

Melinda Harrell

From: Josh Grass <JGrass@bmrn.com>
Sent: Thursday, July 30, 2015 5:02 PM
To: Placer County Board of Supervisors
Subject: Mill Site Road

Placer County Board of Supervisors:

I am a resident and owner of a home in Martis Camp. My understanding is that the Board of Supervisors is planning to recommend closure of Mill Site Road to Martis Camp residents. I'm surprised by this decision and I don't see how closure of the road to Martis Camp members benefits anybody. Could you help me better understand your rationale for your recommendation to close the road? In my view, the negative consequences to the overall community are:

1. It will obviously increase the already highly congested traffic on 267 during winter ski season.
2. It will create more air and noise pollution in the Martis Valley.
3. It will negatively impact businesses in the Northstar Village since access from Northstar village will be inconvenient relative to going to downtown Truckee.
4. The TART bus has rights to use this road. It seems unfair to allow public access but only via the TART bus.
5. Cost of enforcing the access while enabling emergency access.

On a personal level:

1. We enrolled our 11 year old daughter in the Ski program at Northstar. When there is not enough snow to ski over on lookout mountain (the norm these days) we have to drive to Northstar Village to drop her off. Now we (and many other families) have to make the congestion worse on 267 and the main road into the village. And instead of taking 10 minutes this will take 30-40 minutes each way. Our house is about 0.25 miles from the Mill Site Road gate.
2. We often dine and shop in the Northstar Village, mostly during the summer. Now it will be easier and faster to go to downtown Truckee or simply stay at home.
3. Martis Camp is mostly 2nd homes which drive a large amount of tax revenue and county fees, without consuming much in the way of public services. So this is just annoying that the road is going to be closed.
4. I, and I assume many others, selected a location to build their house in Martis Camp partly based on its close proximity to Northstar Villiage, which you propose to eliminate.

Josh

Joshua A. Grass
SVP, Business and Corporate Development
BioMarin Pharmaceutical

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Melinda Harrell

From: William Sterk <wsterk@mail.sdsu.edu>
Sent: Friday, July 31, 2015 11:52 AM
To: Placer County Board of Supervisors
Subject: Fwd: Retreat at Northstar Roadway Abandonment

----- Forwarded message -----

From: **William Sterk** <wsterk@mail.sdsu.edu>
Date: Fri, Jul 31, 2015 at 11:51 AM
Subject: Fwd: Retreat at Northstar Roadway Abandonment
To: bos@placer.ca.gov

----- Forwarded message -----

From: **William Sterk** <wsterk@mail.sdsu.edu>
Date: Fri, Jul 31, 2015 at 11:49 AM
Subject: Retreat at Northstar Roadway Abandonment
To: bos@placer.ca.gov

Dear Supervisor Montgomery,

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

There was never supposed to be through traffic from Martis Camp through Northstar. Martis Camp is not part of Northstar and there is no reasonable reason to make this a full-time throughway for the Martis Camp owners. They have their own road to and from Martis Camp. We can see the need for an emergency exit, but not full-time.

Sincerely,

William and Maureen Sterk

Owners of 6014 Rocky Point Circle and 4029 Ski View condos at the Northstar Resort.

Melinda Harrell

From: Kathy Beallo <kgbeallo@gmail.com>
Sent: Friday, July 31, 2015 1:45 PM
To: Placer County Board of Supervisors
Subject: Mill Site Road-Supervisor Kirk Uhler
Attachments: Mill-Site-Road-Template-Letter-2.docx

Dear Supervisor _Kirk Uhler, Chairman_____

I am a property owner at Martis Camp and Northstar. I understand that you and your fellow Board members are considering a request to abandon the public status of Mill Site Road. As a taxpayer in Placer County and a member of the public using Mill Site road today, I strongly disagree with that request.

I use the Mill Site Road to go to both communities-events, sports of all seasons, shopping, dinners, etc.....

The Mill Site Road provides a convenient access to the Northstar facilities which I use with my family -see above comment.....

Use of Mill Site Road reduces traffic congestion and environmental impact on Highway 267 and Northstar Drive.

I commit to using Mill Site Road in a safe and courteous manner and will agree to the protocol established to that end.

I understand that my Martis Camp Community Association is willing to participate in cost sharing for maintenance, snow plowing and reserves and any other shared costs for the continued public use of Mill Site Road, along with implementing additional safety signage and procedures. I support this cooperative posture.

In summary, there is a legal right and a necessity for this road to remain as a public thoroughfare. Mill Site Road is a convenient and safe way to minimize traffic congestion, access Northstar Village and save time, fuel and air pollution in the Valley. Thank you for your consideration.

Respectfully,

Katherine Beallo , Owner

190 Basque, Northstar
19145 Glades Place-Lot 19-Martis 25 development (below the Ritz-Carlton Hotel)
lot 260, Martis Camp
lot 310 and home, Martis Camp

Melinda Harrell

From: Coffman, Laura <laura.coffman@aecom.com>
Sent: Thursday, July 30, 2015 5:18 PM
To: Placer County Board of Supervisors
Cc: RetreatAbandonmentTeam@yahoo.com
Subject: District 5 Supervisor, Jennifer Montgomery: Road/Martis Camp

Dear District 5 Supervisor, Jennifer Montgomery,

I am a Northstar resident and unfortunately I will be unable to attend the hearing on the Retreat Abandonment issue scheduled for August 4, 2015. However, I was president of the Big Springs Property Owner's Association (BSPOA) and was in early discussion with the East West staff concerning the road that would connect with Martis camp. The two people that I was speaking to and actually walked the site with, were top officials of the East West Company; they were also previous owners of the Northstar resort. This was long in advance; before the retreat project was even built on the Northstar property. At that time, it was absolutely stated that this road would be for emergency vehicle access only (EVA).

I am a Civil Engineer and a licensed, Professional Engineer in the state of California. At the time that this planning was taking place, I had been in close contact with the Placer County Engineering and Architectural Departments. If you or any of your staff would like to talk to me about my experience or involvement in this matter, please feel free to call me on my cell phone (I will be traveling) at 415 385-5000.

Respectfully,

Fred Kreitzberg

Melinda Harrell

From: Placer County Board of Supervisors
Sent: Friday, July 31, 2015 4:24 PM
To: COB Correspondence
Subject: FW: Retreat at Northstar Roadway Abandonment

Categories: Mill Site

From: Pam Scrutton [<mailto:pamscrutton@comcast.net>]
Sent: Friday, July 31, 2015 3:54 PM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar Roadway Abandonment

Dear Supervisor Montgomery,

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

I own a Gold Bend condominium that's about 50 yards from Big Springs Drive. I have noticed an definite increase in vehicle noise in the past 5 years. I have been informed that Martis Camp took control of the EVA gate and issued more than 1600 transponders for passage through the it. Now largely non-emergency and non-public-transit traffic from Martis Camp is disturbing my quiet enjoyment of my property.

Please restore the Northstar-controlled EVA gate that allows only emergency and public-transit vehicles to pass through.

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

Melinda Harrell

From: Placer County Board of Supervisors
Sent: Friday, July 31, 2015 4:24 PM
To: COB Correspondence
Subject: FW: Northstar, Martis Camp connection

From: Alan Strasbaugh [<mailto:Alan@Strasbaugh.com>]
Sent: Friday, July 31, 2015 3:04 PM
To: Placer County Board of Supervisors
Cc: geoff@npoa.info
Subject: Northstar, Martis Camp connection

To The Placer County Board of Supervisors,

As a Northstar homeowner, I urge you to eliminate the access to Northstar roads by Maris Camp property owners. It appears that this access was never envisioned, requested or approved but seems to have been acquired by accident or stealth. I would like to have access through Martis Camp and Schaffer Mill Road to Truckee and Highway 80. Martis Camp property owners would rightfully object to our access through their neighborhood for the same reasons that we should not have to suffer from their intrusion through our neighborhood.

Thank you,
Alan Strasbaugh
1778 Grouse Ridge Road

Melinda Harrell

From: Placer County Board of Supervisors
Sent: Friday, July 31, 2015 4:25 PM
To: COB Correspondence
Subject: FW: EVA/ Martis Camp and Northstar

From: elika rosenbaum [<mailto:elika.rosenbaum@gmail.com>]
Sent: Friday, July 31, 2015 2:58 PM
To: Placer County Board of Supervisors; geoff stephens npoa
Subject: EVA/ Martis Camp and Northstar

Dear Members of the Board,

I am writing to urge you to honor the previous commitments and keep the Emergency Vehicle Access road to what it was, should be and was always promoted to be: **only for Emergency Vehicle traffic.**

If you allow Martis Camp to thwart the prior approvals established by your Council and create a new access, then you not only do a disservice to the rule of government and respect for you authority, you also violate the rights of those who compromised and agreed to the conditions set forth with the original approvals.

Please, validate the original agreements and do not let underhanded methods trump the rule of law.

Sincerely,

--

Elika Rosenbaum
elika.rosenbaum@gmail.com
1771 Grouse Ridge Road
Northstar At Tahoe
Truckee, CA 96161

Jennifer Montgomery
Placer County Board of Supervisors District
175 Fulweiler Ave.
Auburn, CA 95603

I am a property owner at Martis Camp and a registered voter in Placer County . I understand that you and your fellow Board members are considering a request to abandon the public status of Mill Site Road. As a taxpayer in Placer County and a member of the public using Mill Site road today, I strongly disagree with that request.

I use Mill Site Road to access the stores, tennis / pickleball courts and restaurants in the Village and at the Ritz Carleton.

Mill Site Road on occassion provides a convenient access to the Northstar ski mountain.

Use of Mill Site Road reduces traffic congestion and environmental impact on Highway 267 and Northstar Drive.

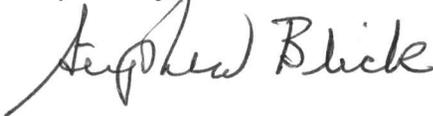
I commit to using Mill Site Road in a safe and courteous manner and will agree to the protocol established to that end.

I understand that my Martis Camp Community Association is willing to participate in cost sharing for maintenance, snow plowing and reserves and any other shared costs for the continued public use of Mill Site Road, along with implementing additional safety signage and procedures. I support this cooperative posture.

I have separately spoken with three Northstar residents each have indicated that their only objection to our use is singularly associated with the fact that they do not have direct access to Martis Camp.

In summary, there is a legal right and a necessity for this road to remain as a public thoroughfare. Mill Site Road is a convenient and safe way to minimize traffic congestion, access Northstar Village and save time, fuel and air pollution in the Valley. Thank you for your consideration.

Respectfully,



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BOARD OF SUPERVISORS
5BOS TL ALL AIDES (mail person) *hp*

JUL 31 2015

SUP _____ COB Corr CoCo _____
AIDE _____ CEO _____ Other _____

RECEIVED
BOARD OF SUPERVISORS

5BOS TL ALL AIDES _____ (mail person)

SCOTT & CHARLOTTE RUSSELL

8378 Thunderbird Circle

Truckee, CA 96161

ScottRussell@gmail.com

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JUL 31 2015

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AIDE _____ CEO _____ Other _____

July 28, 2015

Jennifer Montgomery
Placer County Board of Supervisors District 5
175 Fulweiler Ave.
Auburn, CA 95603

Dear Supervisor Montgomery:

I am a property owner at Martis Camp. I understand that you and your fellow Board members are considering a request to abandon the public status of Mill Site Road. As a taxpayer in Placer County and a member of the public using Mill Site Road today, I strongly disagree with that request.

I use Mill Site Road to bring my children to ski school and other activities at Northstar.

Mill Site Road provides a convenient access to the Northstar facilities, which I use with my extended family, including my four daughters and my wife's parents.

Use of Mill Site Road reduces a traffic congestion and environmental impact on Highway 267 and Northstar Drive.

I commit to using Mill Site Road in a safe and courteous manner and will agree to the protocol established to that end. My family always tries to carpool and we are typically bringing six or seven per car.

I understand that my Martis Camp Community Association is willing to participate in cost sharing for maintenance, snow plowing and reserves and other shared costs for the continued public use of Mill Site Road, along with implementing additional safety signage and procedures. I support this cooperative posture.

In summary, there is a legal right and a necessity for this road to remain as a public thoroughfare. Mill Site Road is a convenient and safe way to minimize traffic congestion, access Northstar Village and save time, fuel and air pollution in the Valley. Thank you for your consideration.

Respectfully,

Scott & Charlotte Russell

Margo M. Smith
10213 Birchmont Court
Truckee, CA 94010
(650) 799-0372

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5BOS TLY ALL AIDES (mail person) *hp*

JUL 31 2015

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AIDE _____ CEO _____ Other _____

June 5, 2015

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

Re: Mill Site Road

Dear Ms. Montgomery:

I am a Martis Camp resident and am writing to express my concern over the possible closure of Mill Site Road. I believe Mill Site Road is a public thoroughfare and that the abandonment is neither fair nor legal. I was previously a renter in the Northstar community prior to my move to Martis Camp.

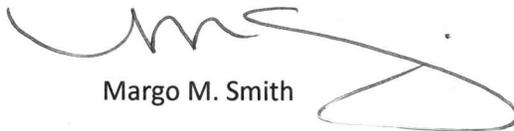
My four children attend ski school every year and we use Mill Site as our main route to and from Northstar. We also visit Northstar regularly throughout the entire year. We ice skate in the winter, roller skate in the summer, go to the Village Cinemas and frequent Rubicon and other restaurants. We also bike ride in the summer.

If Site Mill road were to be closed, it would cause even more congestion to an already over-crowded Hwy. 267. My family travels to Northstar every morning and every night during the weekends in Winter, and much more often in the summer. Our normal drive time to Northstar is 10 minutes. That would turn into a 40 minute commuter or longer if we were to use Hwy. 267.

My family and I are committed to using Site Mill Road in a safe and responsible manner.

I hope you and your fellow Supervisors vote to keep Mill Site Road a public thoroughfare at your next meeting.

Best Regards,


Margo M. Smith

MMS:lt

Sybil Dawn Smith
10213 Birchmont Court
Truckee, CA 94010
(650) 799-0372

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BOARD OF SUPERVISORS
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My four children attend ski school every year and we use Mill Site as our main route to and from Northstar. We also visit Northstar regularly throughout the entire year. We ice skate in the winter, roller skate in the summer, go to the Village Cinemas and frequent Rubicon and other restaurants. We also bike ride in the summer.

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My family and I are committed to using Site Mill Road in a safe and responsible manner.

I hope you and your fellow Supervisors vote to keep Mill Site Road a public thoroughfare at your next meeting.

Best Regards,



Sybil Dawn Smith

SDS:lt

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JUL 31 2015

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AIDE _____ CEO _____ Other _____

July 28, 2015

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

Dear Ms. Montgomery,

I am a property owner at Martis Camp and was a former Northstar resident in Big Springs for 10 years. I understand that you and your fellow Board members are considering a request to abandon the public status of Mill Site Road. As a taxpayer in Placer County and a member of the public using Mill Site Road today, I strongly disagree with that request.

I use the Mill Site Road to shop, eat at restaurants, and to access the beginner ski slopes. It provides a convenient access to the Northstar facilities which I use with my family on a regular basis. Use of Mill Site Road reduces traffic congestion and environmental impact on Highway 267 and Northstar Drive. As a former Northstar resident, I see the public use of Mill Site Road having little impact on most Northstar residents. I commit to using Mill Site Road in a safe and courteous manner and will agree to the protocol established to that end.

I understand that my Martis Camp Community Association is willing to participate in cost sharing for maintenance, snow plowing and reserves and any other shared costs for the continued public use of Mill Site Road, along with implementing additional safety signage and procedures. I support this cooperative posture.

In summary, there is a legal right and necessity for this road to remain as a public thoroughfare. Mill Site Road is a convenient and safe way to minimize traffic congestion, access Northstar Village, and save time, fuel, and air pollution in the Valley. Thank you for your consideration.

Respectfully,

Cameron and Kim Beck
10896 Olana Drive, Lot 64
Truckee, CA 96161
(530) 587-01218

Dear Supervisor Montgomery,

I am a property owner at Martis Camp. I understand that you and your fellow Board members are considering a request to abandon the public status of Mill Site Road. As a property owner in Placer County and a member of the public using Mill Site road today, I strongly disagree with that request.

I use the Mill Site Road to access the many commercial and recreational amenities at Northstar, including the restaurants, the skating rink, the movie theatre, the biking and hiking trails, the ski school and the shops.

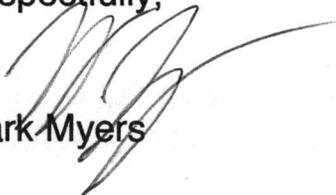
In addition the Mill Site Road provides a convenient access to the Northstar facilities which I use with my family for access to skiing for those members of my family who are not skilled enough to ski down the Martis Camp runs. Use of Mill Site Road reduces traffic congestion and environmental impact on Highway 267 and Northstar Drive.

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Respectfully,


Mark Myers

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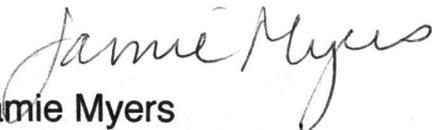
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Respectfully,


Jamie Myers

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Joshua A. Grass
SVP, Business and Corporate Development
BioMarin Pharmaceutical

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Sent: Friday, July 31, 2015 1:45 PM
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Katherine Beallo , Owner

190 Basque, Northstar
19145 Glades Place-Lot 19-Martis 25 development (below the Ritz-Carlton Hotel)
lot 260, Martis Camp
lot 310 and home, Martis Camp

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Sent: Friday, July 31, 2015 11:52 AM
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Date: Fri, Jul 31, 2015 at 11:49 AM
Subject: Retreat at Northstar Roadway Abandonment
To: bos@placer.ca.gov

Dear Supervisor Montgomery,

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

There was never supposed to be through traffic from Martis Camp through Northstar. Martis Camp is not part of Northstar and there is no reasonable reason to make this a full-time throughway for the Martis Camp owners. They have their own road to and from Martis Camp. We can see the need for an emergency exit, but not full-time.

Sincerely,

William and Maureen Sterk

Owners of 6014 Rocky Point Circle and 4029 Ski View condos at the Northstar Resort.

From: Coffman, Laura <laura.coffman@aecom.com>
Sent: Thursday, July 30, 2015 5:18 PM
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Cc: RetreatAbandonmentTeam@yahoo.com
Subject: District 5 Supervisor, Jennifer Montgomery: Road/Martis Camp

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I am a Civil Engineer and a licensed, Professional Engineer in the state of California. At the time that this planning was taking place, I had been in close contact with the Placer County Engineering and Architectural Departments. If you or any of your staff would like to talk to me about my experience or involvement in this matter, please feel free to call me on my cell phone (I will be traveling) at 415 385-5000.

Respectfully,

Fred Kreitzberg

July 29, 2015

Jennifer Montgomery
Placer County Board of Supervisors, District 5
175 Fulweiler Ave.
Auburn, CA 95603
(530) 889-4010

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5BOS ✓ TI ✓ ALL AIDES ✓ (mail person) LK
JUL 30 2015
SUP _____ COB Corr ✓ CoCo _____
AIDE _____ CEO _____ Other _____

Dear Supervisor Montgomery,

I am a property owner at Martis Camp in Placer County. I understand that you and your fellow Board members are considering a request to abandon the public status of Mill Site Road. As a taxpayer in Placer County and a member of the public using Mill Site Road today, I strongly oppose that request, which clearly seems driven by a narrow set of interests among a very small group of people, and not in the public good.

My family uses Mill Site Road to access Northstar from Martis Camp throughout the year. We have friends with homes and condos in Northstar, who we can now reach easily via Mill Site Road. Our kids are very young, and for the next few ski seasons, they will start their ski days at the ski school in the Village, rather than at Martis Camp, where the terrain is too steep for young children. Like most everyone at Martis, my family uses the road to access amenities at the Village and the Ritz, including restaurants, the movie theater, the ice skating rink, concerts, festivals and activities like mountain-biking camps. In fact, we value the Mill Site Road access to Northstar so much that it was a significant factor in selecting our homesite, which is one of the eastern-most lots in all of Martis Camp.

Use of Mill Site Road reduces traffic congestion and environmental impact on Highway 267 and Northstar Drive, which benefits the overwhelming majority of residents and taxpayers in the vicinity. For my family, driving to the Village from our homesite in Martis Camp via Mill Site Road is roughly 2.3 miles. In contrast, to make the same drive via Highway 267 is 8.7 miles, or nearly four times as long. For a small group of people who desire to keep traffic off of Mill Site Road, this obviously makes sense. But how does it make sense for the Truckee community at large? It simply doesn't.

I understand that my Martis Camp Community Association is willing to participate in cost sharing for maintenance, snow plowing and reserves and any other shared costs for the continued public use of Mill Site Road, along with implementing additional safety signage and procedures. I support this cooperative posture. I commit to using Mill Site Road in a safe and courteous manner and will agree to any protocol established to that end.

In summary, there is a legal right and a necessity for this road to remain as a public thoroughfare. Mill Site Road is a convenient and safe way to minimize traffic congestion, access Northstar Village and save time, fuel and air pollution in the Valley. Thank you for your consideration, and please don't hesitate to call me with any questions, at (415) 407-5988.

Respectfully,



Jeff Bohl
9511 Dunsmuir Way
Truckee, CA 96161

July 27, 2015

RECEIVED
BOARD OF SUPERVISORS
5BOS ✓ TI ✓ ALL AIDES ✓ (mail person) *UK*

JUL 30 2015

To: 5BOS

SUP _____ COB Corr ✓ CoCo _____
AIDE _____ CEO _____ Other _____

Fr Jonathan and Jane Rowbottom, 1301 Indian Hills Truckee 96161

Re: Mill Site Road Abandonment

Please vote for the Mill Site Road Abandonment. We want the road closed and no more shortcuts. Too many people are driving too fast on this road. We know from experience as we walk this road on frequent basis.

We will see you at the meeting on August 4th.

Thank you.

David A. Breach
10305 Olana Drive
Truckee, CA 96161

July 28, 2015

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

RECEIVED
BOARD OF SUPERVISORS
5BOS ✓ TL ✓ ALL AIDES ✓ (mail person) LK

JUL 30 2015

SUP _____ COB Corr ✓ CoCo _____
AIDE _____ CEO _____ Other _____

Dear Supervisor Montgomery:

My wife and I are property owners at Martis Camp (we have owned our home for approximately three years). I understand that you and your fellow Board members are considering a request to abandon the public status of Mill Site Road. As a taxpayer in Placer County and a member of the public using Mill Site road today, I strongly disagree with that request.

We use the Mill Site Road to access the Northstar ski resort during periods when the Martis Camp chairlift is not operational and to visit the Northstar Village for shopping and eating at the restaurants located in the village. The Mill Site Road provides a convenient access to the Northstar facilities which we frequently use on a year round basis. If we were to lose access to Mill Site Road, we will absolutely curtail our visits to Northstar Village and to the patronage of the businesses located in the Village.

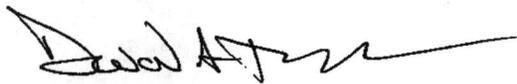
Use of Mill Site Road reduces traffic congestion and environmental impact on Highway 267 and Northstar Drive.

I commit to using Mill Site Road in a safe and courteous manner and will agree to the protocol established to that end.

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In summary, there is a legal right and a necessity for this road to remain as a public thoroughfare. Mill Site Road is a convenient and safe way to minimize traffic congestion, access Northstar Village and save time, fuel and air pollution in the Valley. Thank you for your consideration.

Respectfully,



David A. Breach

cc: Ann Holman, Clerk of the Board of Supervisors
Stephanie Murphy, Martis Camp Community Association

Dear Supervisor Jennifer Montgomery,

I am a property owner at Martis Camp. I understand that you and your fellow Board members are considering a request to abandon the public status of Mill Site Road. As a taxpayer in Placer County and a member of the public using Mill Site road today, I strongly disagree with that request.

I use the Mill Site Road to visit Northstar skiing and shopping areas.

The Mill Site Road provides a convenient access to the Northstar facilities which I use with my family very often

Use of Mill Site Road reduces traffic congestion and environmental impact on Highway 267 and Northstar Drive.

I commit to using Mill Site Road in a safe and courteous manner and will agree to the protocol established to that end.

I understand that my Martis Camp Community Association is willing to participate in cost sharing for maintenance, snow plowing and reserves and any other shared costs for the continued public use of Mill Site Road, along with implementing additional safety signage and procedures. I support this cooperative posture.

In summary, there is a legal right and a necessity for this road to remain as a public thoroughfare. Mill Site Road is a convenient and safe way to minimize traffic congestion, access Northstar Village and save time, fuel and air pollution in the Valley. Thank you for your consideration.

Respectfully,
Leonid and Inna Mezhvinsky owners of lot 124 Martis Camp.

RECEIVED
BOARD OF SUPERVISORS
5BOSV TL ALL AIDES (mail person) *JK*

JUL 30 2015

SUP _____ COB Corr CoCo _____
AIDE _____ CEO _____ Other _____

From: Cosima Nutzel
To: Placer County Board of Supervisors
Cc: RetreatAbandonmentTeam@yahoo.com
Subject: Martis Camp Gate
Date: Thursday, July 30, 2015 10:35:03 AM

Supervisor Robert Weygandt:

As a Northstar Homeowner since 1978 I am vehemently opposed to replacing the Emergency Access Gate to a Martis Camp Private Road Transponder Access only Gate and allowing 1600 Transponders to owners, guests, contractors and vendors unfettered access to Northstar via the EVA Gate from Martis Camp despite more than a decade of Placer County planning that forbid such use.

Carlos Yrueta
President
Basco Drywall & Painting Co.
829 Estabrook Street
San Leandro, CA 94577
Tel: 510-357-3818 Fax: 510-483-6759

At the last hearing on the Retreat Gate Abandonment, I spoke to you as president of Northstar Community Services District and asked you to please consider good governance as it pertains to the Emergency Vehicle Gate Access between Northstar and Martis Camp.

At the last hearing on the Retreat Gate Abandonment, I spoke to you as president of Northstar Community Services District and asked you to please consider good governance as it pertains to the Emergency Vehicle Gate Access between Northstar and Martis Camp.

I'm no longer president of NCSD, but am still on the NCSD Board of Directors, and my husband and I have been Northstar property owners for nearly 30 years and full time residents of Northstar for 22+ years. So now, I'm asking you to consider fairness and logic as well.

As you know, the Placer County Board of Supervisors approved the Martis Valley Community Plan with this gate designated for emergency and public transit vehicles only.

Every planning and road design document consistently assumed that the EVA connection between Martis Camp and Northstar would be emergency and public transit only.

After Martis Camp gained its development approvals from the County, it replaced the "Emergency Vehicle Access Only" sign with a "Private Road-Transponder Access Only" sign and handed out more than 1,600 active transponders to allow 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.

So, today, rather than taking SR 267 as was always intended, Martis Camp vehicles are short-cutting through Retreat and Big Springs neighborhoods. To access Northstar and Lake Tahoe, they are using steep and narrow streets that were designed for residential use only.

With development and more activity at Northstar, traffic has been increasing on its own. Property owners have addressed the situation, and spent thousands of dollars to construct intercept lots and increase our shuttle system. But, now Martis Camp residents, contractors and vendors have unauthorized use of the EVA gate and are bypassing the Northstar intercept lots and shuttle system.

Given that Martis Camp is presently less than 33% built-out, the amount of Martis Camp traffic will continue to grow significantly. If it continues, any progress our community has made in reducing traffic congestion within Northstar will be reversed.

Contractors and huge, loaded trucks are using our neighborhood streets. In addition to being a serious safety issue, those streets were not designed to handle large and heavy trucks. Retreat roadways were designed and approved to serve only the 18 homes within the Retreat, not the nearly 700 homes planned for Martis Camp.

If Martis Camp's use of the cut-through route continues, free-flow traffic on Northstar Drive will be severely undermined. SR 267, the roundabout and the Intercept lots were planned to handle large volumes of traffic, including that from Martis Camp. However, using a short-cut compromises that plan, which is the very foundation of the Northstar Traffic Management System. It will cause traffic congestion as far reaching as Truckee and Highway 80.

So now, I implore you, please vote YES for Abandonment of Retreat's roadway. Do not let Martis Camp's convenience destroy our progress and quality of life. Thank you.

Nancy P. Ives

I'm no longer president of NCSD, but am still on the NCSD Board of Directors, and my husband and I have been Northstar property owners for nearly 30 years and full time residents of Northstar for 22+ years. So now, I'm asking you to consider fairness and logic as well.

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So now, I implore you, please vote YES for Abandonment of Retreat's roadway. Do not let Martis Camp's convenience destroy our progress and quality of life. Thank you.

Nancy P. Ives

northstar property owners association

July 30, 2015

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

Dear Supervisor Duran,

As Board President of the Northstar Property Owners' Association (NPOA), I speak on behalf of our association's 1,480 property owners. Other Northstar HOAs bring the total number of property owners in the Northstar Community to over 2,500.

The entire Northstar Community is in near-unanimous support of The Request for Abandonment from The Retreat at Northstar Association, which is a member association of NPOA.

We applaud your decision at the December 9, 2014 meeting of the Placer County Board of Supervisors to direct your staff to prepare for final consideration and approval of the Retreat's request.

In addition to overwhelming support from our large community, there are several clear and compelling reasons for you to complete this important task with your final approval of The Retreat Association request:

1. It will affirm your own prior policy decision that the subject connection should be for EVA and public transit only.
2. It will enforce the development plans, EIRs and COAs that The County approved for The Retreat and for Martis Camp; as well as the taxation imposed on the 18 properties in The Retreat as the exclusive users of the roads within it.
3. It will uphold the many verbal and written assurances The County made to members and organizations in the Northstar Community prior to Martis Camp's "penetration" of the EVA gate that the subject connection would be for EVA and public transit purposes only (The word penetration is in quotes because it was the Martis Camp developer's own choice of verbs when asked if he had any interest in being given access privileges to another EVA gate within Northstar).
4. It will send a strong message to all real estate developers (not just DMB) that The County's rules and procedures will not be manipulated or circumvented.

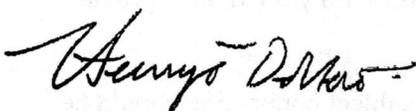
5. It will restore public trust that our government will enforce its own rules, procedures, assurances and decisions.
6. It will eliminate significant traffic and public safety issues that have arisen by the unintended and unstudied use of the subject connection as a through connection by over 600 properties, through a development that was designed and constructed as an 18 home site cul-de-sac.
7. It is simply the right thing to do, and therefore your responsibility to do so.

We acknowledge that Martis Camp property owners have raised numerous objections to this measure, including claims that they have negotiated in earnest for a reasonable compromise. NPOA will defer to The Retreat Association representatives to set straight the facts surrounding this matter.

And, we acknowledge that Martis Camp property owners may be upset that what they were told was a through connection when they purchased their property was, in fact, not. We also stipulate that it is convenient for them to cut through The Retreat and the Northstar neighborhoods on their way to and from Northstar Village or to Lake Tahoe. We are also sure that the hundreds of contractors who are using the connection to build and service over 600 homes consider the connection to be a convenience. But these desires and conveniences do not take away the clear facts and history that this connection should never have been opened to through traffic in the first place. If Martis Camp owners express frustration and anger, we hope they will direct some of it toward the real estate developer who "penetrated" an EVA gate through manipulation and influence, and then led them to believe it was an amenity for their resort.

We thank you in advance for your good governance and stewardship of our community, and look forward to your approval of The Retreat's Request for Abandonment.

Sincerely,



Henry DeNero
Board President, Northstar Property Owners Association

cc: Clerk of the Board of Supervisors

northstar property owners association

July 30, 2015

Robert Weygandt
Placer County Supervisor District 2
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Weygandt,

As Board President of the Northstar Property Owners' Association (NPOA), I speak on behalf of our association's 1,480 property owners. Other Northstar HOAs bring the total number of property owners in the Northstar Community to over 2,500.

The entire Northstar Community is in near-unanimous support of The Request for Abandonment from The Retreat at Northstar Association, which is a member association of NPOA.

We applaud your decision at the December 9, 2014 meeting of the Placer County Board of Supervisors to direct your staff to prepare for final consideration and approval of the Retreat's request.

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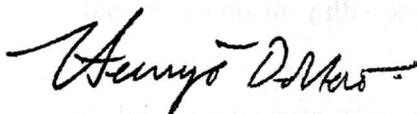
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We acknowledge that Martis Camp property owners have raised numerous objections to this measure, including claims that they have negotiated in earnest for a reasonable compromise. NPOA will defer to The Retreat Association representatives to set straight the facts surrounding this matter.

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We thank you in advance for your good governance and stewardship of our community, and look forward to your approval of The Retreat's Request for Abandonment.

Sincerely,



Henry DeNero
Board President, Northstar Property Owners Association

cc: Clerk of the Board of Supervisors

northstar property owners association

July 30, 2015

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

Dear Supervisor Holmes,

As Board President of the Northstar Property Owners' Association (NPOA), I speak on behalf of our association's 1,480 property owners. Other Northstar HOAs bring the total number of property owners in the Northstar Community to over 2,500.

The entire Northstar Community is in near-unanimous support of The Request for Abandonment from The Retreat at Northstar Association, which is a member association of NPOA.

We applaud your decision at the December 9, 2014 meeting of the Placer County Board of Supervisors to direct your staff to prepare for final consideration and approval of the Retreat's request.

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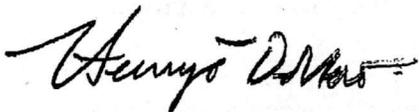
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We thank you in advance for your good governance and stewardship of our community, and look forward to your approval of The Retreat's Request for Abandonment.

Sincerely,



Henry DeNero
Board President, Northstar Property Owners Association

cc: Clerk of the Board of Supervisors

northstar property owners association

July 30, 2015

Kirk Uhler, Chair
Placer County Supervisor District 4
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor Uhler,

As Board President of the Northstar Property Owners' Association (NPOA), I speak on behalf of our association's 1,480 property owners. Other Northstar HOAs bring the total number of property owners in the Northstar Community to over 2,500.

The entire Northstar Community is in near-unanimous support of The Request for Abandonment from The Retreat at Northstar Association, which is a member association of NPOA.

We applaud your decision at the December 9, 2014 meeting of the Placer County Board of Supervisors to direct your staff to prepare for final consideration and approval of the Retreat's request.

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Sincerely,



Henry DeNero
Board President, Northstar Property Owners Association

cc: Clerk of the Board of Supervisors

northstar property owners association

July 30, 2015

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

Dear Supervisor Montgomery,

As Board President of the Northstar Property Owners' Association (NPOA), I speak on behalf of our association's 1,480 property owners. Other Northstar HOAs bring the total number of property owners in the Northstar Community to over 2,500.

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Sincerely,



Henry DeNero
Board President, Northstar Property Owners Association

cc: Clerk of the Board of Supervisors