cielo MHP Arbitration
Date: Monday, March 2, 2026 4:09:00 PM

Hi Bruce,

I can confirm the County has received the Post Hearing Brief.

Thanks,

Carlos

-----Original Message-----

From: Bruce Stanton [REDACTED]
Sent: Friday, February 27, 2026 3:50 PM
To: jd [REDACTED]; [REDACTED]; jason [REDACTED]; jason [REDACTED];
nancy [REDACTED]; nancy [REDACTED]
Cc: Carlos French <cifrench@countyofsb.org>; Carlos French <cifrench@countyofsb.org>; Cody Bowden <cbowden@countyofsb.org>; Cody Bowden <cbowden@countyofsb.org>
Subject: In re: Del Cielo MHP Arbitration

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

All:

Attached please find Affected Tenants' Post-Hearing Brief in the above-described matter.

Bruce Stanton, Esq.
Law Offices of Bruce E. Stanton

[REDACTED]

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From: [Cody Bowden](#)
To: [Carlos French](#)
Subject: FW: In re: Del Cielo MHP Rent Arbitration - Homeowner Pre-Hearing Document Submission
Date: Thursday, January 22, 2026 8:52:39 AM
Attachments: [Brian Eid's Updated Exhibits 2026.01.21.pdf](#)

-----Original Message-----

From: Nancy Gomez [REDACTED]
Sent: Wednesday, January 21, 2026 10:28 AM
To: brucestanton [REDACTED]; John Derrick [REDACTED]; Cody Bowden <cbowden@countyofsb.org>; Jason Dilday [REDACTED]
Cc: Sue DeWeese [REDACTED] Real Property <RealProperty@countyofsb.org>
Subject: RE: In re: Del Cielo MHP Rent Arbitration - Homeowner Pre-Hearing Document Submission

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good morning,

Attached please find Mr. Eid's Updated Exhibit presented in today's hearing.

Thank you,

Nancy Gomez
Paralegal

-----Original Message-----

From: Nancy Gomez
Sent: Wednesday, January 14, 2026 4:58 PM
To: 'brucestanton [REDACTED] John Derrick [REDACTED]; Cody Bowden <cbowden@countyofsb.org>; Jason Dilday [REDACTED]
Cc: Sue DeWeese [REDACTED]; Real Property <realproperty@countyofsb.org>
Subject: RE: In re: Del Cielo MHP Rent Arbitration - Homeowner Pre-Hearing Document Submission

Good afternoon,

Attached please find the following:

- Respondent Del Cielo MHC, LLC's Prehearing Brief
- Respondent Del Cielo MHC, LLC's Witness List
- Expert Report and Documents Relied Upon

Thank you,

Nancy Gomez
Paralegal

6653 Embarcadero Drive, Ste. C

Stockton, CA 95219

-----Original Message-----

From: Bruce Stanton [REDACTED]

Sent: Wednesday, January 14, 2026 4:53 PM

To: John Derrick [REDACTED]; Cody Bowden <cbowden@countyofsb.org>; Jason Dilday [REDACTED]

Cc: Sue DeWeese [REDACTED]; Nancy Gomez [REDACTED]; Real Property <realproperty@countyofsb.org>

Subject: In re: Del Cielo MHP Rent Arbitration - Homeowner Pre-Hearing Document Submission

Dear Mr. Derrick and County Staff:

Attached please find the following documents submitted by Homeowners herein:

- Homeowners' Pre-Hearing Brief
- Homeowners' Exhibits
- Homeowners' Witness List
- Expert Report of Karl Lawson

Bruce E. Stanton, Esq.

Law Offices of Bruce E. Stanton

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From: [Bruce Stanton](#)
To: ["Jason Dilday"; John Derrick](#)
Cc: [Carlos French](#); [Cody Bowden](#)
Subject: Re: Del Cielo: requests re closing argument
Date: Wednesday, February 11, 2026 2:13:07 PM

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Received and understood. Thank you Mr. Derrick.

Bruce Stanton, Esq.
Law Offices of Bruce E. Stanton

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On Wednesday, February 11, 2026 at 02:05:39 PM PST, John Derrick [REDACTED] wrote:

Counsel:

Please review the following as you prepare your written closing arguments in the Del Cielo arbitration:

1. Formatting

Here are my preferred formatting guidelines for written closing arguments:

File format: Text-searchable PDF (not Word).

Typestyle: Georgia 13 pt, 1.5 line spacing.

Margins: 1.5-inch left and right, 1.25-inch top and bottom.

PDF bookmarks: Please bookmark section headings in your briefing and also any exhibits that accompany the briefing (including, where appropriate, bookmarking exhibits within exhibits).

Other: Please do not use a "pleading paper" paper template; there is no need to number the lines on the page.

Please also attach to your brief all exhibits — or exhibit excerpts — and transcript excerpts on which you rely (and, again, make sure they are

bookmarked).

2. Requested specificity

During the arguments and presentation of evidence I have thus far heard, the issue of any rent increase has always been expressed in terms of a per-unit amount, with all units receiving the same increase.

I will assume that the parties expect me to rule in those terms unless I hear argument to the contrary with specific proposals of any alternative.

Also, to the extent that counsel might be attributing any increase, or reduction from a requested increase, with reference to specific items of expenditure, please identify the exact dollar amount of the expenditure and the increase/decrease it would support.

For example, do not just say "Expenditure for ABC should be allowed/not allowed." Rather, state: "Expenditure for ABC of \$X resulting in a rent increase/decrease of \$Y should be allowed/not allowed."

Generalized arguments about expenditures that lack specificity about the dollar impact on the exact per-unit rent would not be helpful. And please be clear whether you are challenging/endorsing the entirety of one category of expenditure, or just one portion of it. If it is a portion, quantify it.

In short, your arguments should make it very clear precisely what you are asking me to find in terms of any increase, and exactly how your number is reached. And to the extent that you want to offer alternative numbers — representing not your "best case" but any suggested fallbacks in case I do not agree with you on everything — please lay those out as well with the same degree of specificity.

John Derrick
Mediator/Arbitrator

www.johnderrickADR.com

From: [Carlos French](#)
To: [Nancy Gomez](#)
Cc: [Jason Dilday](#); [Cody Bowden](#)
Subject: RE: MHRCO Del Cielo Hearing Follow-On Dates (004144)
Date: Wednesday, February 18, 2026 7:58:00 AM
Attachments: [image001.png](#)

Hi Nancy,

Thanks for reaching out. The County did not request a video or audio recording of the hearing, however at the Counties request we did have the hearing transcribed. Here's the information if you'd like to order a copy:

Austin McDaniel
Chief Operating Officer
1302 Osos Street
San Luis Obispo, CA. 93401

Let me know if you have any other questions.

Thanks,

Carlos

From: Nancy Gomez [REDACTED]
Sent: Tuesday, February 17, 2026 12:48 PM
To: Carlos French <cifrench@countyofsb.org>
Cc: Jason Dilday [REDACTED]
Subject: RE: MHRCO Del Cielo Hearing Follow-On Dates (004144)

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Good afternoon Carlos,

Could you please provide me with the link to the recording of the hearing held on January 21, 2026?

Thank you,

Nancy Gomez
Paralegal

[REDACTED]

[REDACTED]

From: Carlos French <cifrench@countyofsb.org>

Sent: Thursday, January 22, 2026 4:15 PM

To: 'Bruce Stanton' [REDACTED] Jason Dilday [REDACTED]

Cc: Cody Bowden <cbowden@countyofsb.org>; Sue DeWeese [REDACTED]; 'John Derrick' [REDACTED] Real Property <RealProperty@countyofsb.org>; Nancy Gomez [REDACTED] >

Subject: MHRCO Del Cielo Hearing Follow-On Dates (004144)

Hi All,

Thank you for your participation in the hearing held on **January 21, 2026**, regarding **Del Cielo Mobilehome Park**. We appreciate everyone's time, preparation, and engagement throughout the process.

Per the parties' agreement, the following schedule applies:

- **Del Cielo Mobilehome Park (MHP) Closing Argument:** February 18, 2026
- **Petitioner Closing Response:** February 27, 2026
- **Del Cielo Mobilehome Park (MHP) Final Response:** March 13, 2026 (Hearing Closed)

Arbitrator Decision Due: April 13, 2026

Please let me know if you have any questions regarding the schedule or next steps.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | [REDACTED] | e-mail: cifrench@countyofsb.org |

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From: [Carlos French](#)
To: [Nancy Gomez](#); "John Derrick"
Cc: [Jason Dilday](#); [Bruce Stanton](#); [Cody Bowden](#); [Real Property](#)
Subject: RE: Del Cielo-Respondent's Post-Hearing Brief
Date: Wednesday, February 18, 2026 5:13:00 PM

Thank you, Nancy.

The County confirms the receipt of your filing.

Have a good evening.

Thanks,

Carlos

From: Nancy Gomez [REDACTED]
Sent: Wednesday, February 18, 2026 4:46 PM
To: 'John Derrick' [REDACTED]
Cc: Jason Dilday [REDACTED]; Bruce Stanton [REDACTED]; Carlos French <cifrench@countyofsb.org>; Cody Bowden <cbowden@countyofsb.org>
Subject: Del Cielo-Respondent's Post-Hearing Brief

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Good afternoon Ms. Derrick,

Attached please find Respondent Del Cielo MHC, LLC's Post-Hearing Brief.

Thank you,

Nancy Gomez
Paralegal

[REDACTED]

From: [Carlos French](#)
To: "Bruce Stanton"; "Jason Dilday"
Cc: [Cody Bowden](#); [Sue DeWeese](#); [John Derrick](#); [Nancy Gomez](#)
Subject: (004144 Del Cielo) Official Transcripts are Ready
Date: Tuesday, February 3, 2026 1:33:00 PM
Attachments: [image001.png](#)

Hi All,

This email is to inform the parties that the official transcript from the hearing is now available from McDaniel Reporting.

If you wish to order a copy of the transcript, please contact Austin McDaniel at McDaniel Reporting:

Austin McDaniel
Chief Operating Officer
1302 Osos Street

Please let me know if you have any questions.

Thanks,

Carlos

Carlos French

Real Property Agent
General Services Department

County of Santa Barbara
260 N. San Antonio Road
Santa Barbara, CA 93110-1315
Office: (805) 568-3089 [REDACTED]
www.countyofsb.org

| e-mail: cifrench@countyofsb.org |

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From: [John Derrick](#)
To: [Carlos French](#); [Cody Bowden](#)
Subject: Re: Del Cielo decision attached
Date: Friday, April 3, 2026 6:39:23 PM
Attachments: [image001.png](#)

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi Carlos and Cody,

Thank you for your words. I also wanted to say how much of a pleasure it was to work with you. Your professionalism, efficiency, responsiveness, mastery of the procedural detail, and good humor in working through all of this were greatly appreciated. As tricky as the ordinance is, I think the overall exercise was a success!

Best regards,

John

John Derrick
Mediator/Arbitrator
[REDACTED]
www.johnderrickADR.com

From: Carlos French <cifrench@countyofsb.org>
Sent: Wednesday, April 1, 2026 9:16 AM
To: John Derrick [REDACTED]; Cody Bowden <cbowden@countyofsb.org>
Subject: RE: Del Cielo decision attached

Hi John,

We will be sending out the decision to the parties tomorrow. I also wanted to take a moment to thank you for your work on this case. We recognize how complex the Ordinance can be, and we appreciate the patience and diligence you brought to the process. Your handling of the case is greatly appreciated!

Please let me know if you need anything further.

Thanks Again,

Carlos

From: John Derrick <jd@johnderrickadr.com>
Sent: Tuesday, March 31, 2026 7:18 PM
To: Cody Bowden <cbowden@countyofsb.org>; Carlos French <cifrench@countyofsb.org>
Subject: Re: Del Cielo decision attached

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The paragraph mark was actually intentional. It followed a protocol that shows where a paragraph break occurred in the original but not in the quoted extract. However, I agree it looks like a typo in this context, so I have removed it!

I have also made a minor drafting change to the commissions section — nothing substantive.

With that done, I think the document is good to go. So I am attaching a signed and dated copy!

John

John Derrick
Mediator/Arbitrator
[REDACTED]
www.johnderrickADR.com

From: Cody Bowden <cbowden@countyofsb.org>
Sent: Tuesday, March 31, 2026 3:08 PM
To: Carlos French <cifrench@countyofsb.org>; John Derrick [REDACTED]
Subject: RE: Del Cielo decision attached

Hi John,

Thank you for this. I did not see any errors in regards to the ordinance in my review.

I did see one typo on page 4 in Section 3. Paragraph symbol was still present.

3. The form in which a rent increase should be stated

After the hearing, I emailed counsel the following statement for them to keep in mind while preparing their closing written briefs: “During the arguments and presentation of evidence I have thus far heard, the issue of any rent increase has always been expressed in terms of a per-unit amount, with all units receiving the same increase. ¶ I will assume that the parties expect me to rule in those terms unless I hear argument to the contrary with specific proposals of any alternative.” In closing written arguments, both sides

Cody

From: Carlos French <cifrench@countyofsb.org>

Sent: Tuesday, March 31, 2026 11:12 AM

To: John Derrick [REDACTED]; Cody Bowden <cbowden@countyofsb.org>

Subject: RE: Del Cielo decision attached

Hi John,

I've had a chance to read over the draft decision, and I don't see any clear errors or typos for that matter. I think it reads extremely well and is easily followed.

[@Cody Bowden](#) any input from your pov?

Thanks for all your work on this!

Carlos

From: John Derrick [REDACTED]

Sent: Monday, March 30, 2026 5:44 PM

To: Carlos French <cifrench@countyofsb.org>; Cody Bowden <cbowden@countyofsb.org>

Subject: Del Cielo decision attached

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Hi Carlos and Cody,

I am attaching my decision for your review.

I inserted the final paragraph about the time for seeking review by the Board of Supervisors or judicial review because I realized that this is, in fact, required by the ordinance.

Let me know what you think and if you see any clear errors in the decision. I've proofread it pretty carefully, but let me know if you see typos, too!

Best regards,

John

John Derrick
Mediator/Arbitrator

www.johnderrickADR.com

From: [Carlos French](#)
To: [Jason Dilday](#)
Cc: [Cody Bowden](#); [Nancy Gomez](#)
Subject: (004144 Del Cielo) Final Award of Arbitrator
Date: Thursday, April 2, 2026 11:53:00 AM
Attachments: [04144 Del Cielo Arbitrator Decision Final.pdf](#)
[image001.png](#)
[004144 Del Cielo Arbitration Notice of Decision Letter Park.pdf](#)

Mr. Dilday,

Please find attached the Arbitrator's Final Award and the Clerk's Decision Notice Letter. These documents were mailed via certified mail at the U.S. Post Office on April 2, 2026.

This email is provided for convenience; official service is being completed by certified mail.

Please let us know if you have any questions.

Sincerely,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-

Office: (805) 568-3089 |

www.countyofsb.org

| e-mail: cifrench@countyofsb.org |

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GENERAL SERVICES

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From: [Sue DeWeese](#)
To: [Carlos French](#)
Subject: Re: (004144 Del Cielo) Final Award of Arbitrator
Date: Thursday, April 2, 2026 12:08:26 PM
Attachments: [image001.png](#)

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Thanks Carlos

On Thu, Apr 2, 2026 at 11:53 AM Carlos French <cifrench@countyofsb.org> wrote:

Mr. Stanton,

Please find attached the Arbitrator's Final Award and the Clerk's Decision Notice Letter. These documents were mailed via certified mail at the U.S. Post Office on April 2, 2026.

This email is provided for convenience; official service is being completed by certified mail.

Please let us know if you have any questions.

Sincerely,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | [REDACTED] | e-mail: cifrench@countyofsb.org |



GENERAL SERVICES DEPARTMENT

Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services
Jeffery Patton, Assistant Director, Capital, Facilities-Maintenance & Energy
Ted Teyber, Assistant Director, Fleet & Real Property

April 2, 2026

Bruce E. Stanton


RE: Notice of Arbitrator's Decision in the Del Cielo Mobilehome Rent Control Case (004144)

Dear Mr. Stanton,

Please be advised that the enclosed Arbitrator's Decision in the above-referenced matter has been issued and is hereby served by the Clerk on April 2, 2026.

Under Chapter 11A of the Santa Barbara County Code, either party may request review of this decision by the Board of Supervisors. To do so, a written **Petition for Review** must be filed with the Clerk no later than **fifteen (15) judicial days** from the date this decision is mailed. A copy of the petition must also be served on the opposing party.

If a timely petition is filed, the matter will be scheduled for consideration by the Board of Supervisors in accordance with the Ordinance. If no petition is filed within this timeframe, the Arbitrator's Decision will become the **final administrative decision of the County**.

Once a final decision has been reached (either after the appeal period expires or following action by the Board of Supervisors), that decision will be subject to judicial review under California Code of Civil Procedure sections 1094.5 and 1094.6.

If you have any procedural questions, please feel free to contact our office at (805) 568-3070.

Sincerely,

Cody Bowden
Clerk of the Ordinance
Real Property Manager

Enclosure. Del Cielo Mobilehome Park Final Award of Arbitrator



GENERAL SERVICES DEPARTMENT

Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services

Jeffery Patton, Assistant Director, Capital, Facilities-Maintenance & Energy

Ted Teyber, Assistant Director, Fleet & Real Property

April 2, 2026

Del Cielo Manufactured Community LLC
c/o Jason Dilday

RE: Notice of Arbitrator's Decision in the Del Cielo Mobilehome Rent Control Case (004144)

Dear Mr. Dilday,

Please be advised that the enclosed Arbitrator's Decision in the above-referenced matter has been issued and is hereby served by the Clerk on April 2, 2026.

Under Chapter 11A of the Santa Barbara County Code, either party may request review of this decision by the Board of Supervisors. To do so, a written **Petition for Review** must be filed with the Clerk no later than **fifteen (15) judicial days** from the date this decision is mailed. A copy of the petition must also be served on the opposing party.

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If you have any procedural questions, please feel free to contact our office at (805) 568-3070.

Sincerely,

Cody Bowden
Clerk of the Ordinance
Real Property Manager

Enclosure. Del Cielo Mobilehome Park Final Award of Arbitrator

1 **PROOF OF SERVICE**

2 STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

3 I am employed in the County of San Joaquin. I am over the age of eighteen years and not
4 a party to the within entitled action. My business address is [REDACTED]

5 [REDACTED] My Email address is [REDACTED]

6 On April 23, 2026, I served the party listed below by delivering a true copy as follows:

- 7 • Petitioner Del Cielo MHC, LLC’s Petition for Review

8 **(First Class Mail)** by placing for collection and mailing following our ordinary business
9 practices. I am readily familiar with this business’s practice for collecting and processing
10 correspondence for mailing. On the same day that correspondence is placed for collection
11 and mailing, it is deposited in the ordinary course of business with the United States Postal
12 Service in a sealed envelope with postage fully prepaid.

13 **(E-Mail)** Pursuant to Code of Civ. Proc. section 1010.6, I served the document(s) to the
14 persons at the e-mail address(es) listed below. The email address(es) below have been
15 confirmed to be correct prior to transmission. No electronic message or other indication
16 that the transmission was unsuccessful was received within a reasonable time after the
17 transmission.

18 Bruce Stanton
19 Law Offices of Bruce Stanton
20 [REDACTED]
21 [REDACTED]

22 I declare under penalty of perjury under the laws of the State of California that the
23 foregoing is true and correct.

24 Executed on April 24, 2026, at Stockton, California.

25 
26 _____
27 Nancy Gomez
28

Nancy Gomez

From: Nancy Gomez
Sent: Thursday, April 23, 2026 1:34 PM
To: Bruce Stanton
Cc: Jason Dilday; Vi Nguyen
Subject: Del Cielo MHC, LLC's Petition for Review
Attachments: Del Cielo MHC, LLC-Petition for Review (04.23.2026).pdf

Good afternoon,

Attached please find a Petition for Review of the arbitrator's March 31, 2026 decision.

Thank you,

Nancy Gomez
Paralegal

[REDACTED]



GENERAL SERVICES DEPARTMENT

Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services
Jeffrey Patton, Assistant Director, Capital, Facilities-Maintenance & Energy
Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

April 24, 2026

Del Cielo Manufactured Community LLC
c/o Vi Nguyen

RE: Del Cielo Mobilehome Park - Notice of Receipt of Petition for Review and Response Deadline

Dear Counsel,

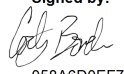
The Clerk of the Mobilehome Rent Control Ordinance acknowledges receipt of Management’s Petition for Review regarding the Del Cielo Mobilehome Park matter. The Petition was received by the Clerk on April 23, 2026.

Upon administrative review, the Petition does not appear to include a proof of service showing service on the opposing party or the opposing party’s representative. Rule 23(d) provides that “[a] proof of service showing service on the opposing party or his representative shall accompany the petition filed with the Clerk.” The Clerk will allow Management to supplement the filing by submitting the required proof of service to complete the Clerk’s file.

Pursuant to Rule 23(d), the homeowners’ response, if any, must be served and filed within fifteen (15) judicial days of the filing of the Petition for Review. Based on the April 23, 2026 filing date, the response deadline is May 14, 2026, absent any contrary determination or direction.

Please contact the Clerk of the Mobilehome Rent Control Ordinance with any procedural questions regarding this matter at (805) 568-3070 or realproperty@countyofsb.org.

Sincerely,

Signed by:

058A6D0EE7A94E5...

Cody Bowden
Real Property Manager
Clerk of the Ordinance



GENERAL SERVICES DEPARTMENT

Kirk Lagerquist, Director

Lynne Dible, Assistant Director, Finance, Administration & Procurement Services
Jeffrey Patton, Assistant Director, Capital, Facilities-Maintenance & Energy
Ted Teyber, Assistant Director, Fleet & Real Property

NOTICE

April 24, 2026

Bruce E. Stanton

[Redacted]
[Redacted]
[Redacted]

RE: Del Cielo Mobilehome Park – Notice of Receipt of Petition for Review and Response Deadline

Dear Counsel,

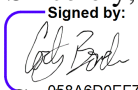
The Clerk of the Mobilehome Rent Control Ordinance acknowledges receipt of Management’s Petition for Review regarding the Del Cielo Mobilehome Park matter. The Petition was received by the Clerk on April 23, 2026.

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Pursuant to Rule 23(d), the homeowners’ response, if any, must be served and filed within fifteen (15) judicial days of the filing of the Petition for Review. Based on the April 23, 2026 filing date, the response deadline is May 14, 2026, absent any contrary determination or direction.

Please contact the Clerk of the Mobilehome Rent Control Ordinance with any procedural questions regarding this matter at (805) 568-3070 or realproperty@countyofsb.org.

Sincerely,

Signed by:

058A6D0EE7A94E5...

Cody Bowden
Real Property Manager
Clerk of the Ordinance

From: [Carlos French](#)
To: [Nancy Gomez](#); [Vi Nguyen](#)
Cc: [Jason Dilday](#); [Cody Bowden](#); [Real Property](#)
Subject: RE: Del Cielo MHC, LLC's Petition for Review - Acknowledgment (004144)
Date: Monday, April 27, 2026 8:15:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Counsel,

We confirm the receipt of the proof of service, and we'll update our files accordingly.

Thanks,

Carlos

From: Nancy Gomez <nancy@harmonycom.com>
Sent: Friday, April 24, 2026 12:09 PM
To: Carlos French <cifrench@countyofsb.org>; Vi Nguyen [REDACTED]
Cc: Jason Dilday [REDACTED]; Cody Bowden <cbowden@countyofsb.org>; Real Property <RealProperty@countyofsb.org>
Subject: RE: Del Cielo MHC, LLC's Petition for Review - Acknowledgment (004144)

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Good afternoon,

Attached please find the proof of service of Petition for Review on opposing counsel.

Thank you,

Nancy Gomez
Paralegal

[REDACTED]

From: Carlos French <cifrench@countyofsb.org>
Sent: Friday, April 24, 2026 11:54 AM
To: Vi Nguyen [REDACTED]
Cc: Jason Dilday [REDACTED]; Cody Bowden <cbowden@countyofsb.org>; Real Property <RealProperty@countyofsb.org>; Nancy Gomez [REDACTED]
Subject: RE: Del Cielo MHC, LLC's Petition for Review - Acknowledgment (004144)

Hi Counsel,

Please find attached the Clerk's Notice of Receipt of Petition for Review and Response Deadline regarding the Del Cielo Mobilehome Park matter.

A hard copy of the attached letter is also being mailed today. Please refer to the attached letter for the Clerk's procedural notice regarding the Petition.

Please contact the Clerk of the Mobilehome Rent Control Ordinance with any procedural questions regarding this matter at (805) 568-3070 or realproperty@countyofsb.org.

Sincerely,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110

Office: (805) 568-3089

www.countyofsb.org

| e-mail: cifrench@countyofsb.org |

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From: Cody Bowden <cbowden@countyofsb.org>

Sent: Thursday, April 23, 2026 1:48 PM

To: Nancy Gomez

Cc: Carlos French <cifrench@countyofsb.org>; Jason Dilday; Vi Nguyen

Subject: RE: Del Cielo MHC, LLC's Petition for Review

Confirmed receipt of the petition for review.

Cody Bowden

Real Property Division Manager
General Services Department
County of Santa Barbara
260 N. San Antonio Road
Santa Barbara, CA 93110

cbowden@countyofsb.org www.countyofsb.org



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From: Nancy Gomez [REDACTED]
Sent: Thursday, April 23, 2026 1:31 PM
To: Cody Bowden <cbowden@countyofsb.org>
Cc: Carlos French <cifrench@countyofsb.org>; Jason Dilday [REDACTED]; Vi Nguyen [REDACTED]
Subject: Del Cielo MHC, LLC's Petition for Review

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Good afternoon,

Del Cielo MHC, LLC hereby requests review of the arbitrator's March 31, 2026, decision. Attached please find the Petition for Review.

Thank you,

Nancy Gomez
Paralegal



From: [Bruce Stanton](#)
To: [Carlos French](#)
Cc: [Sue DeWeese](#); [Real Property](#); [Cody Bowden](#)
Subject: Re: Del Cielo Mobilehome Park – Notice of Receipt of Petition for Review
Date: Friday, April 24, 2026 12:03:08 PM
Attachments: [image001.png](#)

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Thanks Carlos. The homeowners shall be filing a response.

I'm assuming that once my filing is received, the Board will let us know whether they wish to hear oral argument as per Sec. 11A-4 (23) (b), or will review based solely upon the record.

Bruce Stanton, Esq.
Law Offices of Bruce E. Stanton

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On Friday, April 24, 2026 at 11:57:45 AM PDT, Carlos French <cifrench@countyofsb.org> wrote:

Hi Counsel,

Please find attached the Clerk's Notice of Receipt of Petition for Review and Response Deadline regarding the Del Cielo Mobilehome Park matter.

A hard copy of the attached letter is also being mailed today. Please refer to the attached letter for the Clerk's procedural notice regarding the Petition.

Please contact the Clerk of the Mobilehome Rent Control Ordinance with any procedural questions regarding this matter at (805) 568-3070 or orrealproperty@countyofsb.org.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | [REDACTED]

| e-mail: cifrench@countyofsb.org | www.countyofsb.org

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From: [Bruce Stanton](#)
To: [Carlos French](#); [Jason Dilday](#); [nancy \[REDACTED\]](#); [v \[REDACTED\]](#); [Cody Bowden](#)
Cc: [Sue DeWeese](#); [Real Property](#)
Subject: Re: Del Cielo Mobilehome Park – Affected Tenants" Response to Petition for Board of Supervisors Review
Date: Wednesday, May 13, 2026 5:30:02 PM
Attachments: [Proof of Service.BOS Petition.pdf](#)
[image001.png](#)
[image002.png](#)

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Mr. Bowden:

Please find attached the requested Proof of Service document.

Bruce Stanton, Esq.
Law Offices of Bruce E. Stanton

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On Wednesday, May 13, 2026 at 04:46:03 PM PDT, Cody Bowden <cbowden@countyofsb.org> wrote:

Thank you, Mr. Stanton.

This email serves as confirmation that the Affected Tenants' Reply has been received.

The ordinance states "A response, if any shall be served and filed within fifteen (15) judicial days of the filing of the petition." Even though, the opposing party has been included in this email, please provide a Proof of Service to be consistent and for the record of this arbitration.

Cody Bowden
Real Property Division Manager
General Services Department
County of Santa Barbara

260 N. San Antonio Road
Santa Barbara, CA 93110

cbowden@countyofsb.org www.countyofsb.org



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From: Bruce Stanton [REDACTED]
Sent: Wednesday, May 13, 2026 4:26 PM
To: Carlos French <cfrench@countyofsb.org>; Jason Dilday [REDACTED]; nancy [REDACTED]; v [REDACTED]
Cc: Sue DeWeese [REDACTED]; Real Property <RealProperty@countyofsb.org>; Cody Bowden <cbowden@countyofsb.org>
Subject: Re: Del Cielo Mobilehome Park – Affected Tenants' Response to Petition for Board of Supervisors Review

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

To the Clerk of the Ordinance:

Attached please find Affected Tenants' Reply to the Petition for Review in this matter.

Please acknowledge receipt, and advise if service is required on any other person of same.

Thank you.

Bruce Stanton, Esq.
Law Offices of Bruce E. Stanto | [REDACTED]
[REDACTED]
[REDACTED]

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On Friday, April 24, 2026 at 11:57:45 AM PDT, Carlos French <cifrench@countyofsb.org> wrote:

Hi Counsel,

Please find attached the Clerk's Notice of Receipt of Petition for Review and Response Deadline regarding the Del Cielo Mobilehome Park matter.

A hard copy of the attached letter is also being mailed today. Please refer to the attached letter for the Clerk's procedural notice regarding the Petition.

Please contact the Clerk of the Mobilehome Rent Control Ordinance with any procedural questions regarding this matter at (805) 568-3070 or realproperty@countyofsb.org.

Thanks,

Carlos

Carlos French

Real Property Agent

General Services Department

County of Santa Barbara

260 N. San Antonio Road

Santa Barbara, CA 93110-1315

Office: (805) 568-3089 | Mobile: [REDACTED] | e-mail: cifrench@countyofsb.org

www.countyofsb.org

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