

Dear Commissioners,

This letter is being submitted on behalf of the residents of the Moss Oaks community, Moss Ln., Granite Bay, which shares common boundary with the Los Lagos Boulders #5 development.

Contained herein is a brief history of the events and circumstances regarding the Tse property located within the Los Lagos Boulders 5 development, at 5748 Avindia Robles, Granite Bay CA 95746. APN#036-180-000 Lot 11, and borders Moss Lane.

The boulders community in which the saves reside was developed after many years of negotiation with the developer, bordering landowners, many state agencies, careful consideration of areas of archaeological importance, natural beauty, and potential impacts involving the federally threatened the Valley elderberry longhorn beetle as well as its host plant within the wetland preserve easement and surrounding area.

After years of negotiations and careful consideration of natural resources the boulders project was allowed to continue under the conditions of approval laid forth by the county which included permanent protective fencing surrounding wetland preserve areas as well as "permanent fencing" demarcating boundaries and setbacks between the Boulders and Moss Oaks communities, open space and they'll ingress egress access areas in order to preserve the natural beauty and wildlife within the area and to assure Moss Oaks land owners of minimal impact to the natural beauty alone Moss Lane.

Mr. and Mrs. Tse , are in violation of multiple easement and code restrictions as recorded in the Conditions of Approval , Conditional Use Permit-"Los Lagos Unit #5" (SUB-276/CUP-1496), and have destroyed and backfilled wetland preservation easements, installed illegal culverts, violated property setback boundaries, constructed 200+ foot solid wood fence along Moss Lane which is prohibited and beyond setback boundaries. It is also built within restricted open space areas. They have also illegally cut oak trees and cleared vegetation on Moss Oaks property to allow for construction crews and vehicles to access their property across a designated no ingress/egress area.

Multiple contacts with the homeowners and the Boulders property management personnel (HOA), have had no meaningful results.

The Placer County planning Department drafted a letter to Mr. Tse to in July of 2012, demanding he restore the wetland preservation easements to their prior state. Although Mr. Tse knowledge to receipt of the letter and agree to comply, he continued to move ahead in further destruction of the wetlands and unpermitted removal of trees, vegetation and construction within the aforementioned restricted areas.

At the request of the Moss Oaks property owners The Placer County planning commission drafted a second letter in March 2013, again requesting the Tse's to stop work within restricted areas and again to restore damage done to the wetland preserve areas, as well as areas along the Moss Lane boundary. After repeated defiance and multiple complaints filed by Moss Oaks residents with the Code Enforcement Department, a lawsuit was eventually filed by the Placer County District Attorneys Office and is now pending in Court.

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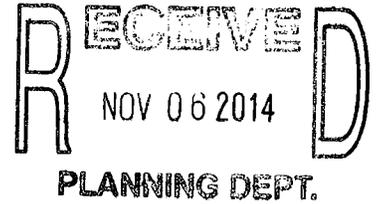
At some point the Tse's retained the services of Mr. Nick Alexander, a land-use consultant and apparently lead him to believe, according to his conversation with Mr. Marcus De Luca, (the Moss Oaks attorney), that the county had issued a permit for construction of the solid wood fencing. After contacting the county, it was learned that the site map submitted for a swimming pool construction did depict a dotted line apparently showing a proposed location for a fence, but that no such permit was issued. The site map was approved and permitted for swimming pool construction only.

The Tse's now with the services of Mr. Nick Alexander, are now requesting by way of this October's public hearing, that the county commissioners disregard the long-held negotiations, agreements, easements, restrictions and the final Lot Approval Conditions set forth by the county allowing the Boulders #5 community to be developed and to allow a variance on the setback and fence height as well as allowing other than a 6' flat top, open iron rail fence to be installed.

The Moss Oaks residents are vehemently opposed to any changes or compromises to the conditions spelled out in the original Lot approval conditions. To do so would violate the trust entered into between the Moss Oaks property owners, the developer and county and state agencies, allowing a precedent to be set that would allow and encourage other Boulder property owners bordering Moss Lane to follow suit and defy and/or seek to modify the original Lot approval conditions.

James and Alison Thomas  
5280 Old Moss Ln.  
Granite bay, CA 95746

February 25, 2013



Supervisor Kurt Uhler  
County of Placer  
175 Fulweiler Avenue  
Auburn, CA 95603

Re: Mr. and Mrs. Tse, property owners  
5748 Avendia Robles  
Granite Bay, CA 95746  
APN 036-180-000, Lot 11

Dear Supervisor Uhler,

As our county supervisor, this letter is being written on behalf of the residents of the Moss Oaks community, Moss Lane, Granite Bay. We are requesting your assistance in a very urgent matter which as of yet we have been unsuccessful in obtaining results through the normal Placer County channels.

Mr. Tse, a resident of an adjacent community, The Boulders (Los Lagos 5), is in violation of multiple easement and code restrictions, and is destroying , installing culverts and back-filling wetland preservation easements, removing split rail boundary fencing, clearing in prohibited areas, building prohibited solid fencing, violating property setbacks, building beyond his property boundaries, building within designated "open space areas", and clearing and cutting trees on Moss Oaks property.

Multiple contacts with the homeowners, Boulders property management personnel as well as the Placer County Planning Department have had no meaningful results. Placer County Planning Dept. drafted a letter to Mr. Tse in July of 2012, demanding he restore the wetland preservation easements to their prior state, however those requests have also been ignored and the county has failed to follow-up and enforce the demands stated in the letter. After multiple complaints from residents of Moss Lane since July 2012 there has been no action taken on the part of the county that has resulted in any meaningful results and has certainly not stopped the homeowner from continuing to violate, destroy and build outside his property lines.

Mr. Tse has recently cleared land and planted over forty, eight foot redwood trees in a designated "Open Space Area" that restricts any type of clearing or improvement. Mr. Tse is currently in the process of building a solid redwood fence over 150 feet long in violation of a restriction specifying "no solid fencing allowed". This fence is also being constructed within a designated "open space area" prohibiting improvements, as well as ingress and egress of any kind.

Please see attached documents, in particular items number two and three of the "Los Lagos 5 Building and Lot Requirements" under "Additional Comments", referencing wetland preservation easements, open space areas and code restrictions, as well as a copy of the July 12 letter to Mr. Tse from the County and related plot maps.

Complaint forms have also been submitted to the Building Dept., Planning Dept., Engineering & Surveying Dept. and Code Enforcement.

We would respectfully and urgently request that you contact Placer County officials on our behalf to take action and issue a stop work order or other remedy until these matters can be resolved.

Signed,

Moss Oaks residents:

Najam & Tayyiba Awan  
5500 Moss Lane

Andy & Denise French  
5720 Moss Lane

Dale & Penny Winchester  
5650 Moss Lane

Ivan & Lenore Holt  
5465 Moss Lane

Chantel Decavel  
5330 Moss Lane

Pat Sullivan  
5275 Moss Lane

Uli Bueff  
5330 Moss Lane

Wally Lang  
5277 Old Moss Lane

David & Julie Stringham  
5130 Moss Lane

James & Alison Thomas  
5280 Old Moss Lane

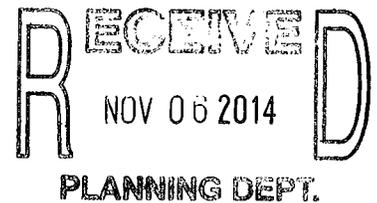
Lavan & Lannette Bates  
5421 Moss Lane

Kirk & Jennifer Hamberg  
5215 Moss Lane

CC: Mr. Roy Schaefer, Placer County Planning Dept.  
Mr. E.J. Ivaldi, Placer County Planning Dept.  
Mr. Edward Sullivan, Placer County Planning Dept.  
Mr. John Adair, Network Community Management  
Mr. Tony Zogopoulos, Network Community Management

Placer County Planning Commissioners  
3091 Placer County Center Drive  
Auburn, CA 95603  
File #: PSM-20130233

10/1/2013



To Whom it May Concern,

We are writing this letter in opposition to the modifications made by Mr. & Mrs. Tse. to Lot 11 in the "Boulders" subdivision which backs up to our Moss Oaks community accessed by Moss Lane in Granite Bay.

As a resident of the Moss Oaks community since 1998, it was quite alarming for my family and I to see the owners (Tse's) of a home that backs up to our rural community have such disrespect for the environment, the local habitat, and the neighborhood in general. We moved to Moss Oaks because of its open spaces, abundant wildlife, relaxed atmosphere, kind neighbors, and large lots. To have all this and still be close to schools and good restaurants was a dream come true for us.

In the handful of months the Tse's have lived here, they have had a negative impact on our way of life. They seem to be only interested in what they deem to be best for them. Upon moving in, they decided to build a pool in their back yard which is close to our road. Instead of using their access, they brought in trucks and heavy equipment, and parked on our narrow road forcing delays and possibly damaging the slurry coat.

I thought it was an odd place to build a pool because of a lack of privacy, but that did not deter the Tse's. Once the pool was complete, they constructed a solid wood fence the length of their property line and just feet from our road. The fence was not adequately set back from our road, nor was it of similar type construction to those surrounding it, and it was much higher than the rest of the fences that border our community. The fence is a terrible eye sore that we see daily, and does not allow for wildlife to freely navigate in their natural habitat.

We then learned the Tse's had bought the property knowing they had a "wetland" area that was not to be disturbed because of its value to the ecosystem. They knowing ruined that area by ripping it out with earthmoving equipment, and installed a large culvert in an effort to drain the water into our community and road area. They did this despite being told explicitly not to do so by the Placer County. I understand this issue is being addressed by the county (case # MCV0059119), but it further illustrates the Tse's complete disregard for the environment, habitat, and residents of our community.

If the fence is allowed to stay in its current state, or even with the current minimal setback from our road, it will create a precedence for any current or future neighbor

bordering our community to construct a fence similar to the ones the Ts's have constructed. This would be inconsistent with the vision of those responsible for developing both our communities, and would undermine the efforts of those responsible people at Placer County who understood the importance of the existing requirements.

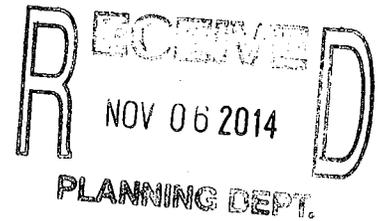
The CC&R's established in their community were put in place for a reason, and the Tse's purchased their home with those existing conditions firmly in place. As a result, they should be held to the requirements they agreed to when taking ownership of their home.

Their blatant disregard for those requirements should not go unpunished and they definitely should not be rewarded with a reduction in setback to the existing requirements. They should be forced to uphold the conditions they agreed to when buying their property. Not doing so encourages malicious behavior, is detrimental to the local habitat, and negatively impacts those residents who have lived here for decades before them.

Thank you for your help in resolving this matter.

The Hamburg Family- Kirt, Jennifer, Gabrielle, and Cassidy

November 6, 2014



Placer County Planning Commissioners  
Community Development Resource Center  
3091 County Center Drive  
Auburn, CA 95603

RE: Tse Major Subdivision Modification # PSM-20130233.

Dear Planning Commissioners,

Tse's is requesting the County to grant a variance of the fence setback requirements in order to allow them to move their fence back from the property line 10 feet instead of the currently required 25 feet. To put it simply, the Tse's want a bigger backyard while destroying the natural beauty of Moss Lane.

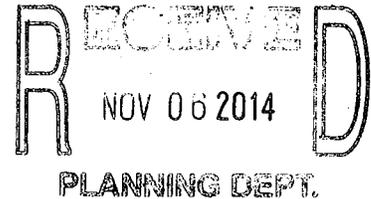
Any change in the Lot approval conditions threatens to set a dangerous precedent encouraging current and future residents of the bordering Boulders development along Moss Lane to disregard or request further changes to the Lot Approval Conditions and would threaten the natural beauty of Moss Lane which is so important to all of us as a community. Moss Lane is a special road in Placer County. It is a widely known for being a winding country road with majestic oaks with large canopies overhead, abundant granite outcropping, with natural vegetation sprawled along the road which has basically been unchanged for decades. The character of Moss Lane is a vital part of why the property owners like myself purchased property on this road. The importance of protecting rural features and preserving open space has become increasingly important to residents in Placer County. Even goals of the Granite Community Plan are to preserve the unique character of the Granite Bay area by the general rural environment. Properties shall be developed with minimum disturbance to the natural terrain and the natural environment shall be enhanced, retained or restored as much as possible.

To allow the Tse's request for approval for modification of the existing 25 feet setback to a 10 feet setback not only is it granting special privileges to one property owner but will destroy character of Moss Lane that has existed for decades. It will also set a precedent that will encourage other property owners to ignore the Lot Approval Conditions. The Tse's waited until the Placer County District Attorney's office gets involved before complying with the rules and regulation of the Placer County Building Department.

Keep Moss Lane beautiful and stop the conversion to someone's back alley. Please deny the Tse Modification.

Sincerely,  
Wallace Lang; 33 year resident.  
5277 Old Moss Lane  
Granite Bay, CA 95746

November 6, 2014



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Community Development Resource Center  
3091 County Center Drive  
Auburn, CA 95603

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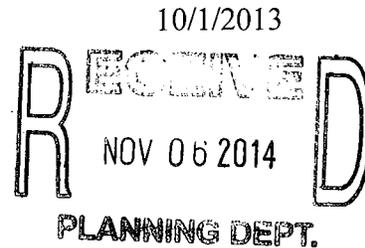
Sincerely,

Dale Winchester; 30+ year resident.

5650 Moss Lane

Granite Bay, CA 95746

Placer County Planning Commissioners  
3091 Placer County Center Drive  
Auburn, CA 95603  
File #: PSM-20130233



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