

R. Jean Taylor
421 Rolling Lane
Alamo, CA 94507
PH: (925) 837-0912 FAX: (925) 837-2666

**SUBJECT: Hal Reiland (Applicant) and Hal Reiland & Round Hill Enterprises (Owners),
County File#VR031032**

July 31, 2003

Dear Fellow Shareholders and Members,

Round Hill Enterprises **must not** approve the multiple variances to the property described as #76 St. Andrews Lane. See enclosure #1 for a description of the requested variances.

Why would RHE choose the displacement of wildlife and cutting down of mature oak trees in favor of a 16' wide 700' swath of asphalt, with massive retaining walls, and grant zero setbacks and a retaining wall on golf course property for one single family residence, thereby altering minimum standard ordinances created for our protection? To do so would contradict the goals RHE has established of a commitment to excellence for a beautiful and pristine golf course. Members have shown their support for these goals by voting to increase their dues, and losing access to portions of their golf course for up to 60 days. How can RHE allow these variances over the 7th Fairway, without compromising their goals?

In preparing for the anticipated public hearing required by the Contra Costa Community Development Department (date & time not yet set), inquiries have revealed that the seeds of the troubled history of this property were sown by the original developer, Harlan Geldermann. The establishment of two separate home owners associations by Mr. Geldermann created conflict between RHPOA and RHPOA North. Controversy has always followed accessing this St. Andrews Lane property, including a law suit between the owners of the private St. Andrews Lane and Moreland Development Company some years ago. Research of public records reveals discrepancies regarding ownership of this property. Enclosure #2, a property detail from the Contra Costa County assessor's office, shows the deed in the name of Preferred Secured Agents, Inc.

We should consider the consequences to RHCC's reputation with Bay Area media coverage of the anticipated public hearing. Perhaps the press would characterize our club as one who sold out their own 7th Fairway to greedy development.

One possible solution to end further dispute would be to acquire all or a portion of the property adjoining the 7th Fairway, and put it into an irrevocable land trust. This can be accomplished without any cost to the club members or shareholders. I would like the opportunity to bring this proposal before the RHE Board.

Very truly yours,



R. Jean Taylor
Shareholder & Round Hill Property Owner

Enclosures

- ✓ Letter from Contra Costa County Community Development Department
- ✓ Property Detail from the Contra Costa County Assessor's Office

Community
Development
Department

Dennis M. Barry, AICP
Community Development Director

Contra
Costa
County

County Administration Building
651 Pine Street
4th Floor, North Wing
Martinez, California 94553-0095



Phone: (925) 335-1339

July 1, 2003

**Notice of Intent To Render
Administrative Decision**

Dear Property Owner:

An application for a variance has been submitted to this department and is currently under review. The County Zoning Administrator will render a decision on this application following a public comment period. If you wish to comment or request a public hearing in this matter, you must submit a written statement by **5:00 P.M., Friday, July 11, 2003** to:

Community Development Department
Attn: Ruben Hernandez
651 Pine Street
4th Floor, North Wing
Martinez, CA 94553

This application is described as follows:

**HAL REILAND (Applicant) and HAL REILAND & ROUND HILL ENTERPRISES (Owners),
County File #VR031032:** A request for approval of the following entitlements on two adjacent parcels has been requested:

- **#76 St. Andrews Lane**
 1. Approval of VARIANCE to allow the establishment of an access road requiring the construction of a retaining wall ranging from 3-FEET in height to 15-FEET in height with a 0-FOOT SECONDARY FRONT SETBACK (minimum 20-feet required) and a 4-FOOT SIDEYARD (minimum 10-feet required).
 2. Approval of a TREE PERMIT to allow the REMOVAL of 6 OAK TREES, ranging in diameter from 10 to 24-inches and to allow WORK within the DRIPLINE of 7 OAK TREES ranging in diameter from 8 to 50-inches for the construction of an access road and new single family residence.

- **7th Fairway, Round Hill Golf Course**
 1. Approval of a VARIANCE to allow the construction of an access road requiring the placement of a retaining wall up to 4-FEET IN HEIGHT with a 0-foot sideyard (where 10-feet is required).

Office Hours Monday - Friday: 8:00 a.m. - 5:00 p.m.
Office is closed the 1st, 3rd & 5th Fridays of each month

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Detail Report

PROPERTY DETAIL [Back to Results](#)

Contra Costa GUS KRAMER, ASSESSOR

Parcel# (APN): **193-690-062-8** Use Description:

Parcel Status:

Owner Name: **PREFERRED SECURED AGENTS I**

Mailing Addr: **P O BOX 5490 PLEASANTON CA 94566**

Site Addr: **76 ST ANDREWS LN ALAMO CA**

Legal Description: **TRACT 4915 PORLOT 154**

ASSESSMENT

Total Value:	\$455,000	Use Code:	17	Zoning:	
Land Value:	\$455,000	Tax Rate Area:	66075	Impr Type:	
Impr Value:		Year Assd:	2002	Price/Sqft:	n/a
Other Value:		Property Tax:			
% Improved:		Delinquent Yr:			
Exempt Amt:		Exempt Codes:			

SALE HISTORY

	<u>Sale1</u>	<u>Sale2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	04/26/2002	10/10/2001	05/06/1993	04/26/2002
Recorded Doc:	2147 870	1304 815	18526 261	2147 870
Rec. Doc Type:	GRANT DEED	GRANT DEED	GRANT DEED	
Transfer Amount:	\$55,500	\$455,000	\$105,000	
Seller (Grantor):				
1st Trs Dd Amt:		Code 1:	2nd Trs Dd Amt:	Code 2:

PROPERTY CHARACTERISTICS

Lot Acres:	2.700	Year Built:		Fireplace:	
Lot SqFt:	116,711	Effective Yr:		A/C:	
Bldg/Liv Area:				Heating:	
Units:		Total Rooms:		Pool:	
Buildings:		Bedrooms:		Flooring:	
Stories:		Baths (Full):		Park Type:	
Style:		Baths (Half):		Spaces:	
Construct:		Bemt SqFt:		Site Influence:	
Quality:		Garage SqFt:			
Building Class:				Timber Preserve:	
Condition:				Ag Preserve:	
Other:					
Other Rooms:					

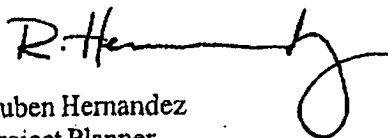
**The information provided here is deemed reliable, but is not guaranteed.

The subject properties are located in the Alamo area, at #76 St. Andrews Lane and the 7th Fairway of the Round Hill Golf Course. (APN: 193-690-062 and 193-470-025) (Zoning: R-15)(Census Tract: 3461.02)

Following the public comment period, the Zoning Administrator will (1) schedule a public hearing if one is requested, or (2) consider comments as suggested conditions of approval or as reasons for denying the application.

If you have any questions, please feel free to call me at (925) 335-1339.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Hernandez", with a large, stylized flourish at the end.

Ruben Hernandez
Project Planner