

*743 Burley Court  
Folsom, CA 95630*

September 3, 2016

Mr. José Enriquez  
Executive Officer  
El Dorado LAFCO  
550 Main Street, Suite E  
Placerville, CA 95667

Re: Draft Municipal Service Review of the Golden West Community Services District

Dear Mr. Enriquez,

LAFCO approved a public comment period for subject Draft Municipal Service Review (MSR) at its regular meeting on August 24. This letter requests specific wording changes to the Draft MSR of the Golden West CSD for purposes of making the text accurate and consistent with governing public documents.

Specifically, the text of the second full paragraph on Page 15, beginning on the 14<sup>th</sup> printed line of the page, states, "... one was a lawsuit filed by two property owners along Mica Street, ...". We request that the words "along Mica Street" be replaced with "on Ramales Lane." The simple rationale supporting our request is that the lawsuit referenced in the sentence in question was, in fact, brought against the Golden West CSD by two landowners whose parcels have addresses on Ramales Lane, not on Mica Street as implied in the Draft MSR text.

This situation can be verified in its entirety by review of the attached four pages, taken from the Cross Complaint to Quiet Title to Easement filed by Gonzales and Ramos on November 24, 2014 and naming the Golden West CSD as the first Cross-Defendant. The third page of the attachment lists recitals establishing the Cross-Complainants' addresses as 3450 and 3449 Ramales Lane, respectively, and connecting the Golden West CSD to Mica Street by virtue of the District's "sphere of influence." The Golden West CSD was subsequently dismissed with prejudice by the Cross Complainants.

We thank you for your consideration of these points and appropriate correction of the MSR text as required. Should you have any questions in this matter, please contact me at the address listed above or by using the contact information listed below.

Thank You,

  
Marc Regelbrugge  
Owner  
7200 Mica Street  
El Dorado, CA  
(415)640-3068 (mobile)  
marc@bayfour.org

Attachment

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EL DORADO CO. SUPERIOR CT.

FILED NOV 24 2014  
R. NICOLAU

BY \_\_\_\_\_  
Deputy

Attorney for Defendants/Cross-complainants  
Martin S. Gonzales, Debra Gonzales,  
Kenneth B. Ramos and Marina S. Ramos

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF EL DORADO

MARC E. REGELBRUGGE and  
TRUDY THEISS,

Case No. PC20140277

Plaintiffs,

FIRST AMENDED CROSS-  
COMPLAINT TO QUIET  
TITLE TO EASEMENT

v.

1. Implied Public Dedication
2. Easement by Prescription
3. Easement by Implication
4. Easement by Estoppel
5. Easement by Reference
6. Breach of Agreement
7. Declaratory Relief
8. Interference with Easement
9. Injunctive Relief

MARTIN S. GONZALES,  
DEBRA GONZALES, KEN  
RAMOS and MARINA RAMOS,

Defendants.

MARTIN S. GONZALES,  
DEBRA GONZALES,  
KENNETH B. RAMOS and  
MARINA S. RAMOS,

Cross-complainants,

v.

GOLDEN WEST COMMUNITY  
SERVICE DISTRICT,  
BARBARA BERTHELET, a  
single woman; MIRIAM  
CROWLEY, a married woman as  
her sole and separate property;  
EDWARD O. HAMMOND and  
TERRI L. HAMMOND, husband

1 and wife as joint tenants;  
2 EDWARD C. BISBEE, an  
3 unmarried man; BRUCE R.  
4 MAJOR AND JUDY A. MAJOR,  
5 husband and wife; HAROLD L.  
6 RAYMOND AND LOIS E.  
7 RAYMOND, individually and as  
8 trustees of the HAROLD L.  
9 RAYMOND AND LOIS E.  
10 RAYMOND REVOCABLE TRUST;  
11 EDWARD STANTON AND  
12 JACQUELINE STANTON,  
13 husband and wife, and EDWARD  
14 K. STANTON AND  
15 JACQUELINE F. STANTON,  
16 TRUSTEES OF THE STANTON  
17 2010 REVOCABLE TRUST,  
18 UNDER INSTRUMENT DATED  
19 APRIL 13, 2010; JENNIFER L.  
20 BAKER, RONALD G. HALEY  
21 AND SHAN K. HALEY, husband  
22 and wife, DOUGLAS JOSEPH LA  
23 VALLEE AND PAMELA CASEY  
24 LA VALLEE, husband and wife,  
25 and as trustees of the DOUGLAS  
26 AND PAMELA LA VALLEE  
27 FAMILY TRUST; DAVID  
28 MCLAURY AND ALISA JILL  
MCLAURY, husband and wife,  
GRANT PARKER AND KELLY  
PARKER, husband and wife;  
MARTYN JOHNSON AND  
LYNNE JOHNSON, husband and  
wife; MARC E. REGELBRUGGE,  
an unmarried man and TRUDY  
THEISS, an unmarried woman;  
and All Persons Unknown,  
Claiming Any Legal or Equitable  
Right, Title, Estate, Lien or Interest  
in the Property described in the  
complaint adverse to Plaintiff's  
Title, or Any Cloud on Plaintiff's  
Title thereto DOES 1 THROUGH  
300 INCLUSIVE ,

Cross-Defendants.

1  
2 Cross-Complaints allege:

3 1. Cross-complainants Martin S. Gonzales and Debra Gonzales (“Gonzales”) are now,  
4 and at all times mentioned in this complaint, husband and wife, holding title as joint tenants of a  
5 parcel of land located in El Dorado County generally described as Assessor’s Parcel No. 092-  
6 430-20-10 also known as 3450 Ramales Lane, El Dorado, California. The legal description of  
7 this parcel of land in the unincorporated area of El Dorado County is described as follows:

8 PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JUNE 19, 1996, IN  
9 THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 45 OF  
10 PARCEL MAPS, AT PAGE 129. (Hereinafter, “Parcel 2”)

11 2. Cross-complainants Kenneth B. Ramos and Marina S. Ramos (“Ramos”) are now, and  
12 at all times mentioned in this complaint, husband and wife, holding title as joint tenants of a  
13 parcel of land located in El Dorado County generally described as Assessor’s Parcel No. 092-  
14 430-24-10 also known as 3449 Ramales Lane, El Dorado, California. The legal description of  
15 this parcel of land in the unincorporated area of El Dorado County is described as follows:

16 PARCEL 1 AS SHOWN ON THE CERTAIN MAP FILED JUNE 19, 1996, IN THE OFFICE  
17 OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK 45 OF PARCEL MAPS, AT  
18 PAGE 129. (hereinafter, “Parcel 1”)

19 3. Cross-Defendant Golden West Community Service District (hereinafter, “GWCS  
20 District”) and DOES 1 – 10 are and at all times mentioned in this complaint, a special district  
21 formed and existing for the purpose of maintaining, repairing and improving the roads within the  
22 sphere of influence which includes the public roads within that certain Subdivision Map entitled  
23 “Golden West Paradise Unit No. 5” and also to enforce the CC&Rs hereinafter described for  
24 those individual properties within Golden West Paradise Unit No. 5. Attached hereto and  
25 incorporated herein as **Exhibit A** is a subdivision map of Golden West Paradise Unit No. 5.  
26 Mica Street (hereinafter, “Mica”) is shown on the east side of this map as a stub to “Tahoe  
27 Paradise Inc.” lands. Properties bordering or adjacent or accessing Mica Street between the  
28 intersection of Crystal Boulevard through Mica to Highway 49 are hereinafter referred to as the

1 “Mica Street Properties”. Mica and all Mica Street Properties lie within the GWCSO sphere of  
2 influence.

3 **BACKGROUND OF MICA STREET PROPERTIES**

4 **Origins of Record of Survey El Dorado County 3 RS 7 History**

5  
6 4. On or about May 24, 1971, Tahoe Paradise, Inc., caused El Dorado County Record of  
7 Survey 3 RS 7 (hereinafter, “ROS”) to be recorded. This ROS, which is attached hereto and  
8 incorporated herein as **Exhibit B**, shows Tahoe Paradise, Inc.’s lands to the east of **Exhibit A**  
9 and includes six parcels described as E through J along with the lands of Cross-Complainants.  
10 Mica Street is shown on this ROS as an “existing 50 foot road R/W” running from the  
11 intersection of Crystal Boulevard and Mica to Highway 49 and is the access for parcels E, F, G,  
12 H and the lands of Cross-Complainants. **Exhibit C** shows all lands owned by Tahoe Paradise,  
13 Inc., in the Crystal Boulevard area as of 1970. This compilation exhibit includes the rural  
14 subdivision as shown in blue on Exhibit A, the ROS lands in red as shown on Exhibit B and  
15 lands owned by Cross-complainants in green **Exhibit C**.  
16  
17

18 **Rural Subdivision No. 5 Shown in Blue**

19 5. The Rural subdivision map shown as Exhibit A recorded on April 1, 1971 created 215  
20 parcels of land and showed the then existing roads of Crystal Boulevard and a stubbed portion of  
21 Mica.  
22

23 **ROS lands in Red on Exhibit C**

24 6. Parcels E, F and G were further subdivided. Parcel H has never been divided. Exhibit  
25 C illustrates the subsequent land divisions and current assessor parcel numbers.  
26

27 **Parcel E of ROS**