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DEC 0 9 2013
PLANNING DEPT.

December 6, 2013

Planning Services Division

3091 County Center Drive

Auburn, Ca. 95603

Dear Commission;

Property owners in the Monte Verde Estates (MVE.) home division have invested in lots valued in excess of $350,000 (see attached) and homes in excess of $1,500,000 dollars. We've invested in this neighborhood because of the views, nature, and street design as well as the peace and quiet offered by the natural surroundings. Several of the proposals associated with the new high density development known as Belcara will have a huge negative impact on our neighborhood. Please consider:

1. It is VERY unfair to create a negative impact on the quality of life and property values of MVE for the gain of Belcara. This will impact BOTH the property owners in MVE AND the tax revenues of Placer County.
2. Creation of a second access as recommended by the Foresthill Forum. This access to Belcara via Portofino road and Ampezo road has a "stated potential" of over 350 more vehicles driving through the quiet neighborhood of MVE and should NOT be allowed. This issue will be exaggerated by excess noise because both of the roads go uphill. Construction trucks will also be using this road Monday – Saturday from 06:00 AM creating even more noise and pollution from large diesel trucks delivering construction materials, etc.
3. The well designed street structure of MVE offers slow traffic, safe streets and peace and quiet. The second access to Belcara changes this dynamic to a busy thoroughfare on Portofino and Ampezo roads. MVE phase 2 will have a higher traffic flow than Belcara!
4. MVE phase 1 and 2 have "single access points" to Foresthill road. Belcara does NOT need a second access. In addition, Foresthill traffic has more "visual recognition time" of Belcara residents using their main access than is presently offered to MVE residents at their access points. Therefore, there should be no "additional safety concern" for the Belcara Subdivision.
5. 12 houses in a high density configuration are proposed just beyond the western property line of MVE. The removal of trees and construction of these homes will negatively impact the "view shed" of the western area of MVE. Please note that at the same time, Belcara has protected the complete western view shed of their western side. Again, the "value" of MVE is sacrificed for the gain of Belcara.
6. Mitigation item XVI-4 requests access from Ampezo road to quote: "create adequate emergency access" to Belcara. This is due to quote: "existing access of [developer owned] 20 acre parcel to the west [APN 078-191-065] which has potential impact by the construction of the project." This access should be prohibited and Belcara should be required to either create a Cul-De-Sac at the end of "Road B" or re-design a more viable emergency road system within Belcara.

We are VERY concerned about the negative impact of the Belcara Subdivision on our quiet neighborhood. The concerns rest with our western view shed at MVE, the proposed high traffic flows through our neighborhood, the loss of property rights and values in a community where we've invested our hard earned money. Please take our points into consideration and do NOT allow our neighborhood to be devalued for the gain of Belcara.

Sincerely;

Don Wolfe, Lori Wolfe

Don & Lori Wolfe (home and property owners of phase 1 and phase 2 at MVE)

5070 Bella Vista Circle

Foresthill, Ca. 95631

530-823-7551

Monte Verde
ESTATES

* * * TAKING RESERVATIONS NOW * * *

PHASE II PRICING

Lot #	Acres	Price	Lot #	Acres	Price
*Lot 24 Available Now for Purchase in Phase I					
*24	1.62	209,000			
25 R	1.28	236,500	43	1.19	275,000
26 R	1.16	241,500	44 R	1.63	269,000
27	1.34	227,000	45	1.99	345,000
28	1.78	217,500	46 R	2.72	367,500
29	1.50	206,000	47 R	2.98	365,000
30 R	1.45	215,000	48 R	1.64	379,500
31	1.26	234,500	49 R	2.02	467,500
32 R	1.17	228,000	50 R	3.18	338,000
33	1.07	204,000	51	2.45	329,500
34	1.19	210,500	52 R	1.57	255,500
35 R	1.78	216,000	53 R	2.45	269,000
36 R	1.24	243,000	54	2.45	275,000
37	1.65	268,000	55	2.40	247,500
38 R	1.43	294,500	56	1.63	215,000
39	1.19	312,000	57	1.53	213,500
40	1.39	272,500	58 R	1.74	207,500
41 R	1.93	215,000	59	1.40	203,000
42 R	1.27	227,000	60 R	1.76	205,000
R=Reserved			61	1.43	228,500

Directions: Take I-80 East from Sacramento and exit the 3rd Auburn exit at Foresthill Road. Head East approximately 9.5 miles to Monte Verde Estates - 500 ft before Monte Verde Inn on left.

Pricing and availability of all lots subject to change without notice.
Sizes approximate only.

For reservations call Linda Friery at (916) 496-6300
or Suzanne Owen at (916) 257-1919.