

FINAL REPORT  
Committee on the Common Property  
October 9, 1997

I. Background and Conclusions The Common Property consists of approximately 17 acres, comprising parcel 83 of the Subdivision Map for Golden West Paradise Unit 2. A copy of said map appears in this report as Fig. 1. An authorizing document clearly identifies the Common Property on its third line, "Total No. of lots: 82 res[ident] lots & 1 common area." Said authorizing document includes approval by the Board of Supervisors on Dec. 30, 1963, and appears herein as Fig. 2. For completeness, a similar authorizing document for Unit 5, approved by the Board of Supervisors on Jun. 23, 1970, appears as Fig. 3. It is obvious in Fig. 1 that the predominant geometry of parcel 83 was so chosen and surveyed as to isolate Unit 2 residents from future events in Union Mine Canyon, such as sanitary landfills, mining, man-made reservoirs, recreational shooting ranges, residential or commercial developments, etc. The peculiar "T" shape of parcel 83 can be seen on Fig. 1 to result from necessity to provide access to Dolomite Drive. Otherwise, the parcel would have been landlocked.

On line 9 of the authorizing document (Fig. 2), Harold Prescott's signature appears as "subdivider or authorized agent." Mr. Prescott was contacted by (DOM) of the Committee (See Appendix A for listing of Committee Members, phone numbers, and initials.). Mr. Prescott stated that to the best of his memory the subdivider set aside the Common Property out of good will for future residents, but with specific foreknowledge that the parcel (except for its small connection to Dolomite Drive) was essentially worthless for development.

Current residents have various views of how the Common Property should be used, such as a recreational park, a community administration center, a corporation yard for storage of road-working machines and materials, a boat ramp for access to a possible future lake in Union Mine Canyon, an asset which might be subdivided and sold as a one-time money raiser for the Golden West Community Service District, various combinations of the foregoing, etc.

Due to divergence of these current (and reoccurring) views, nearly every Board of Directors of the District, also referred to as the CSD) over the last quarter century has been requested to either sell or develop the Common Property, with the idea that such sale or development might temporarily reduce road assessments or provide some other advantage or benefit. A former President of the Board and current member of the Committee (DL) reports that the matter was looked into during his term of office and dropped, only to be revisited again repeatedly by subsequent Boards. Our present Board of Directors is similarly pressured. As a result, Pat McKlintock, the present Board President, decided to once and for all resolve the question, and appointed this Committee to do so. The Committee's assignment was to look into the various proposals to see if any were feasible, assess arguments pro and con, and make a recommendation.

For readers impatient with detail, we here conclude this background section by summarizing the Committee's findings: No proposal for alternate use of the Common Property is

viable other than the one which is least intrusive - namely, that the Common Property be preserved in perpetuity as a green belt.

The rest of this report is detail. Under the rules by which this Committee has operated, however, any member of the Committee has for the past two years been free to add to this report a dissenting view so long as it is supported by verifiable sources for any authority cited. It was hoped that by including such dissenting views in this report that bias would be balanced by bias, so that future readers (specifically, future Boards of Directors) might see through the competing views to the facts and thus not be condemned to perpetual revisiting of the same question. Of the nine Committee members who served, one (RWR) disagreed with the above conclusion. His comments appear as Appendix B.

Meantime, the issue has been raised yet again. Our Boards serve voluntarily and their time is precious. It is time to issue this report so as to stop wasting the Board's energy on this matter.

II. Property-Tax Status It is likely that one of the chief motivations behind those who, over the years, have suggested the Common Property be sold is a fear that they are being directly or indirectly taxed for it. Two members of the Committee, (DL) and (DOM), checked this [(DL) with the county tax assessor's and tax collector's offices, and (DOM) with Mr. Prescott]. The unanimous response of all three respondents was that there are no property taxes assessed or collected on green-belted parcels. Thus, no resident is being or ever has been taxed as a result of the CSD's ownership and continued retention of the Common Property.

As will be discussed later, however, those residents who purchased parcels adjoining the Common Property paid a premium for their parcels, due to the widely-held belief by both sellers and buyers that living next to green belted areas is desirable. In a sense, this premium may be viewed as a "one-time tax" followed by perpetually-larger actual yearly property taxes resulting from the higher initial selling price. For these reasons the reader of this Section is referred to Section VIII below.

III. Subdividing and Selling Off Parts of the Common Property A County Official in the Planning Department, Ron Otzman, was most dubious about the possibility of the CSD's doing such a thing (DOM). The first step would require change of the subdivision map, which Otzman said is very difficult. Otzman was likely referring to bureaucratic hurdles.

However, those would probably be minuscule compared with the political struggle: Parties with the most power would be on the side of maintaining, rather than destroying, the greenbelt. Included among such defenders would be not only residents adjoining the Common Property, but also a host of others interested solely in preserving any and all greenbelts for their inherent environmental value - whether they personally happen to live next to a greenbelt or not.

Intuitively one might expect that "developers" would favor changing the Common Property's status as a greenbelt in hopes they might get a piece of the action in developing it. Their assistance is unlikely in this instance, however, because our Common Property is regarded by those skilled in real estate (e.g., Ellen Day) as extremely-marginal for development. Some of the high costs and high risks of developing the Common Property, which have in the past (and will in the future) cause developers - potential buyers - to avoid it, will become apparent in Sections below. To obtain an official statement regarding the county's position regarding our

selling off the Common Property, Mr. Otzman recommended we write to the Planning Commission. President McKlintock sent to the Planning Commission the letter displayed in Fig. 4. The Planning Commission's reply appears as Fig. 5.

IV. Trading Part or All of the Common Property for Another Parcel Some residents have suggested such a trade in order to acquire a flatter piece of land, such as that west of highway 49 next to the firehouse. One Committee member (DL) investigated this possibility with the County and was told that it would be both difficult and costly to do, because the flatter parcels of land suggested all lie outside our subdivision and the map would have to be changed so as to incorporate the targeted parcel.

Additionally, such action would deprive some residents of the CSD of the green belt buffering their properties from Union Mine Canyon. Said residents would oppose the trade. Their reaction is further discussed in Section VIII. Some of the arguments they would bring to bear on the case may be anticipated from Sections II, V and VI.

V. Environmental Impact The Common Property is an environmentally-sensitive area due to the fact that there is a year-round spring and creek on it. There are few year-round springs in our area, and this is one of the most copious. Agencies and others concerned with the impact of development of any kind on streams and wetlands have immense power in our society, and the CSD can ill afford to provoke them. To do so would risk large costs for required studies - and possibly for ruinous lawsuits as a result of things which have already been done on the Common Property in connection with past voluntary roadwork. Recent legal precedent suggests that, although our resident volunteers acted naively and innocently as they generously performed their work, this would not in the least soften the court's decision against us.

(Parenthetically, it is noted that this consideration would seem to strongly validate our present Board's earlier decision to henceforth employ only licensed and well-insured contractors for future roadwork, rather than resident volunteers.)

To protect the CSD, no listing of specific environmental and ethnic "sins" already done to the Common Property is included in this Final Report. However, it is appropriate to include for the guidance of the present and future Boards the knowledge that such a list exists in the hands of those residents whose parcels adjoin the Common Property. (See Sections VI and VIII below.)

VI. Indian Relics Due largely to the year-round spring and stream on the Common Property, it was the site of Indian Encampments in antiquity. Virtually none of our residents (even those adjoining the Common Property) know about the Native-American relics which exist on it and it is best that it remain that way. Otherwise, as knowledge spreads and time passes, relic and souvenir hunters will inevitably carry away everything which can be found. Those who lead the CSD presently and in the future have a moral responsibility to prevent this from happening.

The parcel is presently inhospitable, overgrown as it is with brush and poison oak. Note that developing the flatter portions of the parcel as a recreational or District-administration site would almost certainly insure discovery of these relics and their ultimate disappearance. No matter how much faith we have in each other, there will be a few in each generation who will rob the sites, so that as time passes the sites will become more and more depleted. It is intended that

this document be preserved to guide future Boards in the way they meet demands by individuals or pressure groups to use, develop, or dispose of the Common Property. It should be obvious that in doing this the Boards should read, but not divulge to other residents, the contents of this Section (Section VI). Surely, contents of the previous and subsequent sections will prove adequate to discourage the demanders without revealing the fact that significant Native-American sites exist on the Common Property, especially if each future Board is united in the matter. This section might serve to unite them. After it serves that purpose it should then be "forgotten" by each member of each successive Board. Should any future or past Board member ignore this precaution and it be established that he or she contributed to depletion of these precious sites, he or she could be subject to legal action by or on behalf of aggrieved native Americans.

Jim Snoke, an anthropologist and expert in Native American culture at Consumnes River College, is aware of the site (DL).

VII. A Document Vault The Board is responsible for an ever-increasing volume of CSD records which must be stored in homes of the Board. It is obvious to the Committee that not only is this a hardship on Board members, but also it is not the safest place for our records. The Board has therefore plead for the following consideration:

Could a highly-secure (from fire, moisture, and vandalism) vault be constructed on that portion of the Common Property immediately-adjacent to Dolomite, and well away from any environmentally-or archaeologically-sensitive areas? Following is a set of specifications for the least-expensive and least-obtrusive document vault which the Committee could conceive:

#### Specs for a Minimal Document Vault

- (1) Floor slab on well-drained bed of crushed 3/4" limestone, 4" deep.
- (2) Size less than the minimum for which the County Building Department requires a permit. In other words, no permits, no inspections, and no fees.
- (3) Concrete-filled and steel-reinforced concrete-block walls. Thoro-Seal coated.
- (4) Roof of welded 1/4" thick steel plate, secured to walls by four welded angle irons with oversize holes to allow for thermal expansion and contraction. Bolts and lock nuts between angles and roof plate loose to permit thermal motion, but nuts welded for security. Roof overhang 8" min. Steel roof plate insulated with 1" rigid fiberglass batting on inside to lessen heat buildup in summer,
- (5) No windows, for security against vandalism.
- (6) One door only - steel, with industrial grade steel frame, hinges and lock.
- (7) No electric power - [Lighting to see records provided by personal flashlights kept at Board Members' homes and brought with them on trips to vault.]
- (8) No water. No sanitary facility. No heat. No work desks or chairs. - [Go deposit or remove documents, lock up, and leave.]
- (9) Small wall-mounted shelf to set documents on while filing or removing documents.
- (10) Parking space for two automobiles only. Gravel as necessary.
- (11) Surrounded by low-water-requirement native shrubs and bushes so as not to be an eyesore to neighbors and passing motorists.

A drawing of the proposed structure with dimensions appears as Fig. 6.

A local contractor's estimate for building this document vault is \$7,780.00. A copy of the estimate, obtained by (DOM), appears as Fig. 7.

There is no unanimity among the Committee on the above specs. Indeed, there is considerable disagreement. Most feel that the CSD should rent a space at a storage facility in El Dorado rather than seek to build and maintain our own document vault. At the other extreme, one member (RWR) feels the CSD should put up a building with a recreation/meeting hall large enough to accommodate Board and CSD meetings, and a full-service kitchen adequate to cater weddings and community socials.

While the proposed document vault would be secure from vandalism, it would subject our records to temperature extremes despite the specified insulation. Our records would therefore deteriorate if stored in such a place for several years. It is noted that libraries preserving critical records invest vast sums to provide constant temperature and humidity to prevent document deterioration.

VIII. Interests of Adjoining Residents. Only two such residents served on the Committee. However, all of said residents paid a premium in the initial purchase price of their properties in order to obtain parcels which adjoin the Common Property. The reason original buyers were willing to pay this premium in their purchase price was to have a green-belted buffer between their parcels and Union Mine Canyon.

While subsequent owners have in some instances purchased these parcels adjoining the Common Property, the new owners also are: (1) aware that the additional cost of their favorable location next to a greenbelt has been passed down to them by way of a relatively-increased purchase price even in times of depressed real-estate markets, and (2) agreed that the Common Property retains value to them as a buffer today and will continue to do so in the future. For both reasons, they are not about to permit the greenbelt to be dissipated, despoiled, sold, abused, or usurped. Existence of such an obstacle, internal to the CSD, suggests that what the CSD has to gain from development, sale, or other manipulation of the Common Property would be greatly lessened, if not totally wiped out, by litigation against its own residents who adjoin said Common Property. After reviewing the arguments and potential resources on each side in this possible future confrontation, and what is to be gained, the Committee has determined that it is not in the CSD's interest to pursue the matter.

Aside from the purely-legal and financial assessments just mentioned, it is also the Committee's opinion that such a confrontation would be highly divisive, would serve to erode community cohesiveness and spirit, and should be avoided particularly for those reasons.

IX. Conclusions. It appears after considerable discussion by the Committee that the only viable use of the Common Property is for its original intention - as a greenbelt. It is therefore recommended that present and future Boards explain this fact to those who will again clamor to sell, develop, or otherwise use it to temporarily reduce road assessments or achieve some other perceived advantage. Such use appears simply to not be possible or wise.

A greenbelt possesses value in and of itself - It does not have to justify itself economically;

recreationally; in its utility for storing road materials, equipment and documents; or in its use for government or community buildings. Above all, it should not be sold or otherwise disposed of simply to provide some short-term relief from ongoing road costs.

A green belt is almost never adjacent to all residents of a community. While this is admittedly unfortunate, it can scarcely be used as an argument by those living remotely that it should be sold, "just to make things fair." This is because those whose properties are remote from the green belted parcel initially paid no premium in the purchase price of their parcels, whereas those living adjacent to the green belted parcel did pay such a premium.

Apparently the Common Property is an integral part of Unit 2, and there is little the Board can do to spread it around more evenly. Since it is costing the CSD and individual non-contiguous residents nothing to keep it, the Committee recommends the CSD waste no more energy on the issue

Appendix A.  
Committee Members

Name	Telephone No.	Initials
Christine Bledsoe	622-4360	CB
Susan English	621-1945	SE
Kim Ishmael	622-9596	KI
Dick Lamparter	622-2100	DL
Dave Martinez	622-8523	DM
Duane O. Miles	626-7329	DOM
Rick Russell	620-4220	RR
Walt Amaral	626-8785	WA
Sherry Clawson	620-4286	SC

Appendix B.  
Dissenting Comments by (RWR)

(Section I, Paragraph 4) The objective is not to reduce road assessments, but increase District coffers.

(Section I, Paragraph 5) This report's conclusions may be valid only at this time. It appears certain that, unless the Common Property appreciates in value in a dramatic fashion, the only reasonable alternative is to hold.

(Section III) What about "boundary-line adjustments," with adjacent owners acquiring [and paying the District for] adjoining portions of the Common Property? I thought we discussed this as a committee. My gut feeling is that a "BLA" is not as onerous as actual rezone or sale. I am not sure what is meant by "developer." If this is intended to include someone like you or me

with the intent of erecting a single-family dwelling unit, then I don't believe this concept is very clear. If you'll recall, Ellen Day thought if the Common Property were viewed as one parcel, it would essentially have the same value whether 2 acres or 17. In my opinion it's not too farfetched to believe that adjacent residents would be willing to purchase the Common Property, and also go to the expense of acquiring required subdivision permits, approvals, engineering, etc. So it's clear, I acknowledge that the cost of the "dirt" could be equaled or exceeded by these special costs and requirements, but their sum is the total worth of the property.

(Section IV, Paragraph 1) Did anyone follow through on the piece of land that intersects Highway 49 tangentially on east side of ridge? Someone thought it might be a highway (CalTrans) or utility easement.

(Section IV, Paragraph 2) This comes off as very undemocratic and unfair.

(Section V) A relatively-small percentage of the Common Property would require that development impacts are avoided or minimized. There are costs, required studies and permits associated with development of any kind on streams and wetlands.

(Section VI) The CSD should preserve this cultural resource. As with the wetlands issue, special studies by qualified personnel would be required to evaluate and document the Common Property's unique cultural resource setting. Any future use that could potentially disturb the cultural resources on the property would require special permits. I believe that the Army Corps of Engineers would have permitting authority for both the cultural resources and wetlands issues.

(Section VII, Specs) Hate to say this, but this could be what is technically defined as a confined space - i.e., a potential for oxygen-deficient atmosphere: OSHA, Fire Dept., District Liability, are all major concerns.

(Section VIII) We should talk about this section.

[Added by (DOM): We did talk about it. (RWR)'s verbal comments to me about Section VIII were essentially the same as the written ones he made above about Section IV - namely, the attitude revealed in Section IV of this report is very undemocratic and unfair to all the rest of the CSD's residents, who neither live next to the Common Property nor do they enjoy a greenbelt next to their own parcels. That simply is not fair.]

  
Committee Chairman

# MAP OF GOLDEN WEST PARADISE UNIT N<sup>o</sup> 2 A RURAL SUBDIVISION

COMPRISING A PORTION OF SECTIONS 11 & 14; T.9N., R.10E., M.D.M.  
COUNTY OF EL DORADO, CALIF., APRIL, 1970  
SCALE: 1 IN. = 200 FT.

HAROLD S. PRESCOTT, JR. CIVIL ENGINEER  
SHEET 3 OF 3 SHEETS

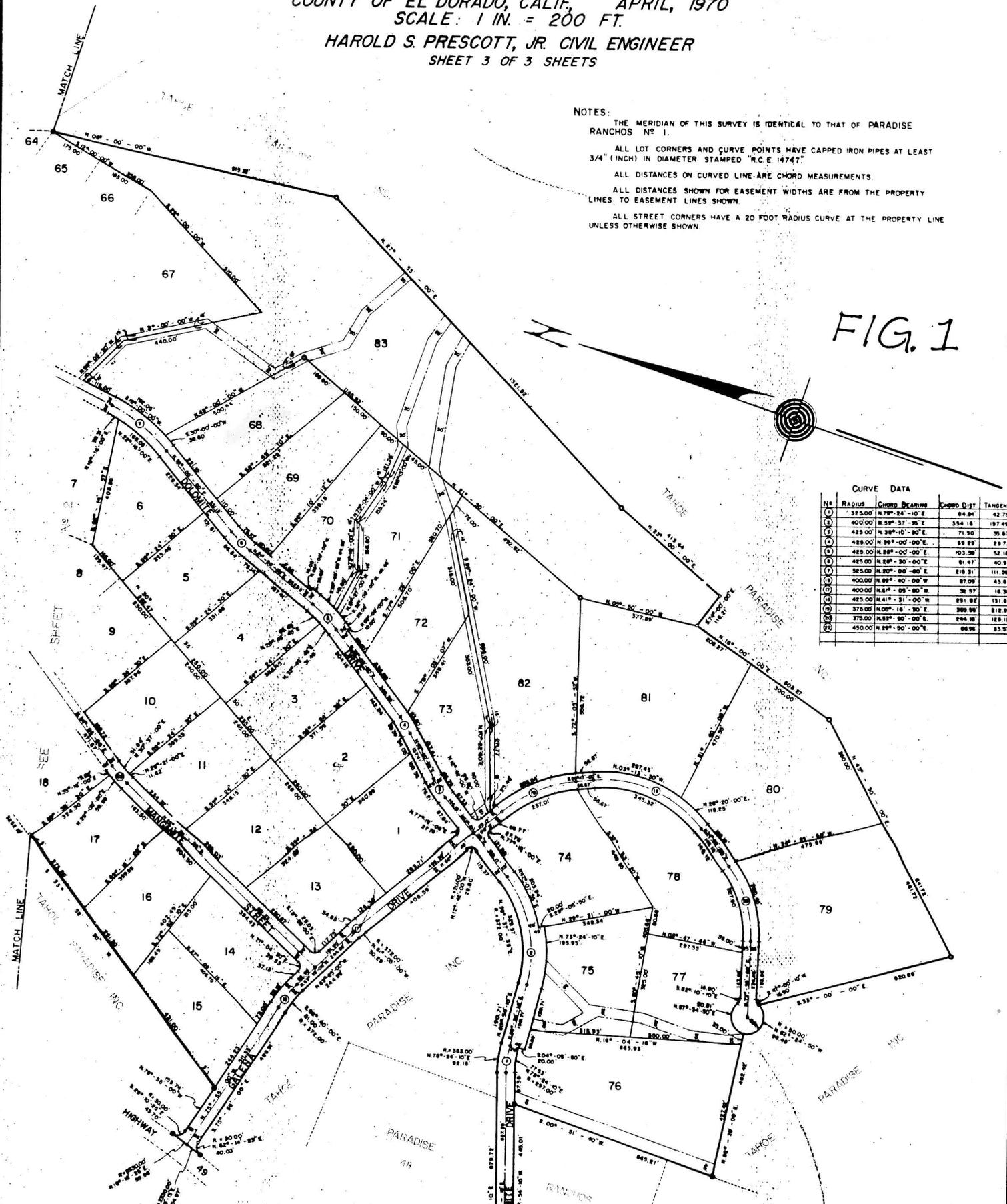
NOTES:

- THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF PARADISE RANCHOS N<sup>o</sup> 1.
- ALL LOT CORNERS AND CURVE POINTS HAVE CAPPED IRON PIPES AT LEAST 3/4" (INCH) IN DIAMETER STAMPED "R.C.E. 14747".
- ALL DISTANCES ON CURVED LINE ARE CHORD MEASUREMENTS.
- ALL DISTANCES SHOWN FOR EASEMENT WIDTHS ARE FROM THE PROPERTY LINES TO EASEMENT LINES SHOWN.
- ALL STREET CORNERS HAVE A 20 FOOT RADIUS CURVE AT THE PROPERTY LINE UNLESS OTHERWISE SHOWN.

FIG. 1

CURVE DATA

NO.	RADIUS	CHORD BEARING	CHORD DIST.	TANGENT
①	325.00	N 78° 24' - 10" E	84.84	42.79
②	400.00	N 59° 37' - 36" E	354.18	197.49
③	425.00	N 38° - 10' - 30" E	71.50	36.87
④	425.00	N 38° - 00' - 00" E	88.89	29.72
⑤	425.00	N 28° - 00' - 00" E	103.28	52.18
⑥	425.00	N 28° - 30' - 00" E	81.47	40.92
⑦	585.00	N 80° - 00' - 00" E	818.31	111.28
⑧	400.00	N 69° - 40' - 00" W	87.09	43.81
⑨	400.00	N 61° - 08' - 40" W	32.57	16.30
⑩	425.00	N 41° - 31' - 00" W	291.82	151.83
⑪	378.00	N 09° - 18' - 30" E	389.98	212.92
⑫	375.00	N 69° - 40' - 00" E	244.18	129.17
⑬	450.00	N 29° - 50' - 00" E	68.96	35.87



PLANNING COMMISSION  
EL DORADO COUNTY  
CALIFORNIA

TENTATIVE  
SUBDIVISION Golden West Paradise Unit No. 2  
(Rural Subdivision)

Type or print and submit in quadruplicate to Planning Dept., 2850 Cold Springs Road, Placerville, California 95667, accompanied by application fee payable to the El Dorado County Planning Dept., and 18 copies of the tentative map.

Filed Nov. 12, 1969 Feb 62.50 Receipt No 2466 Received By A. Boye

Location (street & town, sec., twp. & range): Monitor Rd. & Hwy. 49, Ptn. Sec. 11, 14 & 23,

Property Description: assessment parcel no. 55:02:78, & 55:04:44 T.9 N., R.10 E., M.D  
256 Nashville area

Property area: ~~XXXX~~ 256 acres Total No. of lots: ~~XXXX~~ 82 res. lots & 1 common are.

Existing zoning: A, RE, R-1, & R-2 Proposed zoning: R-2A & R-E

Name of surveyor, engineer or land planner: Harold S. Prescott, Jr.

Address: 594 Main St., Placerville, Calif. Tel. 622-5456

Name of subdivider: Tahoe Paradise, Inc.

Address Box 11117, Tahoe Paradise, Calif. Tel. 541-1930

Date: 11/12/69 Signature of subdivider or authorized agent: [Signature]

ACTION BY THE PLANNING COMMISSION

Approved/Disapproved: December 11, 1969 Conditions/Reasons: \_\_\_\_\_

1. Completion of road improvements, drainage systems & setting of final monuments in accordance with requirements of the regulations for rural subdivisions or execution of an agreement to install these improvements & monuments secured by bond or cash deposit;
2. Provision of lots adequate for individual sewage disposal in accordance with the requirements of the Health Department;
3. Use of lots subject to developer petitioning for appropriate rezoning;
4. Subject to the applicable provisions of Article 8, Rural Subdivisions contained in the El Dorado County Subdivision Ordinance & compliance with Resolution #513-68 requiring establishment of a Landowners' Association for operation & maintenance of the roads & community areas within the subdivision.

[Signature]  
Chairman

[Signature]  
Executive Secretary

ACTION BY THE BOARD OF SUPERVISORS

- Approved
- Disapproved

Date DEC 30 1969

Conditions/Reasons:

Approved subject to conditions

CARL A. KELLY, County Clerk

Type or print and submit in quadruplicate to Planning Dept., 2850 Cold Springs Road, Placerville, California 95667, accompanied by application fee payable to the El Dorado County Planning Dept., and 18 copies of the tentative map.

Filed: April 20/70 Fee \$91.25 Receipt No. 2692 Received By Virginia Hornsby

Location (street & town, sec., twp. & range): Mashville-El Dorado area  
(Sec. 3, T8N, R10E & portions of Secs. 14, 15, 22, 27 & 34 T9N, R10E)  
Property Description: assessment parcel no. 55-041-04; 55-040-39; 55-060-02, -18, -45, -47 & -36

Property area: 550 acres Total No. of lots: 215

Existing zoning: RE Proposed zoning: R2A

Name of surveyor, engineer or land planner: HAROLD S. PRESCOTT, JR.

Address: 594 Main St., Placerville, Calif. Tel. 622-5456

Name of subdivider: TAHOE PARADISE, INC.

Address Post Office Box 11117, Tahoe Paradise, Cal. Tel. 622-5456

Date: 4/20/70 Signature of subdivider or authorized agent: [Signature]

**ACTION BY THE PLANNING COMMISSION**

Approved/Disapproved Disapproved June 11, 1970 Conditions/Reasons None

1. Completion of road improvements, drainage systems & setting of final monuments in accordance with requirements of the regulations for rural subdivisions or execution of an agreement to install these improvements & monuments secured by bond or cash deposit;
2. Provision of lots adequate for individual sewage disposal in accordance with the requirements of the Health Department;
3. Use of lots subject to developer petitioning for appropriate rezoning;
4. Subject to the applicable provisions of Article 8, Rural Subdivisions contained in the El Dorado County Subdivision Ordinance & compliance with Resolution No. 513-68 requiring establishment of a landowners' association for maintenance & operation of the roads & open space areas;
5. Subject to the requirements of the El Dorado County Health Department as contained in their letter of May 14, 1970;
6. Subject to the requirements of the State Division of Forestry as contained in their letter of May 11, 1970.

[Signature]  
Chairman

[Signature]  
Executive Secretary

**ACTION BY THE BOARD OF SUPERVISORS**

Approved  
 Disapproved

Date JUN 23 1970

Conditions/Reasons:  
copies to: Appraisers  
Cost  
the Board  
Anderson

CARL A. KELLY, County Clerk  
By [Signature]  
Deputy Clerk to the Board

FIG. 4

6341 Crystal Blvd.  
El Dorado, CA 95623  
November 5, 1995

Planning Commission  
County of El Dorado  
2850 Fairlane Ct.  
Placerville, CA 95667

Gentlepersons:

The Golden West Community Services District owns a 17 acre, greenbelted, common area. It is identified as parcel 83 on the subdivision map for Golden West Paradise Unit No. 2, dated April, 1970, Harold S. Prescott, Jr. being the Civil Engineer.

Certain residents recently suggested that our common area be subdivided, so that a portion might be sold in order to raise money for District projects. This same suggestion has been made repeatedly in the past to previous Boards. Each time, our Boards of Directors have expended a great deal of time looking into the matter, but have been unable to settle it.

It is my desire to resolve the question once and for all, and a Committee appointed by me is about to issue a final report on its findings. I want this report to be authoritative in the sense that future Boards can refer to it, and not have to continually reinvestigate the matter. You can help by providing a letter which my Committee can make a part of their final report:

Please send me a written reply, stating the policy or ruling of the Planning Commission regarding this proposed subdivision and sale of lots from our greenbelted area. Will you permit us to do this, or not?

I am aware, in this litigious age, that no matter what your policy or ruling might be, if some faction within our CSD spent enough time in court they probably could overturn your policy. Please do not allow such a possibility to be of concern as you respond - to the extent that you choose the "safe" course of not taking a firm position. We need a firm answer, so as to put this matter to bed one way or the other. I am quite convinced that if your commission takes a firm stand, no resident or faction in our CSD will ever go to the expense of challenging it. That would resolve this contentious matter so that we could spend our energies in more productive areas.

Sincerely,

Pat McClintock, President  
Board of Directors  
Golden West CSD

copy for 12/11/96  
FIG. 5



PLACERVILLE OFFICE:

2850 FAIRLANE COURT  
PLACERVILLE, CA 95667  
(916) 621-5355  
FAX 622-1708

SOUTH LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 301  
SOUTH LAKE TAHOE, CA 96150  
(916) 573-3449

January 10, 1996

Pat McClintock, President, Board of Directors  
Golden West Community Services District  
P.O. Box 448  
El Dorado, CA 95623

Re: Golden West Paradise Unit No. 2 Greenbelt

Dear Mr. McClintock:

I have reviewed the files for the Golden West Paradise Subdivision, Unit #2 in order to try to formulate a response to your request regarding the ability to subdivide the common area (Lot 83). Unfortunately, the record is very slim, with no reference anywhere that I can find that addresses the issue one way or the other.

It appears, based on the lack of any specific prohibition, that consideration of the redivision of that parcel is possible. The zoning of the subdivision lots is R2A, Two-acre Residential, and all the lots appear to be two acres in size or greater. Based on that, and the fact that there is no planned development overlay zone, it does not appear that there was any density transfer that would have precluded subsequent development of that lot. However, I should point out that the land is presently zoned RA-20, with a General Plan designation of Rural Residential. A General Plan amendment and zone change would be needed in order to subdivide the lot, which I believe at this time would be difficult to obtain.

There may be other restrictions recorded against the property that could preclude development in the future, but the Planning Department's files show no such restrictions. This may not provide you the absolute answer that you were seeking, but it is as clear as I can make it based on the information available to me. I hope, never-the-less, that this is helpful to you. Please feel free to contact me if you have any further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter N. Maurer".

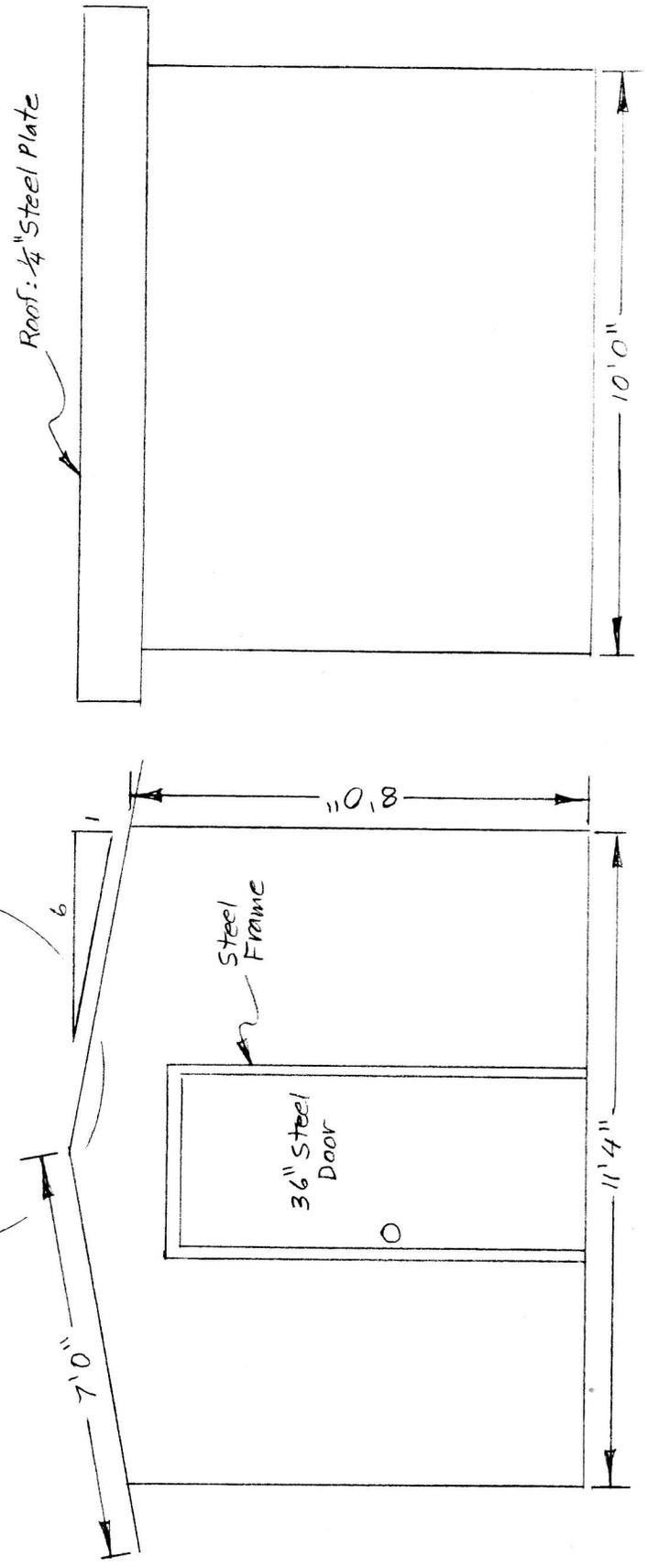
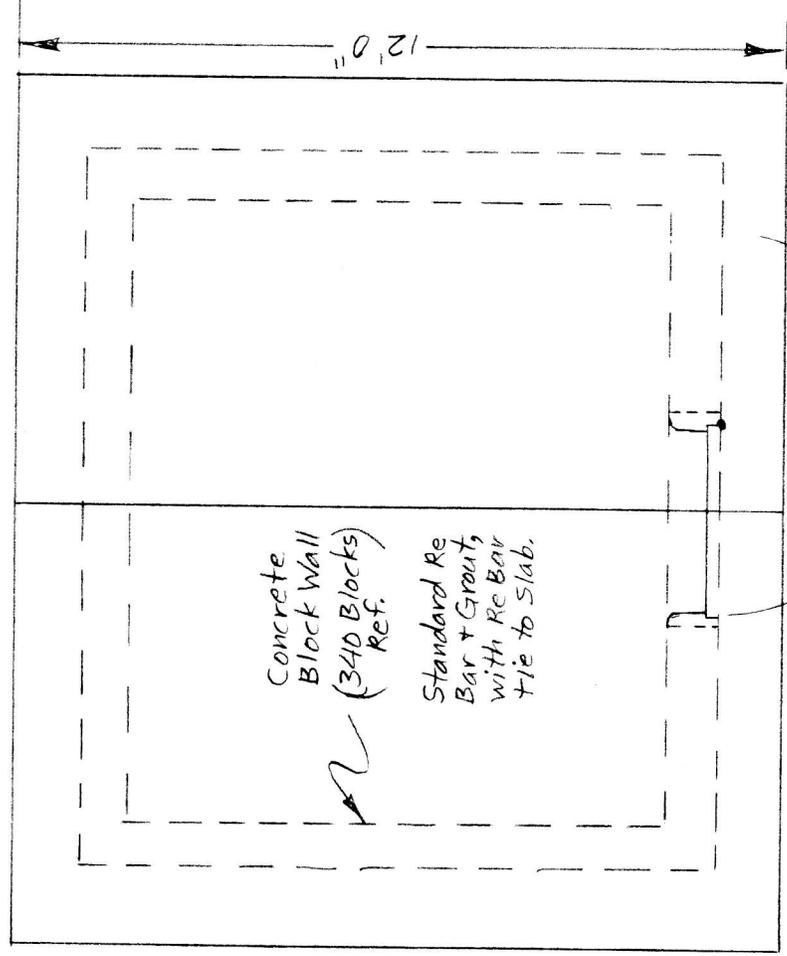
Peter N. Maurer  
Principal Planner

# DOCUMENT VAULT

Golden West Community Service Dist.  
Proposed Location: Parcel 83 (Green Belt)  
Between 5981 and 6013 Dolomite Dr.  
El Dorado, CA 95623

For Storage Only  
Not a Human Workplace

Scale: 1" = 3'



# Proposal

**S & S CONSTRUCTION**  
5137 HIGHWAY 49  
DIAMOND SPRINGS, CA 95619  
PHONE (916) 626-5894  
STATE LIC. NO. 356236

LICENSE NO. 356236-B

## FIG. 7

PROPOSAL SUBMITTED TO Golden West Community Service Dist.		PHONE 626-7329	DATE 3/16/96
STREET Parcel #83 Dolomite Dr		JOB NAME MR D Miles	
CITY, STATE AND ZIP CODE El Dorado, CA.		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

- ① GRADE CIRCLE DRIVEWAY + PAD.
  - ② INSTALL 3/4 A. B Rock ON DRIVEWAY 2"
  - ③ CONSTRUCT CONCRETE SLAB + FOUNDATION OVER 3 1/2" 3/4 CLEAN ROCK. 11'4" X 10'
  - ⑤ CONSTRUCT 8" THICK BLOCK WALLS POURED, W/ REBAR.
  - ⑥ INSTALL ONE 3' STEEL DOOR + LOCK.
  - ⑦ INSTALL 1/4" PLATE ROOF.
  - ⑧ INSTALL 1" RIDGED INSULATION ON INSIDE OF ROOF.
  - ⑨ PAINT EXTERIOR.
  - ⑩ INSTALL 2 EA. GABLE END VENTS.
- CONSTRUCT VAULT AS PER PLANS + SPECS.

NO PLANS, PERMITS, OR LANDSCAPE.

"Contractors are required by law to be licensed and regulated by the Contractors' State License Board. Any questions concerning the responsibilities of a contractor may be referred to the registrar of the board whose address is:  
Contractors' State License Board  
1020 "N" Street  
Sacramento, California 95814"

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

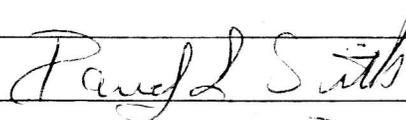
Seven Thousand Seven Hundred Eighty dollars (\$ 7,780.<sup>00</sup> )

Payment to be made as follows:

Upon Completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_