



October 6, 2014

Ken Grehm, Public Works Director
kgrehm@placer.ca.gov
Placer County Department of Public Works
3091 County Center Drive, Ste. 220
Auburn, CA 95603

**RE: COMMENTS ON THE RETREAT AT NORTHSTAR – ABANDONMENT OF MILL SITE ROAD
AND CROSS CUT COURT**

Dear Mr. Grehm:

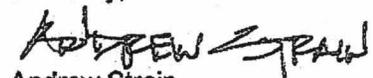
Thank you for the opportunity to comment on The Retreat HOA request for Placer County to abandon public rights on Mill Site Road and Cross Cut Court. A representative from Northstar attended the Department of Public Works meeting on September 24, 2014 to better understand the request.

While Northstar does not have a position on public rights on Mill Site Road and Cross Cut Court, Northstar is interested in protecting certain easement rights over those roads should the County decide to make them private. Specifically, Northstar requests easements along Mill Site Road for ingress and egress associated with public transit, maintenance, and operations.

We make this request so that Northstar can continue to access the Gateway ski trail and associated ski facilities. The Gateway ski trail enters the Retreat Subdivision on the southerly boundary (between Lots 4 and 6 per the Final Subdivision Map Book BB, Page 8) and terminates at Mill Site Road. Northstar also utilizes Mill Site Road to access operations within the Lookout Mountain Lift pod. We ask for the public transit easement to facilitate shuttle and bus service between Schaffer Mill Road (Martis Camp) and Northstar, similar to transit services offered to Northstar residents, as detailed in the Northstar Resort Traffic and Parking Management Plan. This will provide beneficial traffic reduction to the community at large.

Please contact me with any questions or to further discuss these comments.

Sincerely,


Andrew Strain
Vice President of Planning & Governmental Affairs

011209\0064\11610406.1



Pacific Gas and Electric Company
Land Management
343 Sacramento Street
Auburn, CA 95603

July 16th, 2014

John P. Weber
Right of Way Agent
Placer County Department of Public Works
3091 County Center Drive, Suite 220
Auburn, CA 95603

RE: Abandonment of Mill Site Road and Cross Cut Court, Truckee (APN 110-650),

Dear Mr. Weber:

PG&E has no utility facilities within the proposed vacated area of Mill Site Road and Cross Cut Court, Truckee (APN 110-650). Therefore, we do not object to the vacation.

Upon approval of the vacation by the City Council/Board of Supervisors, please send a copy of the Resolution of Vacation to:

Pacific Gas and Electric Company
Seth Perez
Land & Environmental Management
343 Sacramento Street
Auburn, CA 95603

If you have any questions, please contact me at (530) 889-5150. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads 'Seth Perez'.

Seth Perez
Land Agent

John Weber

From: Larry Gibson <larry.gibson@swgas.com>
Sent: Thursday, July 03, 2014 9:29 AM
To: John Weber; Theresa Economy
Subject: RE: Send data from MFP07789759 07/02/2014 14:25

John:
Yes this would work if completed before the abandonment.
Need easement protection for our facilities.
Thanks..Larry

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

From: John Weber [<mailto:JWeber@placer.ca.gov>]
Sent: Thursday, July 03, 2014 9:26 AM
To: Larry Gibson; Theresa Economy
Subject: RE: Send data from MFP07789759 07/02/2014 14:25

Thanks Larry. We'd probably reserve a public utility easement from the abandonment over the entire road for existing utilities. Would that work for you?

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

From: Larry Gibson [<mailto:larry.gibson@swgas.com>]
Sent: Thursday, July 03, 2014 9:13 AM
To: John Weber; Theresa Economy
Subject: RE: Send data from MFP07789759 07/02/2014 14:25

John:
Southwest has existing facilities within the existing road rights of way for Cross Cut Court and Mill Site Road. SWG Engineering objects to this vacation of road rights of way and public road easement unless SWG is provided with gas main easements prior to the abandonment of subject road and easement.
Thanks...Larry Gibson

Larry Gibson | Engineer / R & D

PO Box 1190 | 24A-580 | Carson City, NV 89702-1190 direct 775.887.2863 | fax 775.882.6072 larry.gibson@swgas.com
| www.swgas.com | www.swgasliving.com

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

From: John Weber [<mailto:JWeber@placer.ca.gov>]
Sent: Wednesday, July 02, 2014 3:33 PM
To: Larry Gibson; Theresa Economy
Subject: FW: Send data from MFP07789759 07/02/2014 14:25

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

From: DPWCODE24 [mailto:DPWCODE24@placer.ca.gov]

Sent: Wednesday, July 02, 2014 2:25 PM

To: John Weber

Subject: Send data from MFP07789759 07/02/2014 14:25

Scanned from MFP07789759

Date:07/02/2014 14:25

Pages:20

Resolution:300x300 DPI

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Thank you for your cooperation.

John Weber

From: Theresa Economy [theresa.economy@swgas.com]
Sent: Monday, April 14, 2014 9:21 AM
To: John Weber
Subject: RE: Martis Camp

Jon,

SWG does serve several Northstar developments. There are several phases for the Martis Camp projects, could you please send me an assessor map so that I can verify for you?



Theresa Economy | Analyst I, Right of Way

P.O. Box 1190 | Carson City, NV 89702-1190
direct 775.887.2848 | fax 775.884.3027
theresa.economy@swgas.com | www.swgas.com | www.swgasliving.com

From: John Weber [<mailto:JWeber@placer.ca.gov>]
Sent: Friday, April 04, 2014 11:22 AM
To: Theresa Economy
Subject: Martis Camp

Hi Theresa,

Does Southwest Gas provide gas for any of the Northstar developments? Particularly Martis Camp?

John

The information in this electronic mail communication (e-mail) contains confidential information which is the property of the sender and may be protected by the attorney-client privilege and/or attorney work product doctrine. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized by the sender. If you are not the intended recipient, you are hereby notified that any disclosure, copying, or distribution of the contents of this e-mail transmission or the taking or omission of any action in reliance thereon or pursuant thereto, is prohibited, and may be unlawful. If you received this e-mail in error, please notify us immediately of your receipt of this message by e-mail and destroy this communication, any attachments, and all copies thereof.

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REQUEST FOR ABANDONMENT

Applicant: Retreat at Northstar Owner's Association
Location: Mill Site Road and Cross Cut Court, Truckee (APN 110-650)
Proposal: Abandon public rights to roadways and appurtenances thereto.

**PLEASE USE THIS FORM FOR YOUR COMMENTS
 AND RETURN TO:**

John P. Weber, Right-of-Way Agent
 Placer County Department of Public Works
 3091 County Center Drive, Suite 220
 Auburn, CA 95603

(530) 745-7564
 fax: (530) 745-3540 Email: jweber@placer.ca.gov

DEADLINE DATE FOR RETURN OF THIS FORM: July 21, 2014 ***

Please review this request and provide your comments either pro, con, no objections, etc.

COUNTY STAFF

Planning	Building Department	Special Districts
Engineering	Road Division	Land Development
Env. Health	Transportation Planning	Surveying & Mapping

PUBLIC AGENCIES

Liberty Energy	AT&T
Northstar CSD	Southwest Gas
See Attached Distribution List	

FOR INFORMATION ONLY

Director -- DPW	County Counsel	Parks Department
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 No Objections
 Objections

COMMENTS (See attached comments)

*** PLEASE COMPLY WITH DEADLINE DATE



N·C·S·D

Northstar Community Services District
908 Northstar Drive, Northstar, CA 96161
P: 530.562.0747 • F: 530.562.1505 • www.northstarsd.org

Board of Directors

JEANN GREEN
NANCY IVES, PRESIDENT
FRANK SEELIG
DARRELL SMITH
CATHY STEWART

General Manager

MICHAEL STAUDENMAYER

July 18, 2014

John P. Weber
Right-of-Way Agent
Placer County Department of Public Works
3091 County Center Drive, Suite 220
Auburn, CA 95603

Via email: jweber@placer.ca.gov

Re: Mill Site Road and Cross Cut Court Request for Abandonment

Mr. Weber:

The Northstar Community Services District (NCSD) appreciates your consideration of its position relative to the Retreat at Northstar Owner's Association Request for Abandonment of the public ROW within their subdivision.

NCSD supports this request and encourages the County to abandon the public ROW as requested.

The County adopted Resolution No. 2006-107 on May 9, 2006 establishing the formation of CSA28 Zone of Benefit No. 187 for the Northstar at Tahoe-Retreat Subdivision. The purpose of the CSA was to collect funds from the property owners within the subdivision to fund snow removal and road maintenance services. NCSD and the County entered into a Road Care and Snow Removal agreement (attached) for the CSA on September 11, 2012 whereby the District provides road maintenance and snow removal services for the road system within the subdivision.

Pursuant to the Engineer's Report established for the CSA (developed in part by NCSD), an annual charge of \$2,885 per parcel was levied. NCSD prepared estimates for road maintenance and snow removal activities and frequencies based on traffic associated with eighteen lots. No traffic generated from the emergency vehicle access road (EVA) connection with Martis Camp was considered in these estimates as this road had been specifically characterized as emergency vehicle and transit use only in all of the associated CEQA and associated planning documents.

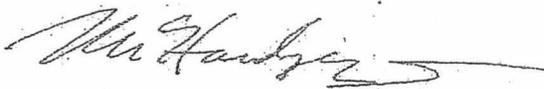
NCSD is very concerned that the traffic demands associated with Martis Camp's 650 lots accessing this road system via the EVA will cause an increase in road degradation and snow removal requirements beyond the funding capabilities of the current CSA.

The District is also concerned that the design standards of this road system (and adjacent intersections within Northstar) are inadequate for the traffic volumes generated by the 650 lot count of Martis Camp. The safety and level of service of this roadway and other affected intersections within Northstar will be compromised with the additional traffic volumes.

NCSD believes the request for abandonment of the public ROW will limit traffic to that generated by the eighteen lots within the subdivision relieving the Retreat owners of the increased maintenance and snow removal burden and safety concerns associated with the neighboring private development's roadway usage via the aforementioned EVA.

Thank you again for the opportunity to provide comments on this important request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Staudenmayer", with a long horizontal flourish extending to the right.

On behalf of the NCSD Board of Directors,

Mike Staudenmayer

CC: NCSD Board of Directors
NPOA

**NORTHSTAR COMMUNITY SERVICES DISTRICT & PLACER COUNTY AGREEMENT
FOR NORTHSTAR AT TAHOE- RETREAT SUBDIVISION
CSA 28 ZONE OF BENEFIT#187
ROAD CARE AND SNOW REMOVAL PROGRAM**

This Agreement ("Agreement") is entered into as of SEPTEMBER 11, 2012 by and between NORTHSTAR COMMUNITY SERVICES DISTRICT, a Special District of the State of California, (hereafter "NCS D"), and the COUNTY OF PLACER, a political subdivision of the State of California (hereafter "COUNTY") relating to the maintenance of Northstar at Tahoe-Retreat Subdivision CSA 28, Zone of Benefit #187, located in Placer County, California.

RECITALS:

WHEREAS, NCS D has the authority to provide certain public services, including the repair and maintenance of roads within NCS D boundaries; and

WHEREAS, a condition of County's approval of the "Northstar at Tahoe-Retreat Subdivision" project located within NCS D boundaries required formation of a County Service Area 28 Zone of Benefit # 187 (hereafter "CSA") to provide funding for maintenance and snow removal on Mill Site Road, and Cross Cut Court (hereafter "CSA Roads"), as shown on attached Exhibit "A", comprising a total road length of 0.53 miles; and

WHEREAS, the Placer County Board of Supervisors approved the formation of the "Northstar at Tahoe - Retreat" CSA 28 Zone of Benefit #187 on May 9, 2006, establishing an annual initial charge of Two Thousand Eight Hundred and Eighty Five Dollars (\$2,885.00) per parcel; and

WHEREAS, the County, as the manager of the CSA funds, wishes to establish an agreement with NCS D for CSA Roads services to be provided by NCS D and funded with CSA funds.

NOW, THEREFORE, as related to the CSA Roads, the parties agree as follows:

1. NCS D agrees to assume responsibility for:

- a. Road surface protection, restoration, and rehabilitation, including seal coating (slurry seal), pulverizing asphalt, and overlays;
- b. Snow removal services for the roads;
- c. Sanding for traction control, including materials;
- d. Snow stakes repair and replacement;
- e. Street sweeping;
- f. Crack sealing;
- g. Curb and guardrail repair and replacement if damaged while performing the above activities;

- h. Providing other CSA-authorized services as requested by the County and agreed to by NCS D;
- i. Billing the COUNTY for reimbursement from CSA funds for costs of services provided pursuant to Sections 1 a. through 1 h. above, on a quarterly basis. All invoices shall include a description of services performed, equipment used and dates and locations of services performed. Measure E revenues collected by NCS D for parcels within the CSA boundaries shall be applied to authorized services costs before billing COUNTY, and this shall be reflected on invoices. Only those portions of Measure E funds dedicated to Road Care and Snow Removal shall be applied to authorized services. The total amount billed during any fiscal year shall not exceed the annual budget authorized under this Agreement, unless written approval by COUNTY is first obtained. NCS D shall monitor annual road care and snow removal expenditures and projected needs, and shall consult with COUNTY regarding level of service adjustments if it appears that the budget for these activities will be exceeded.
- j. Consulting with COUNTY to establish budget availability prior to commencing any roadway rehabilitation project under Section 1.a.

2. COUNTY agrees to assume responsibility for:

- a. Road surface repairs, including pothole patching;
- b. Guard rail repair and replacement, except as provided in Section 1.g;
- c. Striping (painting);
- d. Storm water collection and conveyance systems inspection, maintenance, repair and replacement;
- e. Street signage maintenance to usual COUNTY standards;
- f. Reimbursing the NCS D for costs of services provided for by Sections 1 a. through 1 h. above, on a quarterly basis.

3. BOTH PARTIES agree:

- a. To meet in good faith annually to review prior expenditures and to agree on a budget for NCS D services, and to make service level adjustments where needed, based on the agreed upon budget. Unless otherwise agreed to by the parties, the annual meeting shall take place in October each year.
- b. To meet from time to time to review the condition of roads and discuss repair and maintenance issues, requirements and schedules;
- c. To defend (with counsel acceptable to the other), protect, indemnify and hold harmless the other, its directors, officers, employees, agents, and volunteers from and against any and all liabilities, suits, proceedings, liens, actions, penalties, losses, expenses, claims or demands of any nature, and causes of action of whatever character which the other may incur, sustain or be subjected to arising out of or in any way connected with the indemnifying party's performance under this Agreement.
- d. That CSA funds are applicable only to eligible activities as defined herein and initiated after January 1, 2008.

4. TERM & MODIFICATION OF AGREEMENT:

- a. The initial term of this Agreement begins January 1, 2008, and ends December 31, 2012, and will automatically renew for consecutive five-year terms thereafter, unless terminated as hereinafter set forth in Section 4.b.
- b. Either party may terminate this Agreement at the end of any five-year term by giving written notice to the other party in January of the fourth year, providing a minimum of eleven (11) months prior notice to the other party.
- c. This Agreement may be modified only by mutual written consent of the parties.
- d. The budget cycle for the CSA shall be annual, on a fiscal year schedule, starting on July 1 and ending on June 30 of the next calendar year.

5. EXCLUSIVE AND ENTIRE AGREEMENT: This Agreement shall be the full and complete agreement of the parties with regard to the provision of CSA roads repair, snow removal, and maintenance services within the boundaries of Northstar at Tahoe Retreat CSA 28, ZOB #187.

6. TRANSFERABILITY: The rights of the parties pursuant to this Agreement are non-transferable and shall not be assigned without prior written approval of the other party.

7. APPROVAL OF AGREEMENT: This Agreement shall be effective only upon its approval by the respective governing boards of COUNTY and NCSD, as evidenced by a resolution of acceptance or other form of approval adopted by each such governing board.

APPROVED AS TO FORM:

COUNTY OF PLACER



County Counsel, Placer County

By: 

Ken Grehm, Director of Public Works

Dated: 9/8/12

Dated: 9/11/12

Authorized by the Board of Supervisors

On: SEPTEMBER 11, 2012

NORTHSTAR COMMUNITY SERVICES DISTRICT

By: Nancy P. Ives
President of the Northstar Community Services District
Board of Directors
Nancy Ives

Dated: June 1, 2012

APPROVED AS TO FORM

At: Northstar, CA

District Counsel

Attest:

By: James Bowling
Secretary of the Northstar Community Services District
Board of Directors
James Bowling

Attached Exhibits:
Exhibit "A" – CSA 28 Zone of Benefit 187 Roads

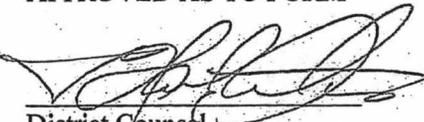
NORTHSTAR COMMUNITY SERVICES DISTRICT

By: _____
President of the Northstar Community Services District
Board of Directors
Nancy Ives

Dated: _____

At: _____

APPROVED AS TO FORM


District Counsel

Attest:

By: _____
Secretary of the Northstar Community Services District
Board of Directors
James Bowling

Attached Exhibits:
Exhibit "A" – CSA 28 Zone of Benefit 187 Roads

northstar property owners association

To: Mr. John P. Weber, Right of Way Agent
Placer County Department of Public Works

From: Henry DeNero, President
Northstar Property Owners Association

Date: July 18, 2014

The Northstar Property Owners Association (NPOA), representing 1,480 property owners at the Northstar California resort, strongly supports The Request For Abandonment by The Retreat Property Owners Association of the public road easements on Mill Site Road and Cross Cut Court in the The Retreat at Northstar, and will provide further documentation of reasons of support as the process continues. We have no objections. The Retreat Property Owners Association is a member on NPOA.



npoa@npoa.info
geoff@npoa.info
htdenero@gmail.com

MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

To: **JOHN WEBER**

Date: **July 25, 2014**

From: **ANDY FISHER – PARKS**

Subject: **MILL SITE ROAD AND CROSS CUT COURT ABANDONMENT
REQUEST**

This memorandum is in response to the request for abandonment of public roadways and appurtenances related to Mill Site Road and Cross Cut Court in the Northstar area. The Parks Division has reviewed the request and would not oppose the abandonment subject to the following:

1. The Tompkins Memorial Trail and potentially other public trails are known to exist in the vicinity of the roads to be abandoned. All public trail rights and easements should be researched and preserved through this action including, if necessary, the creation of public trail easements over any areas that would lose public trail access rights as a result of public roadway abandonment.

John Weber

From: Paul Thompson
Sent: Wednesday, July 30, 2014 4:51 PM
To: John Weber
Cc: Michael Johnson
Subject: Mill Site Road and Cross Cut Court Abandonment

John – This email is to respond to the Exemption Verification application for the Mill Site Road and Cross Cut Court Abandonment request. Based on CDRA review of the submitted letters as well as other information, it would appear that a Categorical Exemption is not applicable or appropriate for this request. It would appear that a traffic study is warranted to assess the potential of added vehicle miles travelled as well as increases in pollution levels and greenhouse gases. The traffic study should also assess the potential to overburden existing roadways should the Mill Site Road access be closed.

CDRA staff looks forward to working with DPW in addressing these issues. If you have any questions regarding this matter, please feel free to contact me directly.

Thanks,
Paul

Paul Thompson
Assistant Agency Director
Community Development Resource Agency
P.O. Box 1909 / 775 N. Lake Blvd.
Tahoe City, CA 96145
530-581-6210

MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER

To: **JOHN WEBER**

Date: **July 25, 2014**

From: **ANDY FISHER – PARKS**

Subject: **MILL SITE ROAD AND CROSS CUT COURT ABANDONMENT
REQUEST**

This memorandum is in response to the request for abandonment of public roadways and appurtenances related to Mill Site Road and Cross Cut Court in the Northstar area. The Parks Division has reviewed the request and would not oppose the abandonment subject to the following:

1. The Tompkins Memorial Trail and potentially other public trails are known to exist in the vicinity of the roads to be abandoned. All public trail rights and easements should be researched and preserved through this action including, if necessary, the creation of public trail easements over any areas that would lose public trail access rights as a result of public roadway abandonment.

John Weber

From: PRINCE, CAROL A <cp8198@att.com>
Sent: Tuesday, July 15, 2014 10:45 AM
To: John Weber; VALDEZ, RICH
Subject: The Retreat at Northstar Abandonment
Attachments: img-715113305-0001.pdf

Hi John,

AT&T has facilities in both the streets to be abandoned and we will need to retain an easement. Let me know if you have any questions, Thanks, Hope all is well, Carol

Carol A. Prince TEXTING and DRIVING... It Can Wait(r).

AT&T Public Works Manager

3545 Industrial Avenue, Ste. 104

Rocklin, CA 95765

Office (916) 409-1384

Cell (530) 400-2913

cp8198@att.com

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

From: PRINCE, CAROL A

Sent: Tuesday, July 15, 2014 10:33 AM

To: PRINCE, CAROL A

Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Sent by: [cp8198@att.com]

Number of Images: 2

Attachment File Type: PDF

Device Name: WorkCentre 5225

Device Location:

For more information on Xerox products and solutions, please visit <http://www.xerox.com/>



3545 Industrial Blvd., #104
Rocklin, CA 95765

July 15, 2014

Mr. John P. Weber
Placer County Department of Public Works
3091 County Center Drive, Suite 220
Auburn, CA 95603

**RE: Right of Way & Public Road Easement Abandonment and County Service Area
Dissolution, Placer County, CA, Mill Site Road and Cross Cut Court (APN 110-650)**

Thank you for the opportunity to review the proposed request to abandon Mill Site Road and Cross Cut Court in the Retreat at Northstar as shown on the attached Exhibit. AT&T does have underground facilities within both these roads that we will need an easement retained for these facilities. Please have the following language inserted into the resolution abandoning the subject roads.

"EXCEPTING AND RESERVING THEREFROM PURSUANT TO THE PROVISIONS OF Section 8340 of the Street and Highway Code and for the benefit of Pacific Bell Telephone Company, a California Corporation dba AT&T, the permanent easement and the right at any time or from time to time to construct, maintain, operate, replace, remove, renew and enlarge lines of pipe, conduits, cable wires, poles and other convenient structures, equipment and fixtures for the operation of telegraph and telephone lines and other communication facilities, including access and the right to keep the property free from inflammable materials and wood growth, and otherwise protect the same from all hazards, in, upon, over and across property identified as Mill Site Road and Cross Cut Court in The Retreat at Northstar, Placer County as shown on the attached Exhibit, as shown on that map entitled "TRACT NO 930, THE RETREAT AT NORTHSTAR", filed in Book BB of Maps at Page 8, Placer County Records, Placer County, California.

Upon receipt of a certified copy of the abandoning ordinance or resolution to the address above, which should include the foregoing language, this company shall have no objection to the proposed abandonment.

If it is determined that any sub-boxes need to be raised and/or lowered or replaced with traffic rated lids, this cost will be borne by other than AT&T. Rich Valdez is AT&T's Design Engineer that would be your contact for any changes to our facilities. He can be reached on 530-583-2083.

Thank you again for the opportunity to review this requested abandonment. If you have any questions, please call me on (916) 409-1384.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol A. Prince".

Carol A. Prince
Public Works Manager
Attachment



N·C·S·D

Northstar Fire Department
Northstar Community Services District
910 Northstar Drive, Northstar, CA 96161
P: 530.562.1212 • F: 530.562.0702 • www.northstarcsd.org

Board of Directors
JEANN GREEN
NANCY P. IVES, PRESIDENT
FRANK SEELIG
DARRELL SMITH
CATHY STEWART

Fire Chief
MARK SHADOWENS

July 9, 2014

John P. Weber Right of Way Agent
Placer County Public Works Department
3091 County Center Drive Suite 220
Auburn CA 95603

RE: Retreat at Northstar Owner's Association

Dear Mr. Weber

Northstar Fire Department supports the efforts of the Retreat Homeowners Association in abandoning the public right of way. However, if a new gate is installed on the private roadway it must meet the requirements of the Districts ordinance for the installation of gates.

Sincerely,

Mark Shadowens
Fire Chief
Northstar Fire Department

December 3, 2014

Mr. Ken Grehm

Placer County Department of Public Works
3091 County Center Drive
Auburn, CA 95603

RE: Mill Site Road/Martis Camp

Dear Mr. Grehm,

As you know I was the Placer County Planning Director for many years and as such I presided over the Martis Valley Community Plan Update process. This culminated with the adoption of the community plan by the Board of Supervisors on December 16, 2003. I remained the Planning Director during January of 2005 when the vesting Tentative Map for the development of Siller Ranch (now Martis Camp) was approved and during February 2005 when the vesting Tentative Map for The Retreat at Northstar was approved. It is the above-mentioned projects that are the subject of this letter. As you also know, I have since retired.

It has come to my attention that the lot owners in The Retreat are now arguing that, in adopting the Martis Valley Community Plan, in conditionally approving the development of Siller Ranch and in conditionally approving the development of The Retreat, that the County intended to prohibit persons using the private roadways now existing in Martis Camp from entering and exiting Martis Camp via Mill Site Road. That contention is incorrect for the reasons set forth in the current Planning Director's letters to Mr. Archer, dated Dec. 12, 2011 and to Mr. Faccinto, dated Nov. 1, 2012.

By requiring Mill Site Road to be offered for dedication as a public highway, and by requiring it to be actually constructed, "at a minimum" to the property boundary between Northstar and Martis Camp, Placer County allowed for the use of Mill Site Road by future owners in Martis Camp for a number of purposes including access in and out of the Northstar resort. In fact, at one time, there was discussion and study of the possibility of making that connection open to the public. This was not carried out following the Board of Supervisors decision to create private roadways in the Martis Camp project.

The County, in conditioning the approval of The Retreat, made certain that no "spite strip" could be left between the western end of Mill Site Road that could then be used to prevent access to and from Mill Site Road by owners in the Martis Camp project, thus allowing access into the Northstar public road system and to the Northstar ski resort and other commercial facilities therein. This was not unusual as it was not uncommon for the County to prohibit "spite strips" at the edges of new subdivisions, with public roadways, when they adjoined undeveloped land. The County determined, in this case, that allowing a portion of the future Martis Camp traffic to access the Northstar project from Mill Site Road, rather than taking a more circuitous route over an already congested segment of Highway 267 would be beneficial to the public in general, not only for purposes of traffic circulation efficiency, but also because such alternate use would reduce adverse noise, air pollution and fuel consumption impacts over the use of the longer route available.

During the approval process for The Retreat at Northstar it was clear that the project would have a public roadway, Mill Site Road, that extended to the Siller Ranch project boundary. Less than a month

earlier, the Board of Supervisors had approved the Siller Ranch project with private roads and the dedication of a continuous Emergency Access Easement and a Public Transit Vehicle easement over the main Martis Camp roadway which was required to align and connect to Mill Site Road at the common property boundary. It was clear to me that the Board of Supervisors and others understood the implications of these project requirements, namely that Mill Site Road would carry some level of traffic from the Martis Camp project.

Sincerely,

A handwritten signature in cursive script that reads "Fred Yeager".

Fred Yeager, former Planning Director

(fred1951@sbcglobal.net)

November 29, 2014

Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Ave
Auburn, CA 95603

Dear Supervisor Duran,

I am writing to request you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if the traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transportation, as was supposed to be the case.

The Board of Supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit use ONLY. Public hearings were held at which strong community comments favored this plan. The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted, as approved. Subsequently, Martis Camp's development plan was approved by the County with a single entrance gate on Schaffer Mill Road from SR 267, with an EVA gate between it and Northstar. The Retreat's property owners were all told they were purchasing property in an 18 lot cul-de-sac. Consequently, the Retreat's property owners pay 100% of their road maintenance costs because they were supposed to be the only ones to use the roads.

Somehow, perhaps due to outside influence on the Supervisors or the Supervisors' staff members, over 1600 transponders have now been handed out to Martis Camp property owners and contractors for the use of this road! Signage was changed by Martis Camp such that the "Emergency Vehicle Access Only" sign was replaced with "Private Road Transponder Access Only." The Retreat's gate was removed by another party without the Retreat Association's or NPOA's knowledge or approval. Martis Camp put up a new gate on its side of the property line and started handing out transponders. Consequently, this road that was supposed to be EVA and public transit

only is now being used by hundreds of construction, commercial and private vehicles as a "cut-through" to Northstar and Lake Tahoe.

Given only the information above, it is clear that the current situation is a "wrong" that should never have happened. It needs to be "righted" at the Board's meeting in December. I suggest a close look at specifically how this came to pass once the Request for Abandonment is approved. Traffic at Northstar is a large, ongoing issue that is being addressed by the resort owners with the creation of intercept parking lots and other measures. The Martis Camp mis-use of the EVA gate doubles the number of properties using several of the road sections and intersections within Northstar, creating both traffic and safety problems.

With the public's confidence in the integrity of its governmental processes and promises already low, please do not allow external influences to further undermine this situation that already been compromised. Vote to pass The Retreat at Northstar Owners Association's Request for Abandonment.

Thank you,

R. Stene
Northstar Property Owner's Association
Truckee, CA 96161

From: Geoff [<mailto:geoff@npoa.info>]

Sent: Wednesday, November 26, 2014 9:49 AM

To: Placer County Board of Supervisors

Cc: Brian West; Don Watters; Henry DeNero; Jack Moore; Jim Brigance; Judy Howes; Nancy Barna;
ooeex@aol.com

Subject: Retreat Abandonment

Dear,

Placer County Board of Supervisors
Ann Holman, Clerk of the Board

Please accept the attached letter from the Northstar Property Owners Association Board of Directors regarding The Retreat Abandonment Request.

A hard copy will follow in the mail.

Respectfully,

Geoff

Geoff S. Stephens
General Manager

Northstar Property Owners Association
2200 North Village Drive
Truckee, CA 96161
530-562-0322 (office)
530-562-0324 (fax)
geoff@npoa.info

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

From: RICHARD TREIMAN [<mailto:rltreiman@gmail.com>]

Sent: Sunday, November 30, 2014 2:35 PM

To: Placer County Board of Supervisors

Subject: Request for Abandonment at Northstar

Dear Placer County Supervisors

I am writing to request you approve The Retreat at Northstar Property Owners Association Request for Abandonment. I am a property owner at Northstar since 1980 and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit, as was intended by previous planning and environmental documents. The Placer County Supervisors have repeatedly assured the Northstar Property Owners Association (NPOA) that the gate between Northstar and Martis Camp would not allow for general traffic, and I should hope that the Supervisors would honor their prior commitment.

Thank you

Richard Treiman

From: david maher [mailto:maherjnd@sbcglobal.net]

Sent: Saturday, November 29, 2014 12:54 PM

To: Placer County Board of Supervisors

Subject: Attention Supervisor Montgomery - Retreat at Northstar Request for Abandonment

I am a property owner at Northstar, requesting approval of the Request for Abandonment submitted by the Retreat at Northstar Owners Association. The impact on those property owners, and on Northstar as a whole is unacceptable.

I also want to express my concern about the violation of agreements previously approved by Placer County supervisors and the unilateral assumption of power by Martis Camp. I'm befuddled by the process and can't envision how there can be any consideration given to allowing Martis Camp's actions to stand, or to allow future use of what was approved, after public hearings, as an EVA & public transit gate only. In addition to costs and negative impacts on the Retreat's owners, the fact that thousands of Martis Creek residents could have transponders, and use Northstar as a shortcut, will negatively impact Northstar in general, and pose safety issues, as anyone who is familiar with the Big Springs/Northstar Drive intersection knows.

It boggles the mind that this can even be an issue, after the original reviews, public meetings and subsequent approvals.

David Maher

From: Pam Scrutton [mailto:pamscrutton@comcast.net]
Sent: Friday, November 28, 2014 5:14 PM
To: Placer County Board of Supervisors
Cc: RetreatAbandonmentTeam@yahoo.com
Subject: Retreat at Northstar Abandonment Application

Dear Supervisor Montgomery;

I am writing in support of the Retreat at Northstar's Abandonment Application. I have owned a Gold Bend condominium for 20 years. Because my unit is about 50 yards from Big Springs Drive I have been very aware of the sharp increase in traffic passing by, and not just cars, big trucks rumble by on a regular basis. Particularly in the summer months, the peace and quiet we had come to expect no longer exists.

I recently learned why the traffic has increased: the Martis Camp development took over the EVA gate that had prevented through traffic originating in Martis Camp from using Northstar roads as a shortcut to Highway 267. According to the Northstar Property Owners Association's figures, over 1600 transponders to open the gate have been issued. No wonder the traffic has increased!

Martis Camp's takeover of the gate violates a prior agreement between The Retreat and Placer County that the road be designated for EVA and public transit only. Please do the right thing and restore the EVA gate to it's original intent.

Thank you,

Pamela Scrutton Morrison
15 Parnassus Avenue
San Francisco, CA 94117
Home: 415.664.4123
Mobile: 415.999.4624

cc: Ann Holman, Clerk of the Board of Supervisors

From: Ned Herrington [mailto:nedh@pacbell.net]

Sent: Friday, November 28, 2014 4:09 PM

To: Placer County Board of Supervisors

Cc: Geoff@npoa.info

Subject: Request for Abandonment

To: Jennifer Montgomery

Ms Montgomery, as a member of NPOA and a long time Northstar homeowner, I am strongly apposed to the the audacious action taken by the Martis Camp community to make the EVA gate an illegal route through the Northstar community. It's clandestine power grab has far reaching negative and dangerous aspects. I request the Board of Supervisors approve the Retreat Association's Request for Abandonment.

Ned Herrington
270 Basque Drive
Northstar
nedh@pacbell.net

From: Lynn Pasahow [mailto:lpasahow@sbcglobal.net]

Sent: Thursday, November 27, 2014 5:04 PM

To: Placer County Board of Supervisors

Cc: geoff@npoa.info

Subject: Retreat at Northstar Owners Association's Request for Abandonment

Dear Supervisor Jennifer Montgomery:

We are writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment. We are property owners at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be, and Northstar property owners had been assured would be, the case.

- The current situation is harming Northstar:
- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- Northstar has made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

The current situation is also *wrong and should be corrected*:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and N POA were given assurances by County staff that the gate would be restricted as such.

- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
- The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

Very truly yours,

Lynn & Leslie Pasahow
725 Conifer, Northstar

cc: Ann Holman
Clerk of the Board of Supervisors

Geoff Stephens

From: Janet Gee [mailto:janrodn@gmail.com]

Sent: Thursday, November 27, 2014 10:46 AM

To: Placer County Board of Supervisors

Cc: retreatabandonmentteam@yahoo.com; geoff@npoa.info

Subject: Retreat at Northstar Roadway Abandonment request to Jennifer Montgomery

Dear Supervisor Montgomery,

We strongly support the Retreat's request for abandonment of its roadways. As 10-year owners of Northstar Village property, we are writing to request that you approve the Request for Abandonment submitted by The Retreat at Northstar Owners Association. We encourage you to limit the traffic between Northstar and Martis Camp to emergency vehicles and public transit, as was always intended and designed during the County's planning and approval process.

Allowing general traffic to use this EVA gate defies the Placer County planning process:

- The Board of Supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only. Consistent with this decision, every planning and road design document approved/certified by the County over the past 11 years has consistently forbid general traffic from using this EVA connection between Martis Camp and Northstar.
- During the planning process, public hearings and strong community input favoring an EVA gate versus a connection open to general traffic, which also would have required Martis Camp roads to be public.
- County staff assured the Retreat Association and NPOA numerous times that the gate would be restricted to EVA and public transit.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar). Their own Environmental Impact Report (EIR), EIR Addendum and roadway Improvement Plans all showed this connection as EVA & transit only.
- The Department of Public Works and the Board of Supervisors approved the Retreat's CSA with the clear representation that only the Retreat owners would use Mill Site Road within the Retreat.

Cut-through traffic—not studied, not planned for:

- Martis Camp traffic already has road access to Northstar, a route that was studied and approved by the County and roads were sized to handle expected traffic volumes.
- Cut-through traffic from Martis Camp to Northstar is neither necessary nor was it studied or planned for by the County.

Martis Camp cut-through traffic reverses traffic congestion progress made at Northstar:

- Northstar's great progress with traffic problems via intercept lots and Northstar Drive improvements is being reversed with the Martis Camp cut-through traffic. With the current situation, Martis Camp cut-through traffic on Northstar Drive will increase as more homes are completed. On peak days, this traffic on Northstar Drive will lead to congestion on Highway 267 all the way to Interstate 80.
- The Big Springs Drive/Northstar Drive intersection is already a dangerous one. A three-fold traffic increase pouring from Big Springs Drive onto Northstar Drive will result in more accidents and injuries.

It is unfortunate that Martis Camp has put Placer County and Northstar in this position but you have the power to correct this. We are counting on your leadership to do the right thing and approve The Retreat at Northstar Owners Association's Request for Abandonment.

Sincerely,

Mr. & Mrs. Rod Ngai

2000 North Village Drive, #305

Truckee, CA 96161

From: bopine@aol.com [<mailto:bopine@aol.com>]
Sent: Wednesday, November 26, 2014 2:21 PM
To: Jennifer Montgomery
Cc: Placer County Board of Supervisors; RetreatAbandonmentTeam@yahoo.com
Subject: Martis Camp/Northstar cut-through traffic

Dear Supervisor Montgomery,

I am writing to request that you approve the Request for Abandonment submitted by The Retreat at Northstar Owners Association.

I am a second generation Northstar property owner. My family has treasured Northstar, and the Truckee area, for over twenty-five years, as a special place to enjoy family time, and out-door activities (before that, my parents had an A-frame cabin they built in the original Alpine Meadows development).

I urge you, and the other supervisors, to limit the traffic between Northstar and Martis Camp to emergency vehicles and public transit, as was always intended and designed during the County's planning and approval process.

- Cut-through traffic from Martis Camp to Northstar is neither necessary nor was it studied or planned for by the County. Northstar has made progress with traffic problems with the intercept lots and Northstar Drive improvements. Now this progress is being reversed with the Martis Camp cut-through traffic. That traffic will increase as more homes are completed. On peak days, this traffic on Northstar Drive will lead to congestion on Highway 267 all the way to Interstate 80.
 - The Board of Supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only. Consistent with this decision, every planning and road design document approved/certified by the County over the past 11 years has consistently forbid general traffic from using this EVA connection between Martis Camp and Northstar. During the planning process there were public hearings, with strong community input favoring an EVA gate versus a connection open to general traffic, which also would have required Martis Camp roads to be public. County staff assured the Retreat Association and NPOA numerous times that the gate would be restricted to EVA and public transit.
 - Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar). Martis Camp's own Environmental Impact Report, EIR Addendum and roadway Improvement Plans all showed this connection as EVA & transit only. The Department of Public Works and the Board of Supervisors approved the Retreat's CSA with the clear representation that only the Retreat owners would use Mill Site Road within the Retreat.
- I It is unfortunate that Martis Camp has put Placer County and Northstar in this position, but it is wrong, and it should be corrected.

S Sincerely,
Brenda Opine
319 Skidder Trail, Truckee
and 553 Fir Lane, Los Altos, CA 94024
bopine@aol.com

From: Helen Fung [mailto:gnuf99@gmail.com]
Sent: Monday, December 01, 2014 9:56 PM
To: Placer County Board of Supervisors
Cc: Wayne Fung; Anne Fung; RetreatAbandonmentTeam@yahoo.com; donielle@npoa.info
Subject: Retreat at Northstar Roadway Abandonment

Dear Supervisors: Chair-Jack Duran; Robert Weygandt; Jim Holmes; Vice Chair- Kirk Uhler; Jennifer Montgomery, (o District 1 - Jack Duran, Chair

- o District 2 - Robert Weygandt
- o District 3 - Jim Holmes
- o District 4 - Kirk Uhler, Vice-Chair
- o District 5 - Jennifer Montgomery

As long time Homeowners in Northstar, **WE URGE EVERY SUPERVISOR TO APPROVE "REQUEST TO ABANDON THE PUBLIC ROADS WITHIN THE RETREAT" TO STOP UNAUTHORIZED CUT-THROUGH TRAFFIC FROM MARTIS CAMP through NORTHSTAR!**

Martis Camp is a massive, private, **662-home development** located west of Northstar in the Martis Valley. **The Retreat** is an **18-home subdivision within Northstar**. As required by Placer County, an electronic emergency vehicle access (EVA) gate separates these two developments in order to prevent access to general traffic, but permit access by emergency vehicles and public transit. In 2010, **without permission**, Martis Camp unilaterally removed the existing EVA gate and erected a new one under its own control. In order to receive County approval for its newly-installed gate, Martis Camp installed a new sign reading "EMERGENCY VEHICLE ACCESS ONLY." After receiving County approval, again without permission, Martis Camp replaced this sign with a new one reading "PRIVATE ROAD – TRANSPONDER ACCESS ONLY." Thereafter, Martis Camp issued more than **1,600 active transponders** allowing their owners, guests, contractors, and vendors unfettered access to Northstar via the EVA gate, **despite more than a decade of Placer County planning that forbid such use.**

Martis Camp's cut-through route was designed to serve only the 18 homes within the Retreat, not the nearly 700 in Martis Camp. To the extent Martis Camp's use of the cut-through route continues, free-flow traffic on Northstar Drive, which is the very foundation of the Northstar Traffic Management System, will be severely undermined, thereby causing traffic congestion as far reaching as Truckee and Highway 80.

WAYNE AND HELEN FUNG, 1610 Deer Path, Northstar

From: Dwight Barker [mailto:dbrosebowl@sbcglobal.net]
Sent: Monday, December 01, 2014 7:52 PM
To: Placer County Board of Supervisors
Subject: Northstar Request for Abandonment

To Whom It May Concern:

As the 30 year Northstar original property owner [101 Basque] located directly on the corner of Basque and Northstar Drive, I urge that the Placer County Board of Supervisors find in favor of the Retreat at Northstar request for "road abandonment" to fix the Emergency Vehicle Access Gate [EVA] between Northstar and Martis Camp.

The EVA, as the name suggests, should be returned to its intended Emergency Vehicle Status. I feel this is especially true for any and all vendors and contractors who come and go directly by my Northstar Drive and Basque Drive corner home. I and my fellow Northstar property owners should not be directly or indirectly maintaining our roads, nor should we be sacrificing our Lifestyle, for exclusively Martis Camp [A Private Development] commercial or residential construction use and benefit. This was clearly not the intended use for the EVA access, and what is occurring should not be at any Northstar property owner expense. Retreat at Northstars owners, I know, certainly agree! Unfortunately the problem only becomes worse, and interfering, as Martis development increases.

Thank you, in advance, for approving this Retreat at Northstar Property Owners Association "Request for Abandonment". I only wish my schedule permitted me to present my thoughts to you in person on December 9.

Sincerely,

Dwight L. Barker
512 The Glade
Orinda, CA 94563-2726
dbrosebowl@sbcglobal.net
925.253.3137 [H]
925.362.1002 [C]
925.253.4829 [F]

560

From: Paratte, Robert [<mailto:RParatte@kilroyrealty.com>]
Sent: Monday, December 01, 2014 6:55 PM
To: Placer County Board of Supervisors
Cc: Kristy Paratte
Subject: The Retreat Road Abandonment

I support the road abandonment initiative.

We are home owners of 1306 Indian Hills Truckee CA.

Rob and Kristy Paratte

Robert Paratte
Kilroy Realty Corporation
EVP, Leasing & Business Development
100 First Street, Suite 250
San Francisco, CA 94105
(415) 778-7778
rparatte@kilroyrealty.com<<mailto:rparatte@kilroyrealty.com>>

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From: Patty Mede [mailto:mmede@comcast.net]
Sent: Monday, December 01, 2014 5:42 PM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar Roadway Abandonment

Dear Supervisors Duran, Weyandt, Holmes, Uhler and Montgomery,

I strongly support the Retreat's request for abandonment of its roadways for the following reasons:

In 2010, **without permission**, Martis Camp unilaterally removed the existing EVA gate and erected a new one under its own control. In order to receive County approval for its newly-installed gate, Martis Camp installed a new sign reading "EMERGENCY VEHICLE ACCESS ONLY." After receiving County approval, again without permission, Martis Camp replaced this sign with a new one reading "PRIVATE ROAD – TRANSPONDER ACCESS ONLY." Thereafter, Martis Camp proceeded to issue more than **1,600 active transponders** (as of January 2014), allowing their owners, guests, contractors, and vendors unfettered access to Northstar via the EVA gate, despite more than a decade of Placer County planning that forbid such use.

Today, rather than taking SR 267 as was always intended, Martis Camp vehicles are cutting through the Retreat and Big Springs neighborhoods to access Northstar and Lake Tahoe. Given that Martis Camp is presently at less than 33% build-out, the amount of Martis Camp cut-through traffic will continue to grow significantly. **If this unauthorized use continues, the progress our community has made in reducing traffic congestion within Northstar will be reversed.** Whereas SR 267, the roundabout, and the intercept lots are designed to handle large traffic volumes, including all traffic from Martis Camp, Martis Camp's cut-through route through the Retreat and Big Springs is not. In fact, **Martis Camp's cut-through route was designed to serve only the 18 homes within the Retreat, not the nearly 700 in Martis Camp.** To the extent Martis Camp's use of the cut-through route continues, free-flow traffic on Northstar Drive, which is the very foundation of the Northstar Traffic Management System, will be severely undermined, thereby causing traffic congestion as far reaching as Truckee and Highway 80. Do not let Martis Camp's convenience destroy our progress!

Thank you,

Patty Mede
1402 Oxen Run, NorthStar
mmede@comcast.net
hm: 707-538-1612
cell: 707-328-7097

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

From: Steve Klei [mailto:sklei@comcast.net]

Sent: Monday, December 01, 2014 5:34 PM

To: Placer County Board of Supervisors

Subject: Emergency Access Gate

I am sure you have begun to receive many letters from Northstar residents re emergency access gate.

I am another.

My name is Steve Klei and we live at 274 Basque in Northstar

Please require the gate to be reinstalled and not removed again. This is not what was intended and we need this remedied.

This is not fair and I would be happy to discuss with you.

Steve

Steve Klei
Northstar Resident
274 Basque

From: John Munsey [mailto:johnmunsey@msn.com]
Sent: Monday, December 01, 2014 4:48 PM
To: Placer County Board of Supervisors
Subject: Request fo Abandonment

Dear Supervisors, I support Retreat at Northstar's "Request for Abandonment".

John Munsey
4039 Ski View
Truckee, CA

From: Tichy, George J. [mailto:GTichy@littler.com]
Sent: Monday, December 01, 2014 4:24 PM
To: Placer County Board of Supervisors
Subject: Approval of the Request for Abandonment submitted by The Retreat at Northstar Owners Association

Members of the Placer County Board of Supervisors-

My wife and I own two properties in Northstar, one on Red Tail Court and a condominium in Gold Bend. Although we are not members of The Retreat at Northstar Owners Association, we are directly and significantly impacted by Martis Camp's unilateral conversion of the emergency vehicle access road (EVA) to a one way potential explosion of traffic within Northstar. It is unconscionable that Big Springs and Northstar Drive and the various tributaries, which are already significantly impacted (just think of the average ski day or the typical summer visitors to Northstar) should be subject to the added traffic coming from Martis Camp. It is not only a safety hazard, but Martis Camp's access to Northstar increases traffic flow problems. If you live in Martis Camp, you have direct and unfettered access to Highway 267 (by not going through Northstar), but those who live in Northstar have to put up with traffic jams which are exacerbated by Martis Camp folks and their vendors who think they should take a short cut to or through Northstar.

What Martis Camp has done with the EVA should never have occurred. There was agreement that the road was to be an EVA only. However, from your vantage you must be especially concerned as there was no traffic study, no planning and no determination of necessity. It was a blatant act of usurping your authority. One can only ask if you would have required a traffic study, planning or a determination of necessity, how is it that Martis Camp could ignore that process. Frankly, what has occurred is not only a safety hazard for members of my family and those who use Big Springs and Northstar Drive and the tributaries, but a thinly veiled attempt to make a mockery of the planning process.

The good news is that you have the opportunity to correct the problem. Please approve the Request for Abandonment submitted by The Retreat at Northstar Owners Association.

George and Sheila Tichy
2003 Red Tail Ct. &
5127 Gold Bend
Northstar

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From: Doug Kohen [mailto:doug@dckimages.com]
Sent: Monday, December 01, 2014 4:08 PM
To: Placer County Board of Supervisors
Subject: RETREAT at NORTHSTAR "Request for Abandonment"

Exhibit 2: Sample Points You Might Make

Dear Supervisor,

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
- Martis Camp will significantly increase the traffic using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

The current situation is also wrong and should be corrected:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.

- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
- The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

DCK Images

Doug Kohen
USA

www.dckimages.com

(925) 639-4422

From: Rick Wolff [mailto:rick.wolff@me.com]
Sent: Monday, December 01, 2014 3:52 PM
To: Placer County Board of Supervisors
Subject: "The Retreat" Road Abandonment

Hello Board,

I am writing in support of the request for "road abandonment". It was never the intent of Northstar or The Retreat to turn this into a public road for access to and from Martis Camp. I believe Martis Camp has subverted the intent of the road and has abused it to the detriment of the Northstar community.

I encourage you to work with our community to end this abuse by passing the request for "road abandonment".

All the Best,

Rick

Rick Wolff
Managing Partner
Willow Wolff & Grace Co.
(650) 855-4343 (Office)
(650) 324-9653 (Cell)

willowwolff.com

Rex Mitchell
245 Basque Drive
Truckee, CA 96161

December 1, 2014

Placer County Board of Supervisors,

I am writing to request that you approve the Request for Abandonment submitted by The Retreat at Northstar Owners Association.

I am a Northstar property owner living at 245 Basque Drive. As a concerned resident of the community, I strongly encourage you to take action to limit traffic between Northstar and Martis Camp to emergency vehicles and public transit, as was originally intended and designed during the County's planning and approval process.

Cut-through traffic—not studied, not planned for, not necessary:

- Martis Camp traffic already has road access to Northstar, a route that was studied and approved by the County and roads were sized to handle expected traffic volumes.
- Cut-through traffic from Martis Camp to Northstar is neither necessary nor was it studied or planned for by the County.

Martis Camp cut-through traffic reverses traffic congestion progress made at Northstar:

- Northstar has made great progress with traffic problems with the intercept lots and Northstar Drive improvements. Now this progress is at risk of being reversed with the Martis Camp cut-through traffic, in violation of the community traffic plan.
- The Big Springs Drive/Northstar Drive intersection is already a dangerous one. A three-fold traffic increase anticipated from Big Springs Drive onto Northstar Drive as a result of further planned development of Martis Camp will make the traffic situation untenable for Northstar residents.
- Martis Camp cut-through traffic on Northstar Drive will increase as more homes are completed. On peak days, this traffic on Northstar Drive will lead to congestion on Highway 267 all the way to Interstate 80.

Allowing general traffic to use this EVA gate invalidates the Placer County planning process:

- The Board of Supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit **only**. Consistent with this decision, every planning and road design document approved/certified by the County over the past 11 years has consistently forbid general traffic from using this EVA connection between Martis Camp and Northstar.
- During the planning process, public hearings and strong community input favoring an EVA gate versus a connection open to general traffic, which also would have required Martis Camp roads to be public.
- County staff assured the Retreat Association and NPOA numerous times that the gate would be restricted to EVA and public transit.

509

Rex Mitchell
245 Basque Drive
Truckee, CA 96161

- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- Martis Camp's own Environmental Impact Report (EIR), EIR Addendum and roadway Improvement Plans all showed this connection as EVA & transit only.
- The Department of Public Works and the Board of Supervisors approved the Retreat's CSA with the clear representation that only the Retreat owners would use Mill Site Road within the Retreat.

It is unfortunate that Martis Camp has put Placer County and Northstar homeowners in this position, but inappropriate general traffic usage of the cut-through negatively impacts the entire Northstar community, visitors to Northstar, and the public at large. This needs to be urgently corrected and I urge you to approve the Request for Abandonment action before this Board.

Thank you,



Rex Mitchell

Northstar Resident

From: richard.m.judy@us.pwc.com [mailto:richard.m.judy@us.pwc.com]

Sent: Monday, December 01, 2014 3:40 PM

To: Placer County Board of Supervisors

Cc: RetreatAbandonmentTeam@yahoo.com

Subject: RETREAT at NORTHSTAR - ?Request for Abandonment?

Dear Supervisor,

I am writing to request that you approve the Request for Abandonment submitted by The Retreat at Northstar Owners Association.

I am a Northstar property owner. I encourage you to limit the traffic between Northstar and Martis Camp to emergency vehicles and public transit, as was always intended and designed during the County's planning and approval process. Martis Camp traffic already has road access to Northstar, a route that was studied and approved by the County and roads were sized to handle expected traffic volumes. Cut-through traffic from Martis Camp to Northstar is neither necessary nor was it studied or planned for by the County. Northstar has made great progress with traffic problems with the intercept lots and Northstar Drive improvements. Now this progress is being reversed with the Martis Camp cut-through traffic. The Big Springs Drive/Northstar Drive intersection is already a dangerous one. A three-fold traffic increase pouring from Big Springs Drive onto Northstar Drive makes a bad situation worse. Martis Camp cut-through traffic on Northstar Drive will increase as more homes are completed. On peak days, this traffic on Northstar Drive will lead to congestion on Highway 267 all the way to Interstate 80.

Rick Judy
1615 Deer Path
Truckee, CA 94161

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DEC 01 2014
CLERK OF THE
BOARD OF SUPERVISORS

November 26, 2014

Dear Supervisor Duran,

This business about the change in the status of the gate at the Retreat at Northstar really is just wrong. I imagine that the review of the facts, the process and commitments made will lead this good group of high integrity supervisors to approve the owners' Request for Abandonment.

Sincerely

Stephanie McAuliffe

Sheree Rife

Copies to:

Ann Holman
Geoff Stephens

DATE 12-1-2014
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Administrative Assistant
 H. Hinz
X DPW

November 22, 2014

RECEIVED
DEC 01 2014
CLERK OF THE
BOARD OF SUPERVISORS

Jack Duran, Chair

Placer County Supervisor District 1

175 Fulweiler Avenue

Auburn, CA 95603

Re: Please Approve Request for Abandonment: The Retreat at Northstar

Dear Supervisor Duran,

As full-time homeowners in Northstar, we are deeply concerned about the existing situation involving the Retreat subdivision of Northstar. We vehemently urge you to privatize Mill Site Road in the Retreat, and return it to a cul-de-sac with Emergency Vehicle Access, as it was originally designated and upon which Northstar residents have relied. Please consider the following reasons in support of this proposition.

First, failure to follow the Martis Valley Community Plan's designation of Mill Site Road as a cul-de-sac with Emergency Vehicle Access, after public hearings and strong community comments, will surely result in an unending litigious atmosphere against the County.

Second, failure to privatize this road has created safety hazards and a noise nuisance due to increased and different types of traffic, thus subjecting the County to litigation for these additional reasons.

Third, the Martis Camp community comes before you with unclean hands. The Retreat's gate was removed, signs were posted, a gate on Martis Camp's side was constructed, and 1,600 transponders were distributed, all inuring to the benefit of Martis Camp and to the detriment of Northstar residents. Additionally, the equities of the matter lie with the Retreat homeowners, as they pay the maintenance costs of the road, not Martis Camp residents.

Fourth, integrity in government is paramount. The County originally designated Mill Site Road as a cul-de-sac with EVA and consistently assured residents that the gate would be restricted. Northstar residents thus relied on this designation as they were entitled to do, and we urge the County to stand by its representations and to exemplify honor and principle in its resolution of this matter.

Sincerely,

Max Stein, Krista Stein

Max and Krista Stein

Cc: Ann Holman, Geoff Stephens

DATE 12-1-2014
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Administrative Assistant
H. Hinz
X DPW
X BOS Inbox

From: Kevin Nagle [<mailto:naglepk@sbcglobal.net>]

Sent: Tuesday, December 02, 2014 10:34 AM

To: Placer County Board of Supervisors

Subject: Emergency Vehicle Access

Fixing The Emergency Vehicle Access Gate is critical As a long term Northstar Homeowners we believe this is a critical issue and the Emergency Gate should be fixed The threat of firer is always a concern and any delay in getting to a specific area could negatively impact the entire Martis Valley/Northstar Area

Thank you

Barbara and Peter Nagle
6034 Mill Camp
Truckee, Ca.

From: Kirk Polson [mailto:k.polson@sbcglobal.net]

Sent: Tuesday, December 02, 2014 1:35 PM

To: Placer County Board of Supervisors

Subject: fire entrance road

Heavy traffic from Lohatan reduces the safety of my grandchildren and the serenity of my home here in Northstar. Placer County made an error allowing any one to go through from the private area of Lohatan instead of just emergency vehicles.

I ask that you correct this issue.

Thank you,

Kirk Polson

From: Kathryn Jaeger [mailto:kljaeger@sbcglobal.net]

Sent: Tuesday, December 02, 2014 12:29 PM

To: Placer County Board of Supervisors

Subject: Emergency Vehicle Access

Dear Board,

As someone who has lived at least half the time at Northstar for over 25 years, I am very dismayed by the open access on the road between Northstar's Retreat and Martis Camp. Why in the world are so many trucks and cars being allowed to use that road as a through-way? That was never the intent of the road. Please rectify this inappropriate use.

thank your for your attention to this matter.

Kathryn Jaeger Menges

530 304 5888

From: Jo Ann Semas [mailto:josemas@sbcglobal.net]

Sent: Tuesday, December 02, 2014 12:16 PM

To: Placer County Board of Supervisors

Subject: Retreat at Northstar

Request for Abandonment This is the majority of whom I've spoke to.

Thank you....

Jo Ann Semas

Village owner

Sent from my iPhone

December 2, 2014

Dear Supervisor Jennifer Montgomery,

I am writing to you to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

We have been property owners on Martis Landing at Northstar since 1980. Your Board of Supervisors approved the Martis Valley Community Plan and limited the gate in question for EVA and public transit only. All other reviews and approvals reflected this restriction. You are now approving a subdivision with 662 lots and allowing them to use Big Springs Drive as an access road through our neighborhood. You must correct this situation. There is really no rational basis to allow all of these homeowners and renters to use Northstar as a shortcut to their homes. They should use what the entire area uses to travel, Highway 267.

Please correct this illogical and dangerous situation by approving the Request for Abandonment.

Thank You,

Glenn and Leota Woods

Cc: Ann Holman, Clerk of the Board of Supervisors
Geoff Stephens, NPOA General Manager

From: elika rosenbaum [<mailto:elika.rosenbaum@gmail.com>]
Sent: Tuesday, December 02, 2014 10:52 AM
To: Placer County Board of Supervisors; nancy npoa
Subject: request for road abandonment; Northstar/Martis Camp EVA

RE: Improper use of the Retreat Emergency Vehicle Access (EVA) gate by Martis Camp residents.

I am adamantly requesting that the gate be restored, and the emergency access road be restricted to it's original negotiated use.

I was part of the original team that negotiated the expansion of Northstar and the impact it would have on the existing residents. **We were assured and reassured that the existing situation would never happen, and that you, the county would also enforce the agreement.**

Please, honor the commitments made and enforce the restricted use of the road. If you do not, how can we ever agree to anything negotiated in the future?

--

Thank you,

Elika

Elika Rosenbaum
1771 Grouse Ridge Road
Northstar
elika.rosenbaum@gmail.com

From: Elaine Binger [<mailto:souptonuts@binger.com>]
Sent: Tuesday, December 02, 2014 10:30 AM
To: Placer County Board of Supervisors
Subject: Road Abandonment

I own a second home condo at Northstar, and am concerned about the availability of a dedicated emergency road into The Retreat. I am requesting you to change the gate at The Retreat back to an emergency access road only. This will be of great service to the Northstar community to know that emergency vehicles can gain access at any time.

Thank you,
Elaine Binger

Elaine Binger
Soup To Nuts Catering
Home: 510.527.2176
Kitchen: 510.528.3332
Cell: 510.418.1992

From: Andrea Stare [<mailto:andreastare@aol.com>]

Sent: Tuesday, December 02, 2014 10:19 AM

To: Placer County Board of Supervisors

Subject: Request for road

abandonment. I was told upon purchase of my property that this road was to be used for emergency vehicles only, and never to be changed from that use.

I give my full support to Northstar and the Retreat Subdivision.

We request that you fix the emergency vehicle access gate .

Sincerely, Andrea McManus

Stare

Northstar property owner.

Sent from my iPhone

Dec. 2, 2014

Dear Supervisor Duran,

I have been a property owner at Northstar for over 20 years and a permanent resident/Placer County voter for the past 5 years. My husband and I are involved in local land use issues, beginning with the Martis Valley Community Plan Update. At that time, there was considerable debate about the road to be constructed between Shaffer Mill Rd. and Northstar. After much deliberation, everyone, including Placer Co., agreed that this road should be for Emergency Access only. This is a fact, supported by Placer County's own documents.

Placer County has permitted Martis Camp residents and employees to use Mill Site Rd. (located in a part of Northstar called "The Retreat") and Big Springs Drive to access Highway 267. The harm to Northstar residents has been presented by others, and since my residence is very close to the intersection of Mill Site Road and Big Springs Drive, I have personally witnessed a steady increase in traffic on Big Springs Drive from Martis Camp. But, in my opinion, the traffic issue is not the most offensive aspect of this change in road usage in my neighborhood. My primary concern is that residents worked in good faith with Placer County, our local government, to determine the type of road that should be permitted through "The Retreat". Suddenly, without public review or proper environmental analysis, that road usage has been altered, to the benefit of a few, and the detriment of the Northstar Community. This is the type of arbitrary practice that causes people to distrust government and to decide that voting and participation in government doesn't matter because government does whatever it wishes, regardless of citizen input.

I request that you approve the "Request for Abandonment" submitted by The Retreat at Northstar Owners Association. Limit the traffic between Northstar and Martis Camp to emergency vehicles and public transit, as was always intended during the County's planning and approval process.

Thank you for the opportunity to comment.

Sincerely,

Kathy Welch, 1707 Grouse Ridge Rd., Northstar

From: Placer County Board of Supervisors
Sent: Monday, November 17, 2014 12:43 PM
To: Lisa Kotey
Cc: Sharlet Pyne
Subject: Email fr Ted Charter re Request for Abatement

Please add to Aides' daily mail email. I've sent to COB already

From: Ted Charter [<mailto:tcharter@sbcglobal.net>]
Sent: Monday, November 17, 2014 11:13 AM
To: Jennifer Montgomery
Cc: Placer County Board of Supervisors; Geoff Stephens
Subject: Request for Abatement

November 17, 2014

Dear Supervisor Montgomery:

I am writing to request that you approve "The Retreat at Northstar Owners Association's Request for Abandonment".

I am a property owner at Northstar and registered voter in Placer County and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case. The impact of permitting an additional 1600 vehicles access to this road has not been studied because it wasn't suppose to exist.

Yours truly,

Ted Charter
1300 Indian Hills
Truckee (Northstar), CA 96161

Dear Supervisor

Nov. 11, 2014

I am writing about the application by The Retreat at Northstar to remove the public easement from its streets (The Retreat Request for Abandonment). I am a property owner in the Big Springs area in Northstar where The Retreat is located. My family and I have been visiting and staying in Northstar for over 20 years, and during that time we have watched this problem with the gate evolve and become more and more serious.

I have reviewed various documents and have spoken with members of the Northstar community regarding this matter. It is clear to anyone who has read these materials or has participated in the planning and development process for The Retreat and Martis Camp that the gate between The Retreat in Northstar and the Martis Camp development was always designated for emergency vehicle and public access transit only, and not for use by private vehicles.

Yet your staff has allowed Martis Camp's management to issue 1,600 transponders to its property owners and their contractors, in spite of the clear language and intent of all of the plans and approvals for both The Retreat and Martis Camp.

It is also apparent that Martis Camp trespassed onto Northstar property to remove the gate that The Retreat Association had erected in compliance with your own requirements, put up their own gate to which the 1,600 transponders are coded, and changed the sign at the gate from "Emergency Vehicles Only" to "Private Road Transponder Access Only". The Retreat Association even queried your staff in writing when its gate was mysteriously removed and was assured (also in writing) that its gate would be re-established.

I am outraged by how this situation has deteriorated. Allowing over 600 residents in Martis Camp and their contractors to pass through The Retreat, which was supposed to be an 18 home cul-de-sac, has absolutely negatively affected that subdivision of Northstar, and the traffic coming in and out of Martis Camp from this abuse of the emergency gate will only add to congestion and create more safety hazards in Northstar and particularly in my neighborhood. And we have personally had a truck coming out of Martis Camp nearly broadside us as it continued through the stop sign on Mill Site Road and onto Big Springs Drive.

I ask you to fix this situation by approving The Retreat's "request for abandonment" which, as I understand it, will restore the gate between Northstar and Martis Camp to its intended and approved condition. This is not only the right thing to do, but would help restore public confidence in good governance in Placer County, which has been shaken by this prolonged episode.

Yours truly,

Captain Chesley "Sully" Sullenberger
Northstar, California
cc Ann Holman, Geoff Stephens

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5 BOS Rec'd _____ COB ✓ CoCo _____
TSI _____ CEO _____ Other _____

NOV 17 2014

Sup D1 _____ Sup D4 _____ Aide D1 ✓ Aide D4 ✓
Sup D2 _____ Sup D5 ✓ Aide D2 ✓ Aide D5 ✓
Sup D3 _____ Aide D3 _____

From: cathy stewart [mailto:cathystew123@me.com]
Sent: Tuesday, November 18, 2014 4:37 PM
To: Placer County Board of Supervisors
Cc: NPOA Owners Association
Subject: ANN HOLMAN

Ann Holman,

This letter has been sent to each of the Supervisors. Please be certain they have received a copy.
Thank you.

Supervisor,

I am writing with regards to the Retreat gate between Northstar and Martis Camp.

I am a property owner at Northstar and a Board Member of Northstar Community Service District. I am deeply concerned about the impact of the traffic that is coming through the Retreat gate. Although the initial restrictions of the gate were for emergency access, it has clearly been abused. The amount of traffic that it has brought to Northstar is obsessive, and without cause.

The current situation is harming Northstar at large, not just the Retreat area. My understanding is that 1600 transponders have been handed out - that is clearly more than there are home owners. They have been given to contractors and owners alike. The impact of this kind of traffic has not been studied, because it was never planned for. This gate was for emergency and public transportation only. The end effect is not only excessive wear on the Northstar road system but also danger issues resulting from traffic and over used traffic patterns. The intersection of Northstar and 267 is already a dangerous intersection as is the traffic quantity on the roads of Northstar during peak times. This additional traffic only increases an already potentially dangerous environment.

PLEASE DO THE RIGHT THING!

- This road was never intended to be open to cars from Northstar or Martis Camp - There is NO debate about that.
- The Retreat owners pay 100% of their road maintenance costs and thus should be approved as a private road.
- As a Supervisor, you should be influenced or twisted by Real Estate Developers, regardless of their financial influence!
- The Retreat and Northstar were assured by the County that this gate would be restricted. Please hold true to your commitment.

PLEASE DO THE RIGHT THING!!!!!!!!!!

Sincerely,
Cathy Stewart
NCSD Board Member
1085 Martis Landing
Truckee, CA 96161
530-412-1147

From: Jennifer Granath [<mailto:granathj@sbcglobal.net>]
Sent: Tuesday, November 18, 2014 7:48 PM
To: Placer County Board of Supervisors
Cc: geoff@npoa.info
Subject: Re: Retreat at Northstar Request for Abandonement

Dear Supervisor Jennifer Montgomery,

I am writing to you regarding the Retreat at Northstar's Request for Abandonement. As a longtime Northstar property owner, I am very concerned about the increase in traffic in our community if traffic between Northstar and Martis Camp is not limited to Emergency Vehicle and public transit only as was designed.

This situation is harming Northstar, is wrong, and it should be corrected.

- You, The Supervisors, approved the Martis Valley Community Plan with this gate designated for EVA and public transit only. This was a result of public hearings and strong community comments favoring this over through connection
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR267
- The Retreat property owners pay 100% of their road maintenance costs
- The Retreat Association and NPOA were given assurances by County staff that this gate would remain restricted as such
- The Retreat property owners purchased lots on an 18-lot cul-de-sac

-Northstar has made great progress with traffic problems by building intercept lots and other measures. Many of these improvements would be negated by the increase in traffic.

-Increased traffic has already posed a safety hazard as I have witnessed many drivers speeding through this area

-Both the Retreat and Northstar are being adversely affected and will continue to do so given that potentially 1600 transponders exist where there should be 0.

The supervisors, should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental process.

I urge you to support the Retreat at Northstar Owners Request for Abandonement and return this gate to intended Emergency Vehicle Traffic Only. I also urge you to require the transponders be disabled.

Thank you in advance,

Jennifer Granath

Northstar, CA

From: cathy stewart [mailto:cathystew123@me.com]
Sent: Tuesday, November 18, 2014 4:48 PM
To: Placer County Board of Supervisors
Cc: NPOA Owners Association
Subject: CORRECTION: ANN HOLMAN

On Nov 18, 2014, at 4:36 PM, cathy stewart <cathystew123@me.com> wrote:

- > Ann Holman,
- > This letter has been sent to each of the Supervisors. Please be certain they have received a copy.
- > Thank you.
- >
- > Supervisor,
- > I am writing with regards to the Retreat gate between Northstar and Martis Camp.
- >
- > I am a property owner at Northstar and a Board Member of Northstar Community Service District. I am deeply concerned about the impact of the traffic that is coming through the Retreat gate. Although the initial restrictions of the gate were for emergency access, it has clearly been abused. The amount of traffic that it has brought to Northstar is obsessive, and without cause.
- >
- > The current situation is harming Northstar at large, not just the Retreat area. My understanding is that 1600 transponders have been handed out - that is clearly more than there are home owners. They have been given to contractors and owners alike. The impact of this kind of traffic has not been studied, because it was never planned for. This gate was for emergency and public transportation only. The end effect is not only excessive wear on the Northstar road system but also danger issues resulting from traffic and over used traffic patterns. The intersection of Northstar and 267 is already a dangerous intersection as is the traffic quantity on the roads of Northstar during peak times. This additional traffic only increases an already potentially dangerous environment.
- >
- > PLEASE DO THE RIGHT THING!
- > -This road was never intended to be open to cars from Northstar or Martis Camp - There is NO debate about that.
- > -The Retreat owners pay 100% of their road maintenance costs and thus should be approved as a private road.
- > -As a Supervisor, you should NOT be influenced or twisted by Real Estate Developers, regardless of their financial influence!
- > -The Retreat and Northstar were assured by the County that this gate would be restricted. Please hold true to your commitment.
- >
- > PLEASE DO THE RIGHT THING!!!!!!!!!!
- >
- > Sincerely,
- > Cathy Stewart
- > NCSB Board Member
- > 1085 Martis Landing
- > Truckee, CA 96161
- > 530-412-1147

November 18, 2014

Charlie Smith
130 Blackstone Court
Auburn, CA 95603

Mr. Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

RE: Improper use of Retreat Emergency Vehicle Access (EVA) Gate

Dear Supervisor:

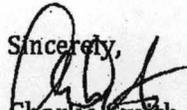
I am a long time resident of Placer County and owner of property in Northstar. I have become aware of the impact on the Northstar community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case. Northstar is being harmed by the current situation. Some of the harms include:

- As of 2014, over 1,600 transponders to the EVA gate have been handed out to Martis Camp's property owners and contractors. This has allowed unrestricted "cut-through access" into the Retreat and ultimately Northstar and Lake Tahoe. This has resulted in significant numbers of cars, construction trucks and other commercial vehicles coming in and out of Northstar through what was supposed to be an EVA gate.
- Northstar has made significant strides in alleviating traffic problems with the addition of intercept lots and other measures the resort operator has implemented.
- The intersection of Big Springs and Northstar drives is already a dangerous one.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.

Also note the current situation should be corrected because:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR267 (with an EVA gate between it and Northstar).

I respectfully request that you approve the Retreat at Northstar Owners Association's Request for Abandonment.

Sincerely,

Charlie Smith

Cc: Ann Holman, Clerk of the Board of Supervisors
Geoff Stephens, NPOA General Manager

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5 BOS Rec'd _____ COB _____ CoCo _____
TSI _____ CEO _____ Other _____

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Sup D1 _____ Sup D4 _____ Aide D1 _____ Aide D4 _____
Sup D2 _____ Sup D5 _____ Aide D2 _____ Aide D5 _____

588

November 18, 2014

The Honorable Jack Duran
Placer County Board of Supervisors - District 1
175 Fulweller Avenue
Auburn, CA 95603

Dear Supervisor Duran,

I am writing to you as a Northstar property owner since 1982 as well as a member of the Northstar Property Owners Association. My specific request is that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

As a property owner at Northstar, I am deeply concerned about the impact on our community that traffic between Northstar and Martis Camp has seen in light of the illegal construction of the "Private Road - Transponder Access Only" gating and access by Martis Camp property owners. This road was originally approved by the Placer County Board of Supervisors in the Martis Valley Community Plan as a gate designated for EVA and public transit use ONLY.

The current situation is harming the Northstar community for the following reasons:

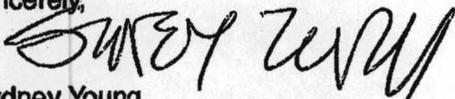
- I understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it was never supposed to exist and was not approved.
- Northstar has made great progress with traffic problems with the addition of the intercept lots and other measures that operations has implemented. Now we are faced with a reversal of this progress.
- Martis Camp will double the number of properties using the intersection of Big Springs and Northstar Drives from the intersection of Martis Landing.

The current situation is illegal and should be rectified for the following reasons:

- The Placer County Board of Supervisors approved the Martis Valley Community Plan with the gate in question as designated for EVA and public transit only.
- This vote was the result of public hearings and strong community comment favoring this over the alternative (through connections).
- The Retreat Association and the Northstar Property Owners Association was given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were sold land set out as an 18-site-cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only tax supporting owners designated to use the roads).

I am asking you not to undermine the public's confidence in the integrity of its governmental process by allowing real estate developers to influence you or your staff's decisions on votes already taken by your Board.

Sincerely,



Sydney Young
376 Skidder Trail, Northstar-at-Tahoe

cc: Ann Holman, Clerk of the Board of Supervisors
Geoff Stephens, Northstar Property Owners Association, General Manager

R E C E I V E D
BOARD OF SUPERVISORS

3 BOS Rec'd COB CoCo
TSI CEO Other

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Sup D1 Sup D4 Aide D1 Aide D4
Sup D2 Sup D5 Aide D2 Aide D5
Sup D3 Aide D3

589

Dear Supervisor Montgomery,

I am writing to request that you approve the Request for Abandonment submitted by The Retreat at Northstar Owners Association.

We are Northstar property owners and this access was allowed for Emergency vehicles and public transit ONLY. We ask that you consider the information below and encourage you to limit the traffic between Northstar and Martis Camp to emergency vehicles and public transit, as was always intended and designed during the County's planning and approval process, but which Martis Camp residents and workers are now violating.

Allowing general traffic to use this EVA gate makes a mockery of the Placer County planning process:

- The Board of Supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit **only**. Consistent with this decision, every planning and road design document approved/certified by the County over the past 11 years has consistently forbid general traffic from using this EVA connection between Martis Camp and Northstar.
- During the planning process, public hearings and strong community input favoring an EVA gate versus a connection open to general traffic, which also would have required Martis Camp roads to be public.
- County staff assured the Retreat Association and NPOA numerous times that the gate would be restricted to EVA and public transit.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- Martis Camp's own Environmental Impact Report (EIR), EIR Addendum and roadway Improvement Plans all showed this connection as EVA & transit **only**.
- The Department of Public Works and the Board of Supervisors approved the Retreat's CSA with the clear representation that only the Retreat owners would use Mill Site Road within the Retreat.
- It is unfortunate that Martis Camp has put Placer County and Northstar in this position but it is wrong and it should be corrected.

Cut-through traffic—not studied, not planned for, not necessary:

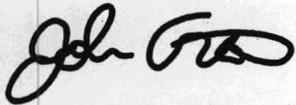
- Martis Camp traffic already has road access to Northstar, a route that was studied and approved by the County and roads were sized to handle expected traffic volumes.
- Cut-through traffic from Martis Camp to Northstar is neither necessary nor was it studied or planned for by the County.

Martis Camp cut-through traffic reverses traffic congestion progress made at Northstar:

- Northstar has made great progress with traffic problems with the intercept lots and Northstar Drive improvements. Now this progress is being reversed with the Martis Camp cut-through traffic.
- The Big Springs Drive/Northstar Drive intersection is already a dangerous one. A three-fold traffic increase pouring from Big Springs Drive onto Northstar Drive makes a bad situation worse.

- Martis Camp cut-through traffic on Northstar Drive will increase as more homes are completed. On peak days, this traffic on Northstar Drive will lead to congestion on Highway 267 all the way to Interstate 80.

We will be unable to attend the meeting on December 9 as we will be within one week of the due date for our first child but hope that you will consider this letter as our proxy to STOP Martis Camp residents and workers from causing significant harm to Northstar. Thank you for your consideration on this matter which is very important to our family.



John & Meredith Cranston
1317 Indian Hills, Northstar
Cell: (415) 999-6147

NOVEMBER 17, 2014

RECEIVED

NOV 21 2014

Dear ~~ANN~~ FOLMAN

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

CLERK OF THE
BOARD OF SUPERVISORS

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

The current situation is also wrong and should be corrected:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
- The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

THANK YOU,

Don D. #1 4090

Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

RECEIVED
NOV 21 2014
CLERK OF THE
BOARD OF SUPERVISORS

November 18, 2014

Dear Supervisor Duran,

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar (4065 Coyote Fork) and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only The Retreat but all of Northstar is being affected
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and subcontractors
- The impact of this traffic has not been studied because it wasn't supposed to exist
- We have made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar Drive is already a dangerous one. Increased traffic will make a bad situation even worse. Martis Camp developments will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

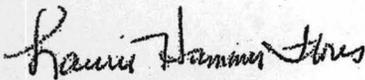
The current situation is also wrong and should be corrected:

- You, the Supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection)
- The Retreat Association and NPOA were given assurance by County staff that the gate would be restricted as such
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar)

- The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
- The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental process

I hope that you and your fellow Supervisors demonstrate your leadership and approve this Request for Abandonment.

Best Regards.



Laurie Hammer Flores

PO Box 4030

San Rafael, CA 94913-4030

415-472-3293

cc: Ann Holman, Clerk of the Board of Supervisors ✓

Geoff Stephens, NPOA General Manager

Bob Rhodes
1536 Peregrino Way
San Jose, California 95125-4543
bob.rhodes2@comcast.net
November 18, 2014

RECEIVED
NOV 21 2014
CLERK OF THE
BOARD OF SUPERVISORS

Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Duran:

I am a property owner at 524 Wolf Tree, Northstar, having owned a single family home there since 1987.

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment you will consider on December 9.

The current situation resulting in "unlimited public" access through The Retreat, as well as Northstar, by Martis Camp residents and others is contrary to the intent of placing an EVA gate on a Retreat street.

By approving the Request for Abandonment you will provide a fair and reasonable solution to the many unfair and unwanted traffic additions to the streets of Northstar. Traffic flow through the Northstar community has been carefully planned for many years. To allow the "unlimited public" access violates the planning that has so carefully been planned and implemented.

Thank you for doing what is right.

cc: Ann Holman
cc: Geoff Stephens

1301 Indian Hills
Truckee, CA 96161
November 17, 2014

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NOV 21 2014

CLERK OF THE
BOARD OF SUPERVISORS

Jennifer Montgomery
Placer County Supervisor District 5
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Montgomery,

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

My wife and I frequently walk up Big Springs Drive past Mill Sight Road. It is my observation that the Martis Camp traffic coming up Mill Sight Road and turning left onto Big Springs does not respect the 25 M.P.H. speed limit. These drivers are simply using the Northstar roads as a short cut to Highway 267 and Kings Beach. They add additional traffic to our community, add wear to our roads and do not slow down for pedestrians. This problem is only going to get worse as more Martis Camp homes are completed. The Martis Camp homeowners knew full well when they purchased their lots the location and distance to Highway 267 out their front gate. It does not seem fair that Northstar should have to experience the negative impact of the Martis Camp traffic just to shorten their trip.

Yours truly,



Jonathan T. Rowbottom
831-595-5275 cell

COPY TO ANN HOLMAN

I ALSO SEND THIS LETTER
TO SUPERVISORS DURAN, WEYBANDT,
HOLMES + UHLEN.

November 18, 2014

The Honorable Jack Duran
Placer County Board of Supervisors - District 1
175 Fulweiler Avenue
Auburn, CA 95603

RECEIVED
NOV 21 2014
CLERK OF THE
BOARD OF SUPERVISORS

Dear Supervisor Duran,

I am writing to you as a Northstar property owner since 1982 as well as a member of the Northstar Property Owners Association. My specific request is that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

As a property owner at Northstar, I am deeply concerned about the impact on our community that traffic between Northstar and Martis Camp has seen in light of the illegal construction of the "Private Road - Transponder Access Only" gating and access by Martis Camp property owners. This road was originally approved by the Placer County Board of Supervisors in the Martis Valley Community Plan as a gate designated for EVA and public transit use ONLY.

The current situation is harming the Northstar community for the following reasons:

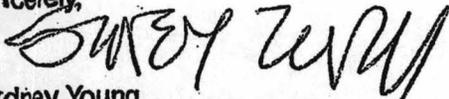
- I understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it was never supposed to exist and was not approved.
- Northstar has made great progress with traffic problems with the addition of the intercept lots and other measures that operations has implemented. Now we are faced with a reversal of this progress.
- Martis Camp will double the number of properties using the intersection of Big Springs and Northstar Drives from the intersection of Martis Landing.

The current situation is illegal and should be rectified for the following reasons:

- The Placer County Board of Supervisors approved the Martis Valley Community Plan with the gate in question as designated for EVA and public transit only.
- This vote was the result of public hearings and strong community comment favoring this over the alternative (through connections).
- The Retreat Association and the Northstar Property Owners Association was given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were sold land set out as an 18-site-cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only tax supporting owners designated to use the roads).

I am asking you not to undermine the public's confidence in the integrity of its governmental process by allowing real estate developers to influence you or your staff's decisions on votes already taken by your Board.

Sincerely,



Sydney Young
376 Skidder Trail, Northstar-at-Tahoe

cc: Ann Holman, Clerk of the Board of Supervisors
Geoff Stephens, Northstar Property Owners Association, General Manager

Donald and Phyllis Ward
173 Basque Drive
Truckee, CA 96161

November 17, 2014

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NOV 21 2014

Ms. Ann Hollman
Clerk of the Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

CLERK OF THE
BOARD OF SUPERVISORS

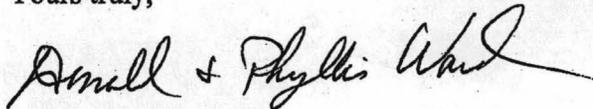
Dear Sir,

I am writing you to request that you approve the Retreat at Northstar Owners Association's request for Abandonment. I won't go into all the reasons for why it would be a bad idea to convert an EVA gate to a Private Road granting access to over 1,600 vehicles and counting. I trust that this is self evident and will also be described by many others who live in Northstar and will be writing to you.

I simply ask this question – How would you feel if you purchased a home on a cul-de-sac thinking it was accessible to only you and 17 other families and an occasional emergency vehicle and then found out someone was opening your 'private' road to hundreds of other people? The road was originally designated as an EVA gate and should stay that way unless there is some over-riding necessity to convert it to a private road. And if that is to be done, then it ought to be done in an open and honest manner with hearings and voting. I have seen the roads in Northstar become more and more congested over the 10+ years I have lived here. I don't see the need to create a shortcut through Northstar for people who live in Martis Camp and want to avoid driving out on Shaffer Mill Road and onto Highway 267.

I trust that you and the other county executives will return this road to its original designation as an EVA road. It makes Northstar safer; it's the right thing to do for the homeowners in the Retreat and its consistent with the promises made to Northstar from current and previous county officials.

Yours truly,



Donald and Phyllis Ward

Cc: Ann Holman
Cc: Geoff Stephens, NPOA General Manager
2200 North Village Drive
Truckee, Ca 96161

THEODORE GAZULIS

17 November 2014

Jim Holmes
Placer County Supervisor, District 3
175 Fulweiler Ave
Auburn, CA 95603

RECEIVED
NOV 21 2014
CLERK OF THE
BOARD OF SUPERVISORS

Re: The Retreat at Northstar Owners Association - Request for Abandonment

Dear Supervisor Holmes,

I have been a property owner at Northstar since 1998 (as an individual) and since 1974 (as a family). I am writing today to urge you to approve the Request for Abandonment that has been put forth by The Retreat at Northstar Owners Association.

Primarily this is a matter of fairness and equity; it represents nothing more than following through on the promises and approvals that have been made repeatedly over many years by the Placer County Supervisors and the Placer County staff. Failing to approve the request would clearly signal that real estate developers can agree to one set of stipulations to get their plan approved and later can abrogate those stipulations and run roughshod over the property interests of others.

The Martis Camp developers knew what they agreed to when they developed the property; Martis Camp buyers knew what they were buying. It is unreasonable in the extreme to allow them to change the rules of the game for their own exclusive benefit, in a way that works demonstrably to the detriment of the Northstar community. It has been asserted that this one-way valve out of Martis Camp is critical to the public. I suspect, however, that if such access were coupled with public access through Martis Camp, those who are currently supportive might find this unacceptable – despite the fact that it isn't all that different from what they propose vis-à-vis Northstar.

Thank you for taking the time to receive this input. Please don't hesitate to contact me if you have any questions or concerns.

Very truly yours,

Theodore Gazulis

cc: Ann Holman
Clerk of the Board of Supervisors
175 Fulweiler Ave
Auburn, CA 95603

Geoff Stephens
NPOA General Manager
2200 North Village Drive
Truckee, CA 96161

Theodore Gazulis
80 E Sir Francis Drake Blvd, Suite 2-C, Larkspur, CA 94939
Voice 415.461.5025 Fax 415.461.5045
tgazulis@gmail.com

599

Pamela and David Natcher
1062 Martis Landing
Truckee, California 96161

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NOV 21 2014

CLERK OF THE
BOARD OF SUPERVISORS

November 17, 2014

Mr. Jack Duran
Chair - Placer County Board of Supervisors and Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Duran,

We are writing you to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

We are home owners at Northstar and are deeply concerned about the impact on our community if the traffic between Northstar and Martis Camp is not limited to emergency and public transit vehicles as was promised to be the case from the very start. This restricted EVA and Public transit use was fully documented in the Maris Camp Community Plan as well as in other planning documents. Nonetheless the developers of Martis Camp have issued hundreds of transponders to their residents, contractors and who knows who else allowing the holders of these devices full access to the Northstar road system.

We are sure you have received letters and support materials detailing the bad faith shown by Martis Camp. Let us personalize this with an event that occurred to us six weeks ago. We were visiting the Retreat project to see what progress had been made. As we were leaving the development, we slowed down to admire the views before climbing the road leading to Big Springs Drive. Literally from out of nowhere, a silver gray car swerved around us at high speed and proceeded up the incline. As there were no other cars on the Retreat road, this speeding car clearly came from the supposedly limited access road leading from Martis Camp. If another car had been coming down from Big Springs, there could well have been a serious head-on accident.

The bottom line is that the use of this road for access not approved or envisioned by Northstar and its residents must be brought to an end. It is unsafe and violates the original understanding.

Please vote to approve The Retreat at Northstar Owners Association's Request for abandonment

Sincerely,

Exhibit 2: Sample Points You Might Make

a copy was sent to each supervisor

Dear Supervisor (*Chris Holman*)

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

The current situation is also wrong and should be corrected:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
- The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

favorable information

*Barbara Bump
Owner # 3052 Aspen Grove*

Ann. this is a copy sent to each Supervisor

Please approve The Retreat at Northstar Owners Association's request for abandonment. The gate was originally not designated for the current usage. I feel we have been misled or the current situation or usage of the gate is wrong.

I am asking you as a Supervisor to act in Good Faith and to approve the abandonment.

Sincerely

Anthony J. Lynn
3074 Silver Stude
Truckee, Ca at Northstar

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NOV 21 2014

CLERK OF THE
BOARD OF SUPERVISORS

J. THOMAS VAN BERKEM

2538 North Summit Place
Truckee, CA 96161
530-562-1385
530-562-1388 FAX
tom@vanberkem.com

Ann Holman
Clerk of the Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

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NOV 21 2014
CLERK OF THE
BOARD OF SUPERVISORS

Dear Supervisor

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

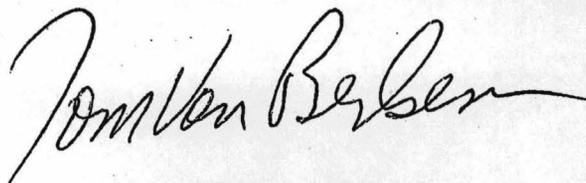
I am a FT property owner at Northstar and a registered voter and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming our safety costs at Northstar:

- All of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a very dangerous one. Increased traffic makes a bad situation even worse.
- Martis Camp doubles the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive has been increased and will get worse.
- The above impacts our quality of life and poses a safety hazard.

The current situation is also wrong and should be corrected:

- County supervisors approve the Martis Valley Community Plan with this gate designated for EVA and public transit only.
- This was the result of public hearing and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such:
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were all told that they were repurchasing property in an 18-lot cul-de-sac.
- At the end of the day me and my family's safety and cost of living in our home is seriously impacted by this situation and needs fixing.



003

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NOV 21 2014

CLERK OF THE
BOARD OF SUPERVISORS

John H. Kim
Tammie Y. Kim
6026 Mill Camp
Truckee, California 96161

November 17, 2014

Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

RE: The Retreat at Northstar Owners Association's Request for Abandonment

Dear Supervisor Duran,

We are writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

We are a property owner at Northstar and are deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the additions of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

604

11-20-74

Dear Supervisor Jack Dugan

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
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- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
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- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

The current situation is also wrong and should be corrected:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
- The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

JUSTIN VALERIO
Ken Giddeman
 2555 N. Summit Place
 Truckee, CA Northstar

6005

From: Dawson Crawford [<mailto:dcrawfordlaw@aol.com>]
Sent: Thursday, November 20, 2014 8:19 PM
To: Placer County Board of Supervisors
Subject: PLEASE SUPPORT NORTHSTAR OWNERS REQUEST FOR ABANDONEMENT

Dear Supervisor,

I am writing to request that you approve The Retreat at Northstar Owner's Request for Abandonment.

I am a long time property owner at Northstar, and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

You, the supervisors, approved Martis Valley Community Plan with this gate designated for EVA and public transit only. Martis Camp developers and land owners, however, handed out 1600 transponders to this gate. You cannot let real estate developers influence staff and thereby undermine the public's confidence in the integrity of the governmental process.

Sincerely,

Dawson G. Crawford, Esq.
The Law Offices of Dawson G. Crawford
253 Almendra Ave
Los Gatos, CA 95030
(408) 395-9898
(408) 395-4335 fax
www.dcrawfordlaw.com

CoDL

From: Kevin Sheridan [mailto:Kevin@NorthstarRealEstate.com]

Sent: Thursday, November 20, 2014 7:12 PM

To: Placer County Board of Supervisors

Cc: RetreatAbandonmentTeam@yahoo.com

Subject: Retreat at Northstar Roadway Abandonment

Dear Supervisors; Jack Duran, Robert Weygandt, Jim Holmes, Kirk Uhler & Jennifer Montgomery,

I strongly support the Retreat's request for abandonment of its roadways for the following reasons:

I am a property owner and sell real estate at Northstar/Truckee. I was at the Placer County hearing in the Truckee Town meeting room when this emergency access road was discussed as a requirement of Placer County to the approval the developments at Northstar and Martis Camp.

Placer County representatives said both developments needed an additional emergency escape route in case the main roads to either development became blocked by a fire or other disaster. I listened carefully as we were told by Placer County representatives the road was to be used as an emergency access road only. They said this road would gated and not be opened for motor vehicle traffic between resorts. At that time both Northstar and Martis Camp representatives seemed satisfied with this requirement.

I was the original listing Broker to try to sell the 18 single family home lots in the retreat. I know that the owners of retreat lots pay extra fees above and beyond other Northstar owners to plow and maintain the roads of the Retreat subdivision. I also

know that once it became evident that Martis Camp intended to use the Retreat subdivision as a private second entrance to and from Northstar the value of the properties in the Retreat fell significantly and became almost impossible to sell.

I feel the property owners of the Retreat have been harmed by this change of use. I think Placer County needs to stand by their original statements no matter how much money Martis Camp has contributed to their building department.

Kevin J. Sheridan
Sheridan Brokers Northstar Real Estate
530-546-5250
BRE# 01298791
Kevin@NorthstarRealEstate.com

Joe Brady <j.brady1@aol.com>
To: wendie brady <wendiebrady@yahoo.com>
Cc: "j.brady1@aol.com" <j.brady1@aol.com>
The Retreat at Northstar Owners Association's Request for Abandonment.

November 16, 2014 10:42 AM

~~Dear Supervisor Jack Duran, Chair~~

I am writing this E-mail to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

We are property owners at Northstar and we are deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar and poses a safety hazard. Martis Camp will double the number of properties using this intersection, which is already a dangerous one. The impact of this dangerous situation has never been studied because it was never to exist.

The current situation is just wrong and should be corrected. For many reasons, not the least is, you already approved the Martis Valley Community Plan with this gate designated for EVA and public transit ONLY. In addition the Retreat property owners pay 100% of their road maintenance costs. This gate defies logic and reflects poorly on the governmental process and the County.

The Supervisors should take the correct and proper action and approve **The Retreat at Northstar Owners Association's Request for Abandonment.**

Joe and Wendie Brady
415 Lodgepole, Northstar
j.brady1@aol.com

RECEIVED
BOARD OF SUPERVISORS
5 BOS Rec'd _____ COB _____ CoCo _____
TSI _____ CEO _____ Other _____

NOV 20 2014

Sup D1 _____ Sup D4 _____ Aide D1 _____ Aide D4 _____
Sup D2 _____ Sup D5 _____ Aide D2 _____ Aide D5 _____
Sup D3 _____ Aide D3 _____

609

Exhibit 2: Sample Points You Might Make

Please consider this

Dear Supervisor *Jack Daron*

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
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- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

The current situation is also wrong and should be corrected:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
 - This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.

Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).

The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.

The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).

The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

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 Other

NOV 20 2014

Sup D1 Sup D4
 Aide D1 Aide D4
 Sup D2 Sup D5
 Aide D2 Aide D5
 Sup D3 Aide D3

Ms. Barbara Rumph
 5411 S Honeycut Rd # A
 Salt Lake City, UT 84106-3811

Sincerely
*Barbara Rumph*⁵
 Owner # 3052 Aspen Grove

610

11-19-14



Bernice Morrow
9668 Rubellite Ct.
Elk Grove, CA 95624

Exhibit 2: Sample Points You Might Make

Dear Supervisor *(Jack Huran) Chair*

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

The current situation is also wrong and should be corrected:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
- The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

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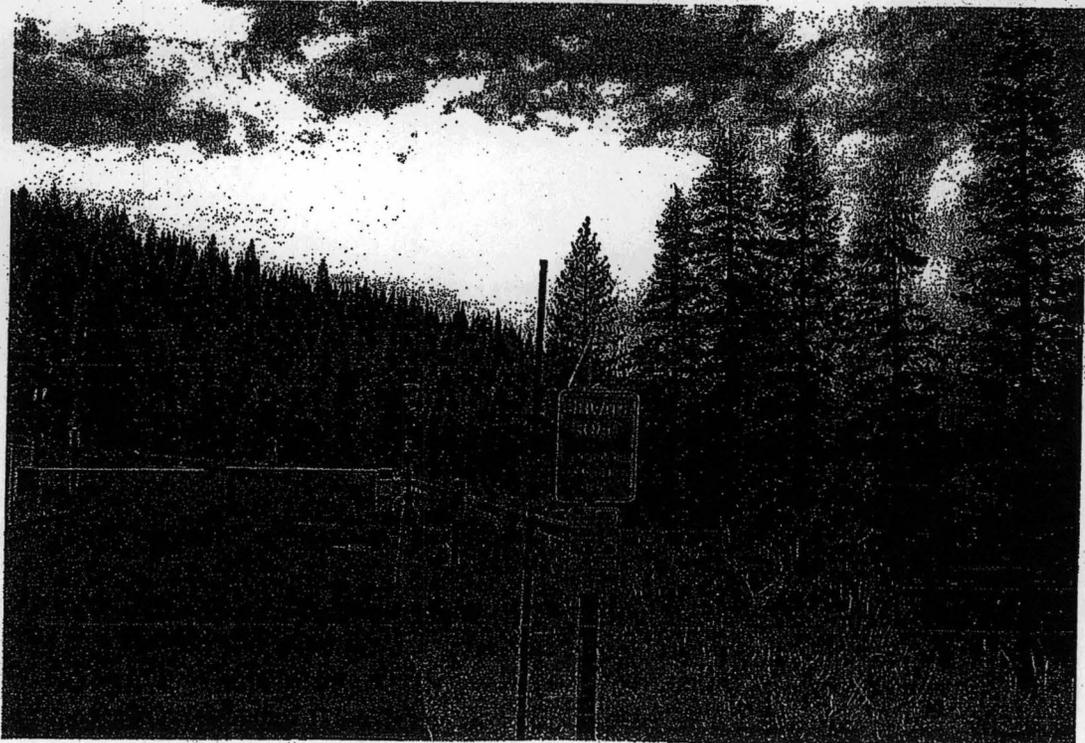
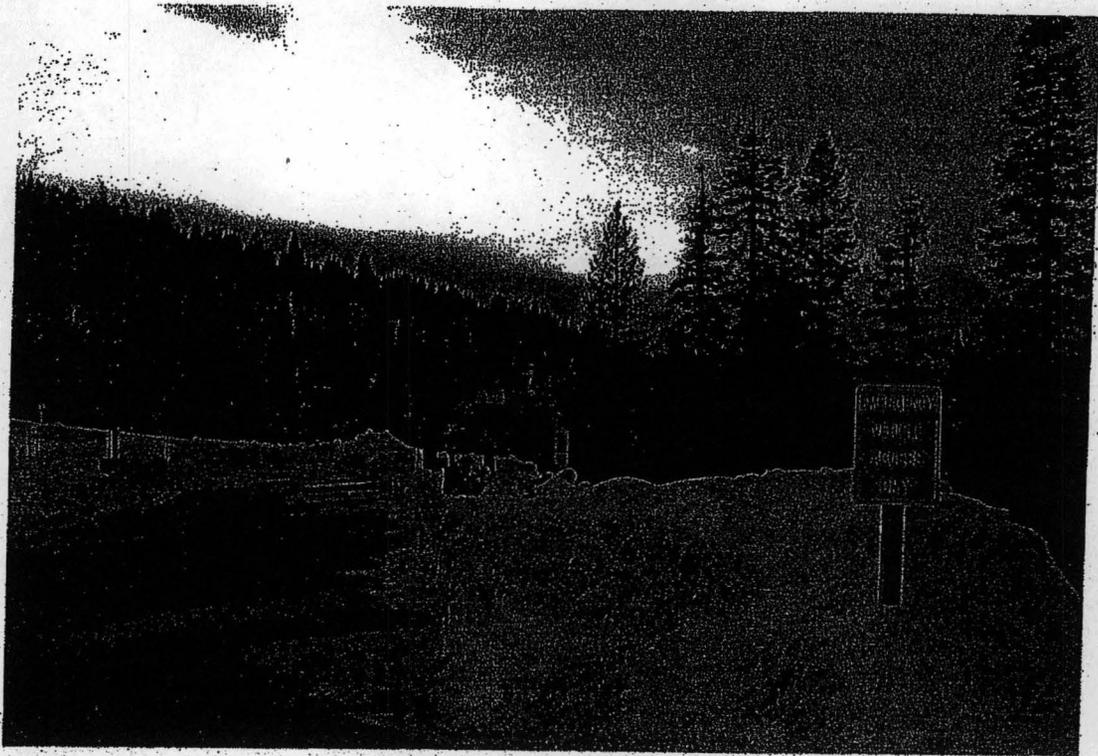
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Sup D2 _____ Sup D5 _____ Aide D2 _____ Aide D5 _____
Sup D3 _____ Aide D3 _____

Bernice Morrow
6087 Rocky Pt.

cc: *Ann Holman*

Doug O
611

Before and After Photos of Sign Installed by Martis Camp



Page 28 @

612

Bob Rhodes
1536 Peregrino Way
San Jose, California 95125-4543
bob.rhodes2@comcast.net
November 18, 2014

Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Duran:

I am a property owner at 524 Wolf Tree, Northstar, having owned a single family home there since 1987.

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment you will consider on December 9.

The current situation resulting in "unlimited public" access through The Retreat, as well as Northstar, by Martis Camp residents and others is contrary to the intent of placing an EVA gate on a Retreat street.

By approving the Request for Abandonment you will provide a fair and reasonable solution to the many unfair and unwanted traffic additions to the streets of Northstar. Traffic flow through the Northstar community has been carefully planned for many years. To allow the "unlimited public" access violates the planning that has so carefully been planned and implemented.

Thank you for doing what is right.



cc: Ann Holman
cc: Geoff Stephens

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Sup D3 _____ Aide D3 _____

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Donald and Phyllis Ward
173 Basque Drive
Truckee, CA 96161

November 17, 2014

Mr. Jack Duran
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

Dear Sir,

I am writing you to request that you approve the Retreat at Northstar Owners Association's request for Abandonment. I won't go into all the reasons for why it would be a bad idea to convert an EVA gate to a Private Road granting access to over 1,600 vehicles and counting. I trust that this is self evident and will also be described by many others who live in Northstar and will be writing to you.

I simply ask this question – How would you feel if you purchased a home on a cul-de-sac thinking it was accessible to only you and 17 other families and an occasional emergency vehicle and then found out someone was opening your 'private' road to hundreds of other people? The road was originally designated as an EVA gate and should stay that way unless there is some over-riding necessity to convert it to a private road. And if that is to be done, then it ought to be done in an open and honest manner with hearings and voting. I have seen the roads in Northstar become more and more congested over the 10+ years I have lived here. I don't see the need to create a shortcut through Northstar for people who live in Martis Camp and want to avoid driving out on Shaffer Mill Road and onto Highway 267.

I trust that you and the other county executives will return this road to its original designation as an EVA road. It makes Northstar safer; it's the right thing to do for the homeowners in the Retreat and its consistent with the promises made to Northstar from current and previous county officials.

Yours truly,



Donald and Phyllis Ward

Cc: Ann Holman
Cc: Geoff Stephens, NPOA General Manager
2200 North Village Drive
Truckee, Ca 96161

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614

John H. Kim
Tammie Y. Kim
6026 Mill Camp
Truckee, California 96161

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Sup D3 Aide D3 JK

November 17, 2014

Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

RE: The Retreat at Northstar Owners Association's Request for Abandonment

Dear Supervisor Duran,

We are writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

We are a property owner at Northstar and are deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the additions of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

615

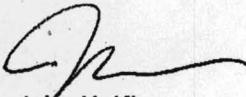
Supervisor Jack Duran
November 17, 2014
Page 2 of 2

The current situation is also wrong and should be corrected:

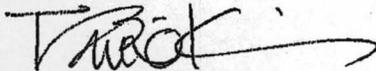
- You the Supervisors approved the Martis Valley Community Plan with this gate designated for Emergency Vehicle Access and public transit only.
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
- The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).

The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

Sincerely,



John H. Kim



Tammie Y. Kim

CC: Ann Holman
Clerk of the Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Geoff Stephens, NPOA General Manager
2200 North Village Drive
Truckee, CA 96161

616

1301 Indian Hills
Truckee, CA 96161
November 17, 2014

Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Duran,

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

My wife and I frequently walk up Big Springs Drive past Mill Sight Road. It is my observation that the Martis Camp traffic coming up Mill Sight Road and turning left onto Big Springs does not respect the 25 M.P.H. speed limit. These drivers are simply using the Northstar roads as a short cut to Highway 267 and Kings Beach. They add additional traffic to our community, add wear to our roads and do not slow down for pedestrians. This problem is only going to get worse as more Martis Camp homes are completed. The Martis Camp homeowners knew full well when they purchased their lots the location and distance to Highway 267 out their front gate. It does not seem fair that Northstar should have to experience the negative impact of the Martis Camp traffic just to shorten their trip.

Yours truly,



Jonathan T. Rowbottom
831-595-5275 cell

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Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

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November 18, 2014

Dear Supervisor Duran,

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar (4065 Coyote Fork) and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only The Retreat but all of Northstar is being affected
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and subcontractors
- The impact of this traffic has not been studied because it wasn't supposed to exist
- We have made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar Drive is already a dangerous one. Increased traffic will make a bad situation even worse. Martis Camp developments will double the number of properties using this intersection and the section of Bid Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

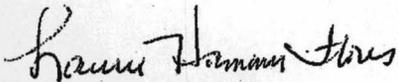
The current situation is also wrong and should be corrected:

- You, the Supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection)
- The Retreat Association and NPOA were given assurance by County staff that the gate would be restricted as such
- Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar)

- The Retreat's property owners were all told that they were purchasing property in an 18 lot cul-de-sac.
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
- The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental process

I hope that you and your fellow Supervisors demonstrate your leadership and approve this Request for Abandonment.

Best Regards.



LAURIE HAMMER FLORES

PO Box 4030

San Rafael, CA 94913-4030

415-472-3293

cc: Ann Holman, Clerk of the Board of Supervisors

Geoff Stephens, NPOA General Manager

NOVEMBER 17, 2014

Dear Supervisor JACK DURAN

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is being affected.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. Now we are faced with a reversal of this progress.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.
- Traffic along Northstar Drive will also increase.
- The above will impact the quality of Northstar and pose a safety hazard.

The current situation is also wrong and should be corrected:

You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
 This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
 The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted as such.
 Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).
 The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac.
 The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).
 The Supervisors should not let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

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 5805 Redwood
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 Aide D3
 Aide D4
 Aide D5

Mr. & Mrs. Donald Dexter
 2720 Ryan Rd
 Concord, CA 94518-2607

THANK YOU
 Don Dexter
 NORTHSTAR 4090

620

Pamela and David Natcher
1062 Martis Landing
Truckee, California 96161

November 17, 2014

Mr. Jack Duran
Chair - Placer County Board of Supervisors and Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 95603

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Dear Supervisor Duran,

We are writing you to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

We are home owners at Northstar and are deeply concerned about the impact on our community if the traffic between Northstar and Martis Camp is not limited to emergency and public transit vehicles as was promised to be the case from the very start. This restricted EVA and Public transit use was fully documented in the Maris Camp Community Plan as well as in other planning documents. Nonetheless the developers of Martis Camp have issued hundreds of transponders to their residents, contractors and who knows who else allowing the holders of these devices full access to the Northstar road system.

We are sure you have received letters and support materials detailing the bad faith shown by Martis Camp. Let us personalize this with an event that occurred to us six weeks ago. We were visiting the Retreat project to see what progress had been made. As we were leaving the development, we slowed down to admire the views before climbing the road leading to Big Springs Drive. Literally from out of nowhere, a silver gray car swerved around us at high speed and proceeded up the incline. As there were no other cars on the Retreat road, this speeding car clearly came from the supposedly limited access road leading from Martis Camp. If another car had been coming down from Big Springs, there could well have been a serious head-on accident.

The bottom line is that the use of this road for access not approved or envisioned by Northstar and its residents must be brought to an end. It is unsafe and violates the original understanding.

Please vote to approve The Retreat at Northstar Owners Association's Request for abandonment

Sincerely,

 Pamela Natcher

From: LMoehling@aol.com [<mailto:LMoehling@aol.com>]
Sent: Saturday, November 15, 2014 4:59 PM
To: Placer County Board of Supervisors
Cc: geoff@npoa.info
Subject: Northstar Retreat: Request fo Abandonment

To: Ann Holman, Clerk of the Board of Supervisors

From: Lynda Moehling, 510 Wolf Tree, Northstar, CA 96161

Ann, the following letter was sent separately to Jack Duran, Robert Weygandt, Jim Holmes, Kirk Uhler, and Jennifer Montgomery at the above email address. Please ensure that each is counted. Thanks!

Subject: *Approval of The Retreat at Northstar Owners Association's Request for Abandonment*

Placer County originally approved an EVA gate at the Retreat at Northstar. When the neighboring community, Martis Camp, finished its portion of the road, the Retreat's gate was removed WITHOUT approval or due process. Martis Camp then erected its own gate and began permitting transponder access at its discretion - some 1,600 transponders have been issued to date!

As a Northstar home owner, full-time resident, and registered voter of Placer County, I urge you to approve the Retreat Association's Request for Abandonment, reversing the current situation and reestablishing the Emergency Vehicle Access arrangement as originally approved by the Board of Supervisors. The current situation denigrates the safety and quality of life at Northstar:

- The increased traffic caused by the "Private Road - Transponder Access" was unplanned and unapproved.
- In peak seasons traffic is already problematic at the parking lots and Martis Landing and at the intersection of Big Springs and Northstar Drive.
- The Retreat, designed as a cul de sac with 18 homes, maintains its own roads. With the transponder access arrangement, The Retreat now has to accommodate traffic generated by the 662 Martis Camp lots.
- As a private road, how can we be sure that all emergency vehicles can pass through the new gate without delay?

Please support the request for abandonment and reverse what was a cavalier decision to remove a sanctioned EVA gate and erect a private road barrier. Thanks!

From: Wendie Brady [mailto:wendiebrady@yahoo.com]

Sent: Sunday, November 16, 2014 11:51 AM

To: Placer County Board of Supervisors

Cc: geoff@npoa.info

Subject: THE RETREAT AT NORTHSTAR OWNERS ASSOCIATION'S REQUEST FOR ABANDONMENT

Dear Supervisor Jack Duran, Chair

We are writing this email to request that you approve THE RETREAT AT NORTHSTAR OWNERS ASSOCIATION'S REQUEST FOR ABANDONMENT.

We are property owners at Northstar and we are deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar and poses a safety hazard. Martis Camp will double the number of properties using this intersection, which is already a dangerous one. The impact of this dangerous situation has never been studied because it was never intended to exist.

THE CURRENT SITUATION IS WRONG AND SHOULD BE CORRECTED BACK TO IT'S ORIGINAL INTENSION.

You have already approved the Martis Valley Community Plan with this gate designated for EVA and public transportation exclusively. In addition, the Retreat property owners pay 100% of the road maintenance costs. This current gate situation defies logic, and reflects poorly on the governmental process as well as placer county.

The supervisors should take the correct action and approve THE RETREAT AT NORTHSTAR OWNERS ASSOCIATION'S REQUEST FOR ABANDONMENT.

Joseph and Wendie Brady
415 Lodgepole, Northstar

Wendie Brady
775 813 1770

Sent from my I Pad

From: Julie <sjlekki@pacbell.net>
Sent: Monday, November 17, 2014 8:46 PM
To: Placer County Board of Supervisors
Subject: Letter to Supervisor Montgomery

Dear Supervisor Montgomery

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

I am a property owner at Northstar and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit as was supposed to be the case.

The current situation is harming Northstar:

- Not only the Retreat, but all of Northstar, is being affected.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- The intersection of Big Springs and Northstar drives is already a dangerous one. Increased traffic will make a bad situation even worse, especially considering Martis Camp will double the number of properties using this intersection.

The current situation is also wrong and should be corrected:

- You, the supervisors, approved the Martis Valley Community Plan with this gate designated for EVA and public transit only.
- This was the result of public hearings and strong community comments favoring this over the alternative (through connection).
- The Retreat property owners pay 100% of their road maintenance costs (because they were the only ones who were supposed to use the roads).

Sincerely,

Julie Lekki

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