

From: scott chiang <scottchiangmd@gmail.com>
Sent: Monday, November 17, 2014 6:18 PM
To: Placer County Board of Supervisors
Cc: geoff@npoa.info
Subject: Approve the Retreat at Northstar Owners Association's Request for Abandonment

Dear Supervisor Jennifer 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 (4070 Coyote Fork) and am deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency and public transit vehicles only, as was supposed to be the case.

The current situation is harming Northstar. Not only the Retreat but all of Northstar is being affected. I understand over 1600 transponders have been handed out to Martis Camp property owners and contractors. The impact of this traffic has not been studied because it was not supposed to exist. The intersection of Big Springs and Northstar drives is already busy enough. Increased traffic will make a dangerous 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 is already horrible during ski season - it will only get worse. This will negatively impact the quality of Northstar and pose a safety hazard.

You, the supervisors, approved the Martis Valley Community Plan with this gate designated for EVA and public transit only. This resulted after public hearings and strong community comments favored this course. The Martis Camp was approved with a single entrance on Schaffer Mill Road from SR 267. As a supervisor, I hope you will not let real estate developers influence you and thereby undermine the public's confidence in the integrity of the governmental process.

Sincerely,

Scott Chiang
4070 Coyote Fork

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NOV 18 2014

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Sup D2 ___ Sup D5 ___ Aide D2 ✓ Aide D5 ✓
Sup D3 ___ Aide D3 ✓

From: Steve Lekki <swlekki@yahoo.com>
Sent: Monday, November 17, 2014 8:57 PM
To: Placer County Board of Supervisors
Subject: Letter to Supervisor Jennifer Montgomery

Dear Supervisor Jennifer 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,

Steve Lekki

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NOV 18 2014

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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 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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Sup D3 _____ Aide D3 ✓ _____

From: Marc Randolph [mailto:marc.randolph@gmail.com]

Sent: Monday, November 17, 2014 5:16 PM

To: Placer County Board of Supervisors

Subject: Retreat at Northstar EVA gate

To:

Jack Duran

Robert Weygandt

Jim Holmes

Kirk Uhler

Jennifer Montgomery

My name is Marc Randolph and I am a Placer county homeowner and have been for nearly a decade.

I just wanted to let you know how strongly I support the Retreat at Northstar's Request for Abandonment. I have been following this situation for several years with increasing incredulity that the county has allowed an Emergency Access serving a single culdesac community, to be turned into a major cut through for 600+ homesites. Not only is this grossly unfair to the homeowners living on that cul-de-sac, but it impacts every single homeowner in the Northstar community by increasing traffic.

I trust that you will keep the rights of homeowners in mind and return the Retreat at Northstar's neighborhood to them.

I will be awaiting your decision.

Thanks for you consideration.

Marc Randolph
820 Beaver Pond, Truckee

From: Janet Weiner [<mailto:janet@rockstarenergy.com>]
Sent: Monday, November 17, 2014 2:48 PM
To: Placer County Board of Supervisors
Cc: geoff@NPOA.info
Subject: NPOA ASSN "REQUEST FOR ABANDONMENT" ... RETURN OF GATE AND ROAD TO EVA ONLY STATUS

NOVEMBER 17, 2014
FROM JANET WEINER, 163 BASQUE, NORTHSTAR

DEAR BOARD OF SUPERVISORS, PLACER COUNTY
JACK DURAN, CHAIR
ROBERT WEYGANDT
JIM HOLMES
KIRK UHLER
JENNIFER MONTGOMERY
Cc: ANN HOLMAN, CLERK OF THE BOARD OF SUPERVISORS
GEOFF STEPHENS, NPOA GM

I AM WRITING TO REQUEST THAT YOU APPROVE THE RETREAT AT NORTHSTAR OWNERS ASSOCIATIONS' REQUEST FOR ABANDONMENT OF THE MARTIS CAMP OWNERS LANDGRAB OF THIS SAFETY ROAD. THIS PROJECT ROAD WAS APPROVED BY YOUR OFFICES DESIGNATED FOR EVA AND PUBLIC TRANSIT ONLY. NOT FOR CONTRACTORS OR RESIDENTS OF MARTIS CAMP TO USE AT WILL. 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 THE ORIGINAL INTENTION. AS THERE AS ONLY A SMALL AMOUNT OF RESIDENCES AT MARTIS CAMP IT IS HARD TO UNDERSTAND WHY THEY WOULD NEED AN ADDITIONAL ROAD AND WHY THEY WOULD NEED SUCH A VOLUME OF TRUCKS (1600 TRANSPONDERS??)

WE HAVE BEEN TOLD THAT OVER 1,600 TRANSPONDERS (ALLOWING EGRESS THRU THIS GATE) HAVE BEEN DISTRIBUTED TO CONSTRUCTION WORKERS, CONTRACTORS AND MARTIS RESIDENTS, SO THEY MAY UTILIZE THE GATE/ROAD AT WILL. OF NOTE IS THAT NO SUCH TRANSPONDERS HAVE BEEN ISSUED TO NON MARTIS CAMP ASSOCIATED PERSONNEL ACCORDING TO WHAT WE HAVE BEEN TOLD. WE HAVE BEEN TOLD THAT THE SIGN THAT FORMERLY RESTRICTED ACCESS HAS BEEN REMOVED AND A NEW SIGN PERMITTING ACCESS HAS BEEN ESTABLISHED WITHOUT ANY CONSENT OR APPROVALS.

THIS IS EVIDENTLY A LAND GRAB SITUATION AND SHOULD BE STOPPED AT ONCE.

THANK YOU FOR YOUR CONSIDERATION OF THIS ISSUE WHICH AFFECTS THE SAFETY OF THE NORTHSTAR COMPLEX.

SINCERELY,
JANET WEINER, 163 BASQUE
Cc; GEOFF STEPHENS, NPOA GM

629

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

From: Gary Hane [<mailto:ghane@securitysafeusa.com>]
Sent: Tuesday, November 18, 2014 9:23 AM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar Owners Association's request for Abandonment

Dear Ann Holman:

I am writing to request that you approve The Northstar Owners Associations 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.

We do not need additional through traffic in Northstar so please restrict the traffic flow and close the gate.

Gary Hane
Security Safe
1753 Addison Way
Hayward, CA 94544



<http://www.securitysafeusa.com>
ghane@securitysafeusa.com
P: 510-732-8710 x 105
F: 510-732-8716
D: 510-940-4405

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Sup D3 _____ Aide D3 ✓ ✓ LK

332 Sandpiper Drive
Davis, CA 95616
530.753.0151
November 17, 2014

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisor

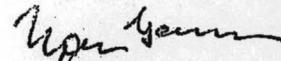
I am writing to request that you approve the Retreat at Northstar Owners Association's Request for Abandonment.

Although I am not a registered voter in Placer County, I am a Northstar property owner and pay property taxes to the County. My concern is based on the precedence this sets with the County – where it makes and renews a commitment numerous times over the span of years yet fails to follow through on its commitment of returning the Martis Camp Emergency Vehicle Access to just that—only an EVA.

As a property investor, this causes me to question future investments in a County where commitments are not honored and certain property owners are favored over others.

I appreciate your thoughtful consideration on this topic and your interest in fulfilling Placer County's already existing commitments.

Sincerely yours,


Ryan Baum

Cc: Geoff Stepehns, NPOA GM

037

Jack,

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 on 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

Brothy J. Lynn
3074 Silver Stike
Truckee, Ca at Northstar

The
LYNN
company

License No. 0449318
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Bakersfield, California 93303

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From: Gabrielle Middleton and Greg Snow [mailto:gabandgreg@gmail.com]

Sent: Tuesday, November 18, 2014 4:41 PM

To: Placer County Board of Supervisors

Cc: geoff@npoa.info

Subject: Fwd: Please Approve The Retreat at Northstar Owners Association's Request for Abandonment

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.
- 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.

Thank you,

Gabrielle Middleton

Owner: 3042 Silver Strike

244 Waterman Circle

Danville, CA 94526

From: P. VEERA. [mailto:pam9@sbcglobal.net]
Sent: Thursday, November 20, 2014 11:38 AM
To: Placer County Board of Supervisors
Subject: Northstar Owner Assoc's. "Request for Abandonment"

Sir,

A homeowner at Northstar, we sincerely Request that Your Honors Approve the above Request.

Sincerely,

Andrew VEERA.

Sent from my iPad

18 November 2014

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

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

Dear Ms. Montgomery,

I am writing to add my voice to ask the Placer County Board of Supervisors to approve the The Retreat at Northstar Owners Association's Request for Abandonment. I am a full time resident in the Big Springs development within Northstar, and I am registered to vote in Placer County.

My husband, Max, and I bought our property and built our dream house with the plan to move here upon retirement and after our daughters completed their high school education in the Bay Area. After 8 years of planning, we were finally able to realize our dream of moving to the mountains, and to take advantage of all of the benefits the area has to offer. We've not been disappointed.

We lived through the expansion of the Northstar Village, and have found that even though the expansion has had an impact on our daily lives (increased noise, increased guest visits, a more crowded mountain, better and a greater variety of restaurants and shops, etc.), it was probably a necessary investment in order to sustain the resort business model. We accepted this as a mutually beneficial, and with the full recognition that we chose to move into a resort area.

However, I am less empathetic to the need to have Martis Camp traffic using a road that was intended to be an emergency vehicle access road and access the Northstar area via this "cut-through".

- **Cost:** Northstar residents are fully responsible for the maintenance of our roads. Yes, there is a lot of public access on Northstar Drive, but the other roads are generally used by residents or guests within the Northstar community. Martis Camp residents and others, primarily contractors with heavier vehicles who use the EVA road to access Northstar do so on roads that were not intended to handle the increased traffic nor the heavier vehicles. This use increases our financial responsibility for road maintenance with no personal benefit for residents. Furthermore, the residents of The Retreat are solely responsible for the two roads in their neighborhood, and agreed to that for the 18 lots in that area. Certainly not for the amount of increased vehicle traffic that has been allowed to drive that stretch of road. Northstar Drive is the intended access point for all guest and commercial traffic.
- **Safety:** Increased traffic (which I understand can reach up to 2,000 vehicles per day during peak periods) poses a safety concern to residents and to

- **Safety:** Increased traffic (which I understand can reach up to 2,000 vehicles per day during peak periods) poses a safety concern to residents and to resident traffic. The intersection of Big Springs Drive and Mill Site Road does not have the best visibility, and even in less than peak periods poses a challenge for vehicles turning left onto Big Springs. The wait times to turn left is exacerbated during periods of higher peak traffic. Additionally, many people walk on the shoulder of the road, and I find this an attractive option. Increased traffic could prove dangerous to pedestrians. (While in the Bay Area, I lived in an area where a gate spanned the road dividing two cities. While there were certainly times that I would have found it easier to travel between cities along that road, I happily "went the long way around" in order to maintain the single road access to my community. As a result, our neighborhood remained quiet, less prone to crime, and safe for children and adults to walk.)
- **Original Intention:** I'm assuming we can all agree that the original intention of the road connecting Martis Camp and Northstar was for use as an emergency vehicle access road. Somewhere it got changed, and how that happened is the big mystery. Continuing to allow residential and commercial vehicle access along the road is wrong; and it ignores the findings of the many public hearings and strong community comments heard during the development of the project. It also places the financial burden of maintaining that road on the limited residents along that road, and of the increased traffic through Big Springs streets on the Northstar Community at large.

I am not opposed to changing things when there is good reason to do so. But I firmly believe that the change to make the EVA road another access point from Martis Camp at the expense of Northstar residents to be wrong and completely one-sided. Of course Martis Camp residents would find benefit, as would their guests and contractors. But Northstar residents receive absolutely no value, and in fact are charged unfairly for that usage, both financially and through a negative impact on their daily lives.

I respectfully ask that you approve The Retreat at Northstar Owners Association's Abandonment.

Nancy & Max Gisko
1747 Grouse Ridge Road
Truckee, CA 96161
ngisko@mac.com

cc: Ann Holman, Clerk of the Board of Supervisors, Placer County
Geoff Stephens, NPOA General Manager

From: Jim McKibben [mailto:jameshmckibben@gmail.com]
Sent: Wednesday, November 19, 2014 5:17 PM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar EVA gate

To each Supervisor: Please approve the Request for Abandonment sought by The Retreat At Northstar. Martis Camp's inappropriate non-EVA use of the gate has greatly harmed both the Retreat and Northstar as a whole. I am sure others have spelled out the damage being done by the current situation. I will not trouble you to read the details over again. It should be enough that your Board approved the Martis Valley Community Plan with the subject gate designated for EVA and public transit only. As Northstar property owners and taxpayers, my wife and I would greatly appreciate your endorsement of the original plan and your approval of the Request for Abandonment. Thank you, James McKibben, 3149 Aspen Grove, Northstar.

From: Roy Elliott [<mailto:elliottconsulting@comcast.net>]
Sent: Wednesday, November 19, 2014 4:07 PM
To: Placer County Board of Supervisors
Cc: geoff@NPOA.info
Subject: Request for Abandonment at Northstar

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.

Northstar has made great progress with traffic problems with the addition of the intercept lots and other measures our resort operator has implemented. The impact of the traffic from the 1600 transponders from Martis Camp is going to reverse this process.

You the supervisors approved the Martis Valley Community Plan with the gate designated for EVA and public transit only. Please do not reverse this decision.

Sincerely,

Roy Elliott
elliottconsulting@comcast.net
925-283-6261
529 Wolfree, Northstar

From: Larry Stewart [mailto:larrystew123@icloud.com]
Sent: Wednesday, November 19, 2014 3:04 PM
To: Placer County Board of Supervisors
Subject: Ann Holman, Clerk

Ann Holman

This writing is in regards to the Retreat Road at Northstar and Martis Camp. My request is that you approve the Retreat Owners' Association "Request for Abandonment".

I am a full time property owner at Northstar and I am deeply concerned about the impact on our community as traffic continues to increase between Northstar and Martis Camp via the EVA access road. This road was originally designed and approved for emergency vehicles and limited public transportation (buses) ONLY.

The current access on this road is being grossly misused by Martis Camp residents, construction workers and others. This WRONG needs correction.

1. The county supervisors approved the Martis Valley Community Plan with this road designated for EVA and public transit (buses) only.
2. The Retreat Association and the Northstar Property Owners Association (NOPA) were given assurances by the County that restriction would be enforced.
3. Martis Camp's development plan was approved by the County with a EVA secured gate between Martis Camp and Northstar.
4. The Retreat property owners were assured that all 18 lots on this road would be sold as cul-de-sac lots securing their privacy and peacefulness.
5. The Retreat property owners own 100% of the cost for road maintenance.

The current situation negatively affects not only the Retreat property owners but all of Northstar. My residence is off of Big Springs Drive and I have noticed a tremendous increase in traffic going to and coming from Martis Camp.

Initially, the EVA secured gate on this road had a sign that read: "Emergency Vehicle Access Only". Without knowledge of the Retreat property owners or NPOA's approval, Martis Camp replaced this sign with one that reads: "Private Road - Transponder Access Only". As a result, hundreds of private vehicles, construction trucks and other commercial vehicles, via transponders, use this road hourly to gain access through Northstar to Hwy 267.

In summary, by providing Martis Camp the ability to use the Retreat Road is a clear case of political injustice.

Please make the decision to correct this situation by voting to allow the Retreat owners privatize their road and thus put an end this Martis Camp thorough fare.

Thank you for your review.
Larry Stewart, 1085 Martis Landing, Northstar

From: Placer County Board of Supervisors
Sent: Thursday, November 20, 2014 11:46 AM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Ann Buscho RE: The Retreat and Northstar Property Owners Association's Request for Abandonment

The email below came into the BOS Office.

Sharlet

From: Ann Buscho, Ph.D. [<mailto:abuschophd@gmail.com>]
Sent: Wednesday, November 19, 2014 10:27 AM
To: Placer County Board of Supervisors; Geoff@npoa.info
Subject: For Jennifer Montgomery, cc to Ann Holmes

Dear Supervisor Montgomery,

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

I am a property owner at Northstar. I 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:

- All of Northstar is being affected
 - • Over 1600 transponders have been given to Martis Camp property owners and contractors
 - • The impact of this traffic has not be studied **because it wasn't supposed to exist.**
 - • Traffic increases, safety hazards, and previous commitments are at stake here.

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

- • **YOU 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 sentiments.**
- • We were told and assured by the County that the gate would be restricted as such.
- • Martis Camp's plan was approved by the County with a **single entrance on Schaffer Mill Rd.**
- 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,

Dr. Ann Buscho

272 Basque Dr.

Northstar

Ann Buscho, Ph.D.

<http://www.DrAnnBuscho.com/index.htm>

(415) 456-0952

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From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 8:26 AM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: FW: Letter regarding EVA road from Martis Camp through Retreat
Attachments: BOS Secretary, Ltr. Re EVA from Retreat.docx

The email below came into the BOS Email.

sp

From: jrcdsc@aol.com [mailto:jrcdsc@aol.com]
Sent: Saturday, November 22, 2014 3:24 PM
To: Placer County Board of Supervisors
Subject: Letter regarding EVA road from Martis Camp through Retreat

Dear Ms. Holman,

We have sent hard copies of the attached letter to all the Placer County Board of Supervisors

Thank you,
Diane Coleman

MR. AND MRS. ROBERT COLEMAN
148 DRACENA AVENUE
PIEDMONT, CALIFORNIA 94611

November 21, 2014

Ms. Ann Holman
Clerk of the Board of Supervisors
Placer County
175 Fulweiler Avenue
Auburn, CA. 95603

Dear Ms Holman,

We have sent letters with the following text to the Supervisors of Placer County:

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

We are the property owners at 1702 Grouse Ridge Road, which is located immediately above the egress point from the Retreat onto Big Springs Drive. As a consequence of our location, we are impacted by the noise and traffic coming out of the Retreat. When we purchased our lot we were attracted, in part, by the peace and tranquility of the location. A part of the appeal was escaping the noise and traffic of the Bay Area.

When the Retreat was developed we were assured by everyone connected to Northstar that traffic out of the Retreat would be strictly limited to the 18 owners within the Retreat and to Emergency Vehicles and occasional public transit. Imagine our surprise when we discovered that over 1600 transponders have been handed out to Martis Camp's property owners and contractors. Now we endure headlights beaming into our bedroom in all hours of the dark and the noise of traffic stopping and accelerating from the stop sign at Mill Site Road and Big Springs Drive. We, for our part, are not so much as allowed to walk our dog through the gate onto the road on Martis Camp property without fear of being ejected by Martis Camp security, real friendly folks. (You should meet them sometime while out for a stroll.) An acquaintance of ours who lives in Martis Camp said, "We want to drive through Northstar so we can avoid the heavy traffic on Highway 267." What she, and the other owners, in Martis Camp fail to recognize is the basic unfairness of people who live in a gated community feeling it is their right to drive through someone else's residential neighborhood for their own convenience while they, themselves, are protected from unwarranted traffic and noise. This situation is not what we were promised. It is harmful to Northstar and it is **WRONG.**

The current situation is harming Northstar:

6045

- All of Northstar is affected by the increased and seemingly ceaseless traffic coming out of Martis Camp through the Retreat. Currently there is only one house in the Retreat and NO construction, but there is very heavy traffic. Therefore this can only be emanating from Martis Camp.
- The impact of this traffic and traffic related noise hasn't been assessed because it wasn't supposed to exist.
- The intersection of Big Springs and Northstar Drive is already heavily trafficked and dangerous. As you know Martis Camp is far from its build-out completion, with the result that the traffic and noise situation can only become worse. Martis Camp intends to double the number of properties using this intersection.
- The fact that the gate into Martis Camp will be opened to Northstar evacuees in a timely fashion during and emergency is as fanciful, we believe, as the assurances previously received about the "restricted access" out of Martis Camp.
- The current traffic out of the Retreat has a negative impact on the quality of Northstar, decreases our property values and poses a safety hazard.

The current situation is wrong and should be corrected:

- You, as 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 (a two-way through connection).
- The Retreat Association and NPOA were given assurances by County Staff that the gate would be restricted as such.
- The County approved Martis Camp's development plan with a single entrance on Schaffer Mill Road from SR 267 (with 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.

The time to act is now. Either open the gate to continual and free 2-way traffic, or eliminate the transponders and make access through the gate what you seemingly intended from the outset. We ask for what is fair and ask you to be fair as well.

Yours sincerely,

J. Robert Coleman, Jr.

1702 Grouse Ridge Road

Diane Sanders Coleman

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 12:20 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS| Email from Heather DiPentima Re: Approve the Retreat at Northstar Associations

The email below was received by the BOS office

sp

From: Heather DiPentima [<mailto:hdipentima@yahoo.com>]
Sent: Monday, November 24, 2014 10:21 AM
To: Placer County Board of Supervisors
Cc: geoff@NPOA.info
Subject: Approve the Retreat at Northstar Associations

Dear Jennifer Montgomery -

I am writing to request that you approve the Retreat at Northstar Owners Associations 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:

- 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 the intersection and the section of Big Springs Drive from the intersection to Martis Landing
- Traffic along Northstar Drive will increase 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 the gate designated for EVA and public transit only
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted
- The supervisors should not let real estate developers influence its staff and undermine the publics confidence in the integrity of its governmental process.

Please approve the retreat at Northstar Owners association request for Abandonment.

Thank you -
Heather DiPentima, property owner at Northstar

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 3:18 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Alan & Patricia Hunstock RE: Retreat at Northstar
Attachments: Mr. Duran.pdf; ATT00001.htm; Mr. Holmes.pdf; ATT00002.htm; Mr. Weygandt.pdf; ATT00003.htm; Mr. Uhler.pdf; ATT00004.htm; Ms. Montgomery.pdf; ATT00005.htm

Please see email and attachments that were received by the BOS office.

sp

From: Tricia Hunstock [<mailto:tricstock@gmail.com>]
Sent: Monday, November 24, 2014 2:26 PM
To: Placer County Board of Supervisors
Cc: geoff@npoa.info
Subject: Placer County Supervisors

Dear Ms Holmes,

Please distribute these individual emails.

Thanks,

Alan & Patricia Hunstock

Dear Supervisor Jennifer Montgomery,

November 20, 2014

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

I am a property owner at **830 Beaver Pond, 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.

On a personal note, we love Northstar and want to continue that feeling into the future. Please consider this request.

Thanks,

Alan & Tricia Hunstock

649

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 12:23 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: FW: The Northstar Retreat request for abandonment

The email below was received by the BOS office

sp

From: Junie Kikuchi [<mailto:juniekikuchi@gmail.com>]
Sent: Monday, November 24, 2014 10:55 AM
To: Placer County Board of Supervisors
Subject: The Northstar Retreat request for abandonment

Supervisor Jennifer Montgomery,

I am writing to request that you approve The Retreat at Northstar Owners Associations' request for abandonment.

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

We understand the pressure from Martis Camp given their desire for accessibility but, seriously, is it that inconvenient to take Hwy 267 to enter Northstar? I doubt that Martis Camp property owners would enjoy traffic through their quiet neighborhoods.

I appreciate your consideration and time.

Sincerely,

Junie Kikuchi

Cc: Ann Holman, Clerk of the Board of Supervisors

KIKUCHIDESIGN • Creative Resource • junie@kikuchidesign.com

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 3:16 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from David Lang RE: Retreat at Northstar

Please see email below received by the BOS office.

sp

From: VetteMan94523@aol.com [mailto:VetteMan94523@aol.com]
Sent: Monday, November 24, 2014 1:47 PM
To: Placer County Board of Supervisors
Cc: Geoff@npoa.info
Subject: Retreat at Northstar

Dear Supervisor Jennifer Montgomery,

I've been a Northstar homeowner for 25 years, so naturally I've seen a lot of changes to the Northstar resort. The amount of traffic and congestion have definitely increased in that time, but the benefits of those changes are the increased amenities and opportunities for activities within the Northstar village and the rest of the resort.

If you allow the Martis Camp residents access to Northstar via the Retreat Emergency Vehicle Access (EVA) gate, we will see more traffic and congestion within Northstar, without any perceived benefit to the resort.

In addition, the maintenance of the road within the Retreat is funded entirely by the 18 Retreat homeowners. It would be inequitable to expect those homeowners to fund the costs of maintenance when the majority of the use would be from residents of Martis Camp.

So I ask you to approve the Retreat Association's Request for Abandonment. The right time to do this now, while the majority of the Martis Camp sites are yet to built.

David A. Lang
6038 Mill Camp
Northstar
530-562-0222

From: Placer County Board of Supervisors
Sent: Wednesday, November 19, 2014 5:15 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Gabrielle Middleton and Greg Snow Re: Please Approve The Retreat at Northstar Owners Association's Request for Abandonment

Please see the email below that came into the BOS office.

sp

From: Gabrielle Middleton and Greg Snow [<mailto:gabandgreg@gmail.com>]
Sent: Tuesday, November 18, 2014 4:41 PM
To: Placer County Board of Supervisors
Cc: geoff@npoa.info
Subject: Fwd: Please Approve The Retreat at Northstar Owners Association's Request for Abandonment

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.
- 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.

Thank you,

Gabrielle Middleton

Owner: 3042 Silver Strike

244 Waterman Circle

Danville, CA 94526

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 3:15 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Jacqueline Marcus RE: NO TO MARTIS CAMP EVA GATE ACCESS THROUGH NORTHSTAR

Please see the email below received by the BOS Office

From: MarcusZmarcus@aol.com [mailto:MarcusZmarcus@aol.com]
Sent: Monday, November 24, 2014 12:47 PM
To: Placer County Board of Supervisors
Cc: retreatabandonmentteam@yahoo.com
Subject: NO TO MARTIS CAMP EVA GATE ACCESS THROUGH NORTHSTAR

Please forward this letter to all supervisors. Thank you for your assistance. Jacqueline Marcus

Messrs. Jack Duran, Robert Weygandt, Jim Holmes
Kirk Uhler and Ms Jennifer Montgomery
Board of Supervisors
175 Fulweller Avenue
Auburn, CA 95603

Re: NO TO MARTIS CAMP SHORTCUT THROUGH NORTHSTAR

Dear Board Member:

PLEASE VOTE AGAINST MARTIS CAMP HOMEOWNER ACCESS TO NORTHSTAR THROUGH EMERGENCY VEHICLE GATE – IT WAS INTENDED FOR EMERGENCY ONLY – NOT CONVENIENCE!

As an owner in Northstar, I can attest to the already major traffic flowing through our streets, AND WE CAN'T ALLOW A COMPLETELY SEPARATE SUBDIVISION ACCESS TO THOSE STREETS CAUSING AN EVEN BIGGER TRAFFIC PROBLEM.

We have worked so hard to help alleviate the problem by building parking lots off site of the slopes, and busing guests in. Allowing another subdivision complete access through an Emergency Vehicle gate would completely obliterate these steps. DO NOT ALLOW IT. THE GATE WAS NEVER INTENDED FOR THIS PURPOSE.

Martis Camp does not pay to maintain our roads, nor does it pay for any subsequent changes to alleviate traffic, please do not allow them this access just to save a couple of minutes for the Martis Camp homeowners.

Sincerely,

Jacqueline Marcus
Northstar Property Owner

From: Placer County Board of Supervisors
Sent: Tuesday, November 25, 2014 7:57 AM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Palmira and Fred Martin RE: Retreat at Northstar Roadway Abandonment

Please see email below received by the BOS office.

sp

From: fredwmartin@comcast.net [mailto:fredwmartin@comcast.net]
Sent: Monday, November 24, 2014 3:48 PM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar Roadway Abandonment

Dear Supervisor 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

We have been property owners since 1977. The reasons for doing so were to primarily enjoy the serenity and landscape that Northstar offered. Access to skiing and the other recreational activities was a bonus.

To have that now impacted by the broken agreements generated by the Martis Camp residents does not bode well with us and strongly object to gates being constructed that would allow access to Northstar roads—even with the use of transponders. We clearly see this as a breach of trust that would negatively impact traffic conditions and the serenity of life at Northstar.

Sincerely,

Palmira and Fred Martin
1627 Deerpath

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 12:19 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: FW: Retreat at Northstar Roadway Abandonment

The email below was received by the BOS Office.

sp

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

From: Doug Siemon [<mailto:dsiemon@ipmkt.net>]
Sent: Monday, November 24, 2014 9:52 AM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar Roadway Abandonment

Dear Supervisor Jack Duran,

I've been a part time resident of Northstar since 1981 and enjoy living here.

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

The unauthorized removal and replacement of the gate was not studied, or planned for and most importantly it isn't necessary. If the status quo is maintained it makes a mockery of Placer County Planning and the unauthorized distribution of 1600 transponders is a slap in the face.

Doug Siemon

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 3:13 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Mike Silverberg Re: Retreat at Northstar
Attachments: 11-24-2014 MIKESIL to MONTGOMERY.pdf

Please see the attached letter received by the BOS office.

sp

From: Mike Silverberg [<mailto:mikesil@microsoft.com>]
Sent: Monday, November 24, 2014 12:47 PM
To: Placer County Board of Supervisors
Cc: Geoff@npoa.info; Tom (tom.silverberg@comcast.net); Silverberg, Rob; Donna Silverberg
Subject: Letter to Supervisor Jennifer Montgomery

Please read my letter and acknowledge.

Sincerely
Mike Silverberg

November 24, 2014

Dear Supervisor Montgomery,

I am writing to **insist** 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. **Stop the shenanigans!**

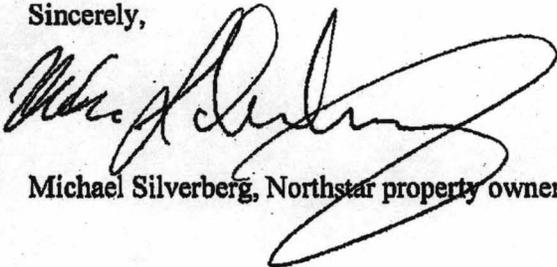
The current situation is harming Northstar:

- 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).

Sincerely,



Michael Silverberg, Northstar property owner

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 12:15 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Norm Singer Re: Request to Approve The Retreat at Northstar Owners Association's Request for Abandonmnet

The BOS office received the following email:

sp

From: Norm Singer [<mailto:nsinger@isncorp.com>]
Sent: Monday, November 24, 2014 9:38 AM
To: Placer County Board of Supervisors
Cc: Geoff@npoa.info
Subject: Request to Approve The Retreat at Northstar Owners Association's Request for Abandonmnet

TO: Placer County Supervisors

This constitutes my request that you approve The Retreat at Northstar Owners Association's Request for Abandonment. I am a property owner at Northstar and are concerned about one development unilaterally changing a road's designation to suit its own purposes. In this, a road designated for emergency vehicles and public transit was altered by a sign designating the road for general use. To compound the change, they then made the gate subject to a transponder which is only provided to Martis Camp interested parties, thereby making it their private road. This road was originally approved with a gate for EVA and public transit only. At no time was this designation changed formally changed or even requested to be changed formally. Thus, the Martis Camp persons have taken it upon themselves to change the prior approved designation for their own motives. The request for approval should be granted. Norm Singer

Norman H. Singer, Esq.
Singer & Associates, P.C
10411 Motor City Drive
Suite 725
Bethesda, MD 20817
(301)222-0720
Fax (301)469-0403
Virginia Office:
810 Bulls Neck Road
McLean, VA 22102
(703)625-4096
Fax (703) 842-8992

This email is intended only for the use of the individual or entity to whom it is addressed. This message may contain information which is privileged, confidential or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure, dissemination, copying or distribution, or the taking of any action in reliance on the contents of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at (301) 222-0720 and please delete this message on your computer.

Retreat
@ Northstar

From: Placer County Board of Supervisors
Sent: Monday, November 24, 2014 12:24 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Elizabeth Schmitz RE: Retreat at Northstar

The email below was received by the BOS office

sp

From: Elizabeth Schmitz [mailto:elizabethkschmitz@gmail.com]
Sent: Monday, November 24, 2014 11:27 AM
To: Placer County Board of Supervisors
Cc: Geoff@npoa.info
Subject: Attention Jennifer Montgomery

Dear Supervisor 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 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 originally supposed to be the case.

The current situation is harming our Northstar community!!! We see several issues with the way this situation is being handled, including:

- In addition to the Retreat, ALL of Northstar is being affected as traffic along Northstar Drive will increase AND the intersection of Big Springs and Northstar drives is already a dangerous one and increased traffic will make this bad situation even worse -- the impact of this traffic has not even been studied because it was not supposed to exist!
- All of the great progress we have made regarding traffic problems, such as with the addition of the intercept lots and others measures implemented by our resort operator, is now at risk of being reversed because of this situation.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.

If not corrected, the bottom line is that this situation is that the quality of Northstar will be negatively impacted and a significant, and unnecessary, safety hazard will be allowed to emerge.

In addition to this unnecessary negative negative impact on Northstar quality and safety, the current situation is WRONG and should be CORRECTED because:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only, which 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 and EVA gate between it and Northstar).
- The Retreat's property owners were ALL informed 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!!!

We respectfully ask that you and the other Supervisors NOT let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes!

Thank you in advance for your attention to this important matter that can so obviously impact both the quality AND safety of Northstar!

Sincerely,

Harold and Elizabeth Schmitz

From: Placer County Board of Supervisors
Sent: Tuesday, November 25, 2014 8:01 AM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne
Subject: BOS | Email from Nathan and Casie Walker RE: EVA gate between Northstar and Martis Camp

Please see email below received by the BOS office.

sp

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

From: CASIE WALKER [<mailto:casiewalker@yahoo.com>]
Sent: Monday, November 24, 2014 9:16 PM
To: Placer County Board of Supervisors
Cc: Geoff@NPOA.info
Subject: EVA gate between Northstar and Martis Camp

I request that a copy of this letter also be given to Ann Holman, Clerk of the Board of Supervisors

Dear Supervisor Jennifer Montgomery,

As the parents of 3 small children, we try to teach our children to be honorable, honest, trustworthy, fair, and fulfill their promises. These seem to us very basic principles. What has happened with the gate between Northstar and Martis Camp seems to be very dishonest, unfair, and clearly not what was promised.

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 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 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 life in 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).

6133 Feather Ridge
Truckee
CA96161

BOARD OF SUPERVISORS
3 BOS Rec' COB CoCo
TSI CEO Other

NOV 25 2014

Supervisor Jack Duran
175 Fulweiler Ave
Auburn
CA95603

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

Dear Mr. Duran,

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. The road system was not designed for this level of traffic; it is a recreational and residential area, it should not be used as a cut through for other developments. I take the safety of my family on these roads (that do not have sidewalks) very seriously and am strongly opposed to the unauthorized usage of these roads.

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.

603

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.

Yours Sincerely,



Gerald Coward

MORRIS DAVIDOWITZ
5001 GOLD BEND DRIVE
TRUCKEE, CALIFORNIA 96161

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

NOV 25 2014

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

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

November 19, 2014

RE: Agenda Item for meeting of December 9, 2014

Supervisor Duran,

I strongly urge you to approve the "Request for Abandonment" submitted by The Retreat at Northstar Owners Association.

It is my understanding that to date over 1,600 transponders have been issued by Martis Camp allowing access into my community thru what was never intended to be a general traffic connection thru my street and neighborhood.

The planning history and environmental documentation for both the Retreat and Martis Camp could not be clearer. No general traffic connection to Northstar for the Martis Camp development was ever agreed upon or approved.

As a long time resident of the Northstar community I cannot fathom how the County has allowed a designated EVA only gate to be turned into a transponder controlled second entrance for the benefit of the Martis Camp developer.

Thank you for your consideration.



Dr. Morris Davidowitz

Cc: Ann Holman
Geoff Stephens

6005

ARLO J. SPIESS
27251 FAIRWAY ESTATES
EL MACERO, CA 95618
530/756-5395
spiessaj@sbcglobal.net

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

NOV 25 2014

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

November 24, 2014

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

Supervisor Duran:

I am writing in support of the Request for Abandonment by The Retreat at Northstar's Homeowners Association and request your approval.

I own a home in Northstar and am concerned about the significant impacts caused by the inappropriate traffic from the Martis Camp Development. Issues of street safety within our community and the design standards of these streets being exceeded will result in a reduction in our homes' value.

In addition, the removal and relocation of the emergency vehicle access and the public transit gate was done without notice or CEQA study and approval. The actions of Martis Camp is not consistent with your approvals of the Martis Valley Community Plan, the development agreement and conditions of approval for The Retreat at Northstar nor the conditions of approval of the Martis Camp development.

Please support this Request for Abandonment by the Retreat at Northstar's Homeowners Association and make our entire community safer, financially viable and consistent with the original conditions of approval for The Retreat and the Martis Valley Community Plan.

Thank you.

Sincerely,


Arlo J. Spiess

cc: Ms. Ann Holman
Mr. Geoff Stephens

6666

Geoff Hughes
4836 Blaydon Road
Rocklin, CA 95765

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

NOV 25 2014

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

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

November 22, 2014

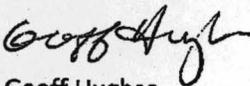
Dear Supervisor Duran,

I am a resident of Rocklin and purchased a condo on the edge of the Northstar property two years ago, directly next to The Retreat section of Northstar. I thoroughly enjoy the beauty and serenity of Northstar and Placer County and spend most weekends up at my condo. However, there is one aspect of living there that has troubled me and that is the vehicular traffic from Martis Camp that uses access from a private gate to travel on Mill Site Road and Big Springs Road through the Northstar property near my condo. When I was at Northstar looking for a property to buy I saw the gate, and based on its placement on a small road assumed that it was open to emergency vehicles only. However, I soon found that this wasn't the case as I can see and hear the traffic very well from my condo.

That's a nuisance and diminishes the enjoyment I get from being up there, but even more importantly I am worried about the traffic's impact on safety in the area. I and others often use those roads for bicycling, walking to the village, or crossing them while using Northstar's extensive hiking trails. The amount of traffic coming through the gate, as well as the speed those cars are travelling (it appears they are using the road as a shortcut to either Northstar's Village or Highway 267) make what appear to be serene access roads for Northstar residents somewhat dangerous. Based on my experience, it is only a matter of time before an accident is created by this traffic, which is sure to increase significantly if Martis Camp continues their build out and all residents and contractors are given transponders. I have been on the primary access roads to Martis Camp that intersect with Highway 267 on Martis Camp's eastern side and those are larger and much better equipped to support the level of traffic that Martis Camp is generating, and it sure looks like they were originally built to be the sole access for the property.

I am asking you to please approve The Retreat at Northstar's Request for Abandonment to restore the access gate to its original purpose, which was for limited traffic for emergency or public vehicles. This would both make the quiet portions of Northstar Resort remain quiet, and more importantly be safer for both property owners and visitors.

Sincerely,



Geoff Hughes

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

0607

18403 Wilton Place
Torrance, CA 90504
November 21, 2014

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

NOV 25 2014

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

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

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

Dear Supervisor Duran,

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

I am a condominium homeowner at Northstar, and I am very 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 condo is immediately adjacent to that part of Northstar called The Retreat and immediately down slope of Mill Site Road and Big Springs Drive. I have owned my condo for over twenty years. Increased traffic on Mill Site Road is as objectionable to me as it is to the homeowners of The Retreat. My husband (who died recently) and I purchased our condo because of its location. We had had another in another part of Northstar but desired this one as the location was very quiet and looked out on wilderness. For many years the only road behind it and uphill was an old logging road on which we loved to begin our hikes.

Once The Retreat became a reality we recognized that we would have a little less privacy, but we were aware of the berm that blocked the old road from being traveled by auto; and when Mill Site Road was constructed in the same general area, we were encouraged by the fact that there were only eighteen homesites, and there was a gate preventing the road from becoming a thruway. Imagine our chagrin when we saw autos coming from Martis Camp on the road! We had been assured that Mill Site Road was a private road, that the gate was only for emergencies and public transit, that Placer County supervisors had approved that limited use, and that it was in the Martis Valley Community Plan. We had expected that stipulation to be honored.

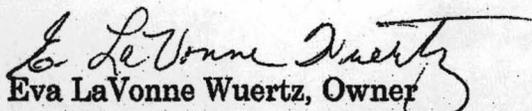
6608

Aside from my personal objections to having Mill Site Road be a thruway, there are other reasons The Retreat Association's request for abandonment should be approved. This is a private road, maintained and paid for by the homeowners of The Retreat. I do not believe the County has any right to give access from outside Northstar except as originally agreed upon. I wonder, do Northstar homeowners have equal access to Martis Camp roads? Is there not a gate on Shaffer Mill Road restricting access to Martis Camp?

I understand that only about thirty percent of Martis Camp's 662 lots have been built on. That means an eventual much larger number of vehicles (autos and construction) than now will be exiting Martis Camp onto a road designed to accommodate many fewer vehicles and dumping onto Big Springs Drive overloading and congesting that road as well. This has the potential of being a hazardous condition, particularly where Mill Site meets Big Springs Drive and at the intersection of Big Springs Drive and Northstar Drive. Northstar Drive really does not need more traffic!

Once again, I urge you to support the Request for Abandonment submitted by The Retreat at Northstar Owners' Association.

Sincerely yours,


Eva LaVonne Wuertz, Owner
Northstar Indian Hills Unit 6011

Mr. & Mrs. P. Schumacher
321 Via Colusa
Redondo Beach CA 90277

11/20/14

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.

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TSI CEO Other

The current situation is harming Northstar:

NOV 25 2014

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.

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

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.

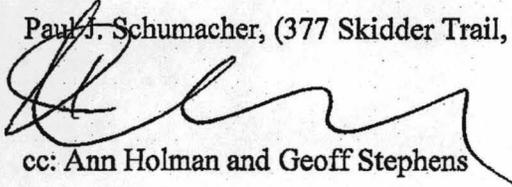
Martis Camp's development plan was approved by the County with a single entrance on Schaffer Mill Road from SR 267 (with an EVA gate between it and Northstar).

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

670

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.

Paul J. Schumacher, (377 Skidder Trail, Truckee, CA 96161)

A handwritten signature in black ink, appearing to read 'Paul J. Schumacher', written over the typed name.

cc: Ann Holman and Geoff Stephens

November 24th, 2014

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BOARD OF SUPERVISORS
5 Dist. Sec'y _____ COB. CoCo _____
TSI _____ CEO _____ Other _____

NOV 25 2014

To: Jennifer Montgomery - District 5 Supervisor

From: Pam Wirsch

Re: Martis Camp use of EVA gate to Northstar

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

Dear Ms. Montgomery,

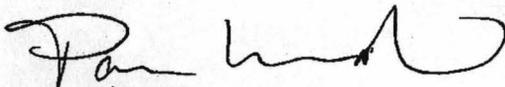
I would like to join with other homeowners at Northstar to express concern over the unauthorized use of the EVA gate from Martis Camp, through Northstar, and impacting the difficult intersection of Big Springs and Northstar Drive. The approach to this intersection is a downhill slope on Big Springs approaching the 3-way stop sign at Northstar Drive. It is particularly hazardous in the winter. It can be very congested as traffic enters and leaves the resort for events, during ski season, and at other busy times. As a frequent walker I have to negotiate this intersection, which unfortunately doesn't have a sidewalk. I fear that additional traffic will make it increasingly dangerous.

I am advised that this EVA gate was not intended or authorized for the use of the Martis Camp non-emergency traffic.

Please help us maintain a safe environment at Northstar by limiting this access to emergency vehicles only.

Your attention to this issue is sincerely appreciated, and we appreciate your years of service as our District 5 Supervisor.

Sincerely,



Pam Wirsch
630 Oakhaven Rd, Auburn, CA
5101 Gold Bend, Northstar, CA

Cc: District 1-4 Supervisors

To Mr. Duran - fyi

STRAUBE associates, inc.

ELECTRONICS REPRESENTATIVE FROM DC TO LIGHT

November 21, 2014

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

NOV 24 2014

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

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

RE: Retreat at Northstar Owner's Association's Request for Abandonment

Dear Supervisor Duran,

I am a property a property owner at Northstar and concerned about the impact on our community with traffic between Northstar and Martis Camp.

This is a traffic congestion issue but more importantly a safety issue. This would be easily corrected by putting the Emergency Vehicle Access Only sign back in place as originally intended. With the number of transponders passed out now puts the community as a whole at risk. The intersections at Big Springs & Northstar drive already a dangerous one and this makes a bad situation worse.

Supervisors changed the sign regardless of the Retreat Association and NPOA protests. Assurances from the County staff stated restrictions would apply seem to be over looked and now we have a situation on our hands that no one wants. Besides the Retreat property owners were told they were purchasing property in an 18-lot cul-de-sac for a quiet neighborhood. However, they also support 100% of the maintenance costs of the road that only they were to use.

Real Estate developers should not influence the County and the road is now being overused. Listen to your community and replace the original sign and be done with all this!

Regards,



Christopher K. Straube

CKS/peh

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

11-19-14

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

Jack Duran, Chair
Placer County Supervisor

NOV 24 2014

Concerning Martis Camp/Northstar EVA road

Sup D1 Sup D4 Aide D1 Aide D4
Sup D2 Sup D5 Aide D2 Aide D5
Sup D3 Aide D3 *JUC*

Mr. Duran,

I am a homeowner in North Star who is extremely concerned with the unfairness of the traffic issue between North Star and Martis Camp on the EVA road.

I feel very badly for the poor people that purchased homes on the road with promises from the county and North Star that it would be an EVA road only. I clearly remember when the county insisted that the EVA roads be connected in North Star. I got it and the road made sense, but from day one, I did not trust the county or North Star.

Now, the home owners on Millsite Rd, have to contend with many cars, trucks and equipment passing in front of their residence every day. All this with Martis Camp only partially built out.

It is hard for me to understand how the owners of Martis camp could expect their neighbors to be happy with all the traffic they are sending by these homes. There is no way that Martis Camp would ever place home sites on such a major thoroughfare. They would not sell as these will be a tough sell in the future.

Please have compassion on these homeowners and enforce the EVA Gate for what it was originally intended to be.

thank you,

TJ
Tom Johnstone
1810 WoodsPoint
Northstar

650-703-4096

From: jr melbo [mailto:jrmelbo@gmail.com]

Sent: Sunday, November 23, 2014 9:27 PM

To: Jennifer Montgomery

Cc: Teri Ivaldi; Cristina Rivera; Leah Rosasco; Linda Brown; Placer County Board of Supervisors; RetreatAbandonmentTeam@yahoo.com

Subject: Martis Camp unauthorized use of EVA road to access Northstar

Dear Ms. Montgomery,

As Northstar Property Owners, My wife and I urge you to please support the efforts to stop the unauthorized cut through of traffic on to Big Springs Drive.

As I understand the facts, 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.

This appears to be a flagrant display of disregard for the planning process and zoning enforcement at the expense of the Northstar community.

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!

Thanks for your attention to this important matter, we hope we can count on your urgent advocacy to correct this problem as soon as possible.

**Rich & Ellen Melbostad
6143 Feather Ridge
Truckee (Northstar) CA**

From: Sandra Russum [<mailto:sandrasow@att.net>]
Sent: Sunday, November 23, 2014 6:34 PM
To: Placer County Board of Supervisors
Cc: RetreatAbandonmentTeam@yahoo.com
Subject: EVA Gate

Dear Supervisor Duran, Weygandt, Holmes, Uhler, and Montgomery,

I know you have received many e-mails about the EVA gate. I would like to ask you one question: Why would you OK a roadway that could cause harm to any fellow human? That is what will happen if you do not keep this gate for emergencies as is its original purpose? Do you want that on your conscious?

Sincerely, Sandra and Lance Russum

076

William R. Buechner
131 Basque Drive
Truckee, CA 96161

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

NOV 24 2014

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

28 May 2012

Mr. Michael J. Johnson, AICP
Agency Director / Planning Director
Community Development / Resource Agency
Placer County
3091 County Center Drive
Auburn, California 95603

Dear Mr. Johnson:

I am a former member of the Northstar Property Owners Association (NPOA) Board of Directors and a current member of the NPOA Oversight Committee. I have been asked to share with you my recollections regarding the connection through the gate at Mill Site Road between Martis Camp and The Retreat at Northstar.

The Memorandum of Understanding (MOU) between Northstar Mountain Properties (NMP) and NPOA states in section IV, A, 1, n "Limited Access To and From Schaffer Mill Road. The parties to this MOU will support access restriction by means of a break-out or control gate or similar device, of the westerly Northstar access, known as the proposed Schaffer Mill Road extension directly to and from the Core Village to the Lahontan/Siller Subdivision, to emergency/fire/safety and Dial-A-Ride service and/or any other Northstar/Lahontan/Siller/Hopkins Ranch or Eaglewood sponsored transit or bus transportation serving only the developments accessed off of Schaffer Mill Road. The parties agree to jointly oppose any other public access, including private automobiles and non-Northstar sponsored or affiliated commercial deliveries."

In addition, I attended several meetings regarding The Martis Valley Master Plan. The Plan provided for an emergency access road between Sillar Ranch and Northstar to serve as an alternate "escape route" in the event of a forest fire. As in the MOU, this emergency access road could only be utilized by emergency vehicles and public transit vehicles.

It is very apparent from both of the above documents, that this road was intended to only be an emergency access road. Sadly, the Planning Department, after originally endorsing the emergency access road, came to a different conclusion, and currently allows residents of Martis Camp to access the road in their private vehicles. I, and many of my fellow Northstar residents, feel very strongly the road should return to how it was originally

intended – an emergency access road limited to emergency/fire/safety and public transit vehicles. Residents of Martis Camp should be denied access to this road. I urge you to reconsider your interpretation of this extremely important matter.

Sincerely,

William R. Buechner

From: MarcusZmarcus@aol.com [mailto:MarcusZmarcus@aol.com]
Sent: Monday, November 24, 2014 12:47 PM
To: Placer County Board of Supervisors
Cc: retreatabandonmentteam@yahoo.com
Subject: NO TO MARTIS CAMP EVA GATE ACCESS THROUGH NORTHSTAR

Please forward this letter to all supervisors. Thank you for your assistance. Jacqueline Marcus

Messrs. Jack Duran, Robert Weygandt, Jim Holmes
Kirk Uhler and Ms Jennifer Montgomery
Board of Supervisors
175 Fulweller Avenue
Auburn, CA 95603

Re: NO TO MARTIS CAMP SHORTCUT THROUGH NORTHSTAR

Dear Board Member:

**PLEASE VOTE AGAINST MARTIS CAMP HOMEOWNER ACCESS TO
NORTHSTAR THROUGH EMERGENCY VEHICLE GATE – IT WAS INTENDED
FOR EMERGENCY ONLY – NOT CONVENIENCE!**

As an owner in Northstar, I can attest to the already major traffic flowing through our streets,
AND WE CAN'T ALLOW A COMPLETELY SEPARATE SUBDIVISION ACCESS TO
THOSE STREETS CAUSING AN EVEN BIGGER TRAFFIC PROBLEM.

We have worked so hard to help alleviate the problem by building parking lots off site of the
slopes, and busing guests in. Allowing another subdivision complete access through an
Emergency Vehicle gate would completely obliterate these steps. DO NOT ALLOW IT. THE
GATE WAS NEVER INTENDED FOR THIS PURPOSE.

Martis Camp does not pay to maintain our roads, nor does it pay for any subsequent changes to
alleviate traffic, please do not allow them this access just to save a couple of minutes for the
Martis Camp homeowners.

Sincerely,

Jacqueline Marcus
Northstar Property Owner

November 24, 2014

Dear Supervisor Montgomery,

I am writing to **insist** 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. **Stop the shenanigans!**

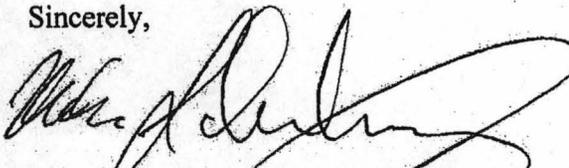
The current situation is harming Northstar:

- 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).

Sincerely,



Michael Silverberg, Northstar property owner

From: VetteMan94523@aol.com [mailto:VetteMan94523@aol.com]

Sent: Monday, November 24, 2014 1:47 PM

To: Placer County Board of Supervisors

Cc: Geoff@npoa.info

Subject: Retreat at Northstar

Dear Supervisor Jennifer Montgomery,

I've been a Northstar homeowner for 25 years, so naturally I've seen a lot of changes to the Northstar resort. The amount of traffic and congestion have definitely increased in that time, but the benefits of those changes are the increased amenities and opportunities for activities within the Northstar village and the rest of the resort.

If you allow the Martis Camp residents access to Northstar via the Retreat Emergency Vehicle Access (EVA) gate, we will see more traffic and congestion within Northstar, without any perceived benefit to the resort.

In addition, the maintenance of the road within the Retreat is funded entirely by the 18 Retreat homeowners. It would be inequitable to expect those homeowners to fund the costs of maintenance when the majority of the use would be from residents of Martis Camp.

So I ask you to approve the Retreat Association's Request for Abandonment. The right time to do this now, while the majority of the Martis Camp sites are yet to built.

David A. Lang
6038 Mill Camp
Northstar
530-562-0222

COA

Dear Supervisor Chair Jack Duran,

November 18, 2014

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

I am a property owner at **830 Beaver Pond, 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.
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- Traffic along Northstar Drive will also increase.
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- 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.

On a personal note, we love Northstar and want to continue that feeling into the future. Please consider this request.

Thanks,

Alan & Tricia Hunstock

682

Simon and Shirley Lowes
533 Wolf Tree
Northstar
Truckee, CA 96161

November 19, 2014

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

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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 ✓/_____ ✓/_____

Dear Supervisor Duran:

We have been Northstar property owners for twenty years.

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

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 the established 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 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.

Continued ..

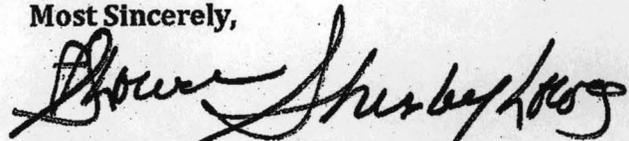
683

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 SR268 (with EVA gate between it and Northstar)
- . The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-du-sac
- . 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.

Again, we sincerely hope that you: **APPROVE The Retreat at Northstar Owners Association's Request for Abandonment.**

Most Sincerely,



Simon and Shirley Lowes and family

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
Geoff@NPOA.info

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

David and Anne-Marie Walker
1750 Grouse Ridge
Truckee, Ca. 96161

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November 20, 2014

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

NOV 24 2014

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

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

Dear Supervisor Duran,

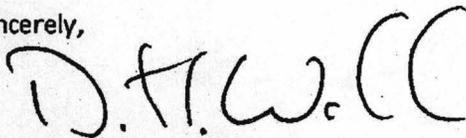
We are concerned homeowners in Big Springs, Northstar and write to request that you approve The Retreat at Northstar Owners Association Request for Abandonment. We finished building our home at 1750 Grouse Ridge in 2007, and were pleased to see two EVA gates nearby anticipating controlled emergency traffic access on to Big Springs Drive.

We remain extremely disappointed and distressed to see disregard by Martis Camp of the Supervisors' approval of the Martis Valley Community Plan with EVA Gate between Northstar and Martis Camp. Subsequent to approval of both the Martis Camp and the Northstar Retreat developments by Placer County Supervisors, Martis Camp has violated the designation of the EVA gate by purported distribution of hundreds of transponders. The road is no longer EVA but rather click and exit Martis Camp through Northstar. This has increased traffic, as well as made impact on Northstar property values and quality of life.

Homeowners on both sides of the EVA gate have purchased and built having been assured of the intent of the Placer County Supervisors as documented in approved plans. This gate was to be EVA only. Now, we find traffic where traffic was never intended as well as safety hazards increased at the intersection of Northstar and Big Springs drives.

Please grant our Request for Abandonment and restore our belief in the integrity of the Placer County governmental process.

Sincerely,



David and Anne-Marie Walker
Tahoe Property Group, LLC

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

Steve G. Woolpert

6044 Bear Trap

Truckee, CA 96161

sgwoolpert@comcast.net

November 20, 2014

Jack Duran, Chairperson

Placer County Supervisor, District 1

175 Fulweiler Ave.

Auburn, CA 95603

Subject: Retreat at Northstar. Home Owners Association Request for Abandonment

Dear Supervisor Duran:

I strongly support your approving the Retreat's request for abandonment. The continued and increased public use of their road will only degrade and devalue real estate within Martis Valley and real estate within Northstar. Please allow what is planned and expected by the investment and residential community: Only an Emergency Vehicle Access gate providing for no through traffic for public use except during an emergency.

Please protect property values and our future property tax base for everyone in Placer County.

Thank you.

Sincerely,

Steve G. Woolpert

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November 21, 2014

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

NOV 24 2014

Sup D1 _____ Sup D4 _____ Aide D1 _____ Aide D4 _____
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Sup D3 _____ Aide D3 _____

Dear Supervisor Duran,

I am a property owner at Northstar California whose property abuts Big Springs which is and will be adversely affected by noise and dangerous traffic if vehicle access between Northstar and Martis Camp is not restricted to emergency vehicles and public transit as has been approved within the Martis Valley Community Plan.

The current, unrestricted, traffic affects all of Northstar because it allows increased traffic on main roads such as Big Springs and Northstar Drive which are already heavily trafficked and have been the targets of traffic improvement programs. This situation is unfair and contrary to the approval given by the County for Martis Camp's development plan which provided for an emergency access gate between Martis Camp and Northstar.

Please approve the "Request for Abandonment" proposed by the Retreat at Northstar Owner's Association and allow the emergency access road to function as it was intended.

Yours very truly,



Charles B. Gleason
5002 Gold Bend
Northstar California

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

Mr. Geoff Stevens
NPOA General Manager
2200 North Village Drive
Truckee, CA 96161

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Exhibit 2: Sample Points You Might Make

Frank R. Hodges DDS
3074 Las Menitas Drive
Santa Rosa, California 95405

Dear Supervisor (MR. 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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Aide D1
Aide D2
Aide D3
Aide D4
Aide D5

Frank Hodges DDS
218 Basque, Truckee, Ca

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

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Sup D3 _____ Aide D3 _____

November 21, 2014

Dear Mr Duran,

I am a property owner in Big Springs at Northstar, and I'm writing to encourage you to approve The Retreat at Northstar Owners Association request for Abandonment. I'm extremely concerned about the impact on the entire Northstar Community if traffic between our area and Martis Camp is not limited to emergency vehicles and public transit as was the original understanding and agreement.

In response to wide opposition to a general traffic connection, The Martis Valley Community Plan originally designated the EVA gate at the end of Mill Site Road as emergency and public transit access only. All subsequent planning and environmental documents for BOTH the Retreat and Martis Camp reflect this intended use of the EVA gate. Further, Placer County has repeatedly assured NPOA and others that this gate would not be used for general traffic. Despite these assurances, there have now been 1600 transponders handed out to Martis Camp property owners and contractors. This is a clear violation of the initial understanding.

The intersection of Big Springs and Northstar drives is a busy and dangerous one as is. Increased traffic will only make it worse. The increase in traffic will also impact the quality of Northstar and will pose a safety hazard.

In short, You, the supervisors, approved the Martis Valley Community Plan with the gate designated for emergency and public transit only. The Retreat owners and NPOA were given further assurances by County staff that the gate would be restricted as such. Martis Camp was approved with a single entrance on Schaffer Mill Road from 267. Don't let the developers of Martis Camp influence you and thereby undermine public confidence in the integrity of county government.

Sincerely,

Jonnie Jacobs
Jonnie Jacobs
2012 Red Tail Ct.
Northstar, CA 96161

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



Ed Rodriguez
Partner (Retired)

12308 Crayside Lane
Saratoga, CA 95070

Tel +1 408 265 7230
Cell +1 408 307 4043

ed.rodriquez1852@gmail.com

KPMG LLP is a Delaware limited liability partnership.

November 20, 2014

Mr. Jack Duran, Chair
Placer County Supervisor District 1
175 Fulweiler Avenue
Auburn, CA 96603

Dear Supervisor Duran,

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

I am a property owner at Northstar and I am extremely 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 gate installed between the Retreat and the road leading to Martis Camp was designated as EVA and public transit.

The current situation is **harming Northstar** and this will clearly be further exacerbated very significantly if not corrected:

- Not only the Retreat but all of Northstar is and will be affected.
- We understand that over 1600 transponders have been distributed to Martis Camp's property owners and contractors.

The impact of this completely unexpected traffic had not been studied because it was never supposed to exist.

We have made tremendous progress addressing previous traffic problems with the addition of intercept lots and other measures our resort operator has implemented. Now we are faced with a complete reversal of this progress.

The intersection of Big Springs and Northstar drive is already a very dangerous one and increased traffic will only make an already unsatisfactory situation even worse.

- The Martis Camp build out will double the number of property homeowners and residents using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.

Traffic along Northstar Drive will also increase.

All of these factors will unnecessarily adversely impact the quality of Northstar and pose a safety hazard.

The current situation also quite simply **wrong and should be corrected** for several reasons:

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Aide D3
Aide D4
Aide D5

- You and the other supervisors previously approved the Martis Camp Community Plan with this gate clearly designated for EVA and public transit only.
- This was the result of public hearings and very strong community comments and opinions favoring this over the alternative through connection.
- The Retreat Association and Northstar Property Owners Association were given very clear and unequivocal assurances by County staff that the gate in question would be restricted as such.
- Martis Camp's development plan was approved by Placer County with a single entrance on Shaffer Mill Road from SR 267 and with an EVA gate between Martis Camp and Northstar.
- The Retreat's property owners were told very clearly that they were purchasing property within an 18-lot cul-de-sac community. This assurance was relied on by the property owners as a basis to make their significant financial commitments to purchase lots and build homes on such lots.
- The Retreat's property owners pay 100% of their road maintenance costs because they were the only ones that were supposed to use the roads.
- The Supervisors should not allow deep-pocketed real estate developers to influence its staff. This obviously has occurred here. This is unacceptable, unethical and simply wrong. It patently undermines the public's confidence in the integrity of Placer County's governmental processes and procedures.

I truly hope that this situation is properly addressed and rectified and that the Placer County Supervisors do the right thing.

If you require additional information or clarification, please do not hesitate to call me any time at 408-307-4043.

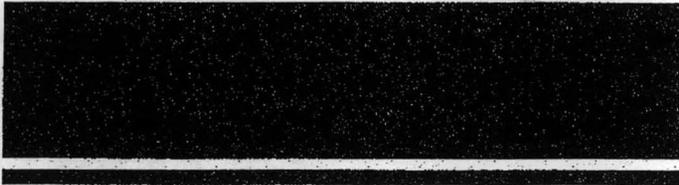
Sincerely,

Ed Rodriguez

Copy to:

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



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 Sup D3 _____ Aide D3 _____ * _____

Frank J Bonetto

53 Merrill Circle North, Moraga, CA 94556

November 21, 2014

Supervisor Jack Duran
 Placer County Supervisor District 1
 175 Fulweiler Ave
 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 very concerned about the impact on or 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 property owners and contractors.
- The impact of this traffic has not been studied because it was not supposed to exist.
- Northstar has made great progress with traffic problems with the addition of the intercept lots and other measures that have been implemented. This takes our traffic problems a step backwards.
- The intersection of Big Springs and Northstar drives is already a dangerous one. The increased traffic will make it even worse.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs above Martis Landing.
- Traffic along Northstar Drive will also increase.
- These issues will impact the quality of Northstar and pose a safety hazard.

The current situation is also wrong and should be corrected:

- 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 the 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 Martis Camp 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.

PHONE 925-376-0196 FAX 925-376-3109 WEB fbonetto@aol.com

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- 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,

A handwritten signature in black ink, appearing to read "Frank J. Bonetto", written over a printed name.

Frank J. Bonetto

1225 Gold Bend property owner.

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

Wendy and Rob McDowell
1743 Grouse Ridge Road
Truckee, CA 96161

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November 21, 2014

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

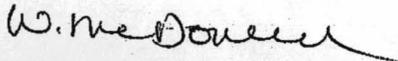
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Sup D2 _____ Sup D5 _____ Aid D2 _____ Aid D5 _____ JK
Sup D3 _____ Aide D3 _____

Dear Supervisor Duran,

We are property owners at Northstar and are very concerned about traffic between Northstar and Martis Camp via the EVA (emergency vehicle access) gate. The original intention of this gate was to provide emergency vehicle and public transit access only. However, Martis Camp has granted their residents access to this gate with transponders in their vehicles. With nearly 700 properties in Martis Camp and more than 1,600 transponders distributed, this increases traffic congestion and poses a safety hazard in what will eventually be our neighborhood when our home is built.

We are writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment asking that the public road easements be removed. We hope that you will uphold your approval of the Martis Valley Community Plan with the gate designated for EVA and public transit only.

Thank you in advance for your support.


Wendy and Rob McDowell

Dear Supervisor Duran

I am writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment. Mill Site Road was supposed to be the entrance to the cul-se sac that is home to 18 residences at Northstar called The Retreat. According to the Martis Valley Community Plan that was adopted by Placer County, Mill Site Road was designated to handle only emergency vehicle and public transit between Martis Camp and The Retreat. Placer County repeatedly assured the Northstar Property Owners Association (NPOA) that the gate between The Retreat and Martis Camp would not be used as a general traffic connection. However, Martis Camp has unilaterally and illegally provided 1,600 transponders to its homeowners and to contractors, thereby allowing unrestricted access through The Retreat, onto Big Springs Drive and then into Northstar.

The intersection of Mill Site Road and Big Springs Drive is on a hill and a blind curve. This is a potentially dangerous situation. Mill Site Road was designed to handle the traffic from the 18 homes in The Retreat and the occasional emergency vehicle, not the traffic generated by the 662 homes in Martis Camp and their consequent construction vehicles. Northstar has tried to mitigate its traffic problem by creating intercept lots at its entrance which this open access from Martis Camp defeats.

As mentioned above, Placer County approved the Martis Valley Community Plan after public hearings. Northstar and The Retreat were given assurances by County staff that the gate would be restricted and not have public access. It is now time for the Board to stand behind these assurances.

Thank you for your consideration.

Daniel Tuerk MD
Janis G. Tuerk MD
Daniel Tuerk MD
Janis G. Tuerk MD
1728 Grouse Ridge Road, Northstar 96161

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Frances & Stanley Taylor

15 Whiteoak Dr.

Lafayette, CA 94549

November 18, 2014

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Sup D3 _____ Aide D3 _____

Dear Supervisor Duran,

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 are very concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transit. The Martis Valley Community Plan was approved by the county supervisors with the stipulation that the gate between the Retreat at Northstar and Martis Camp be open only to emergency vehicles and public transit. This approval came as a direct result of public hearings and strong community comments favoring this over the alternative (through connection).

The Retreat Homeowners' and Northstar Property Owners' Associations were given assurances by County staff that the gate would be restricted as such. Martis Camp's development 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 current situation of unapproved through connection is harming Northstar by creating increased traffic, clogging dangerous intersections and reversing the great progress that has been made with traffic problems at Northstar.

Your careful consideration of these issues is appreciated.

Sincerely,
Fran & Stan Taylor
Fran and Stan Taylor

Cc:

Ann Holman, Clerk of the Board of Supervisors

Geoff Stephens, NPOA General Manager

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From: Elizabeth Schmitz [<mailto:elizabethkschmitz@gmail.com>]
Sent: Monday, November 24, 2014 11:27 AM
To: Placer County Board of Supervisors
Cc: Geoff@npoa.info
Subject: Attention Jennifer Montgomery

Dear Supervisor 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 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 originally supposed to be the case.

The current situation is harming our Northstar community!!! We see several issues with the way this situation is being handled, including:

- In addition to the Retreat, ALL of Northstar is being affected as traffic along Northstar Drive will increase AND the intersection of Big Springs and Northstar drives is already a dangerous one and increased traffic will make this bad situation even worse - - the impact of this traffic has not even been studied because it was not supposed to exist!
- All of the great progress we have made regarding traffic problems, such as with the addition of the intercept lots and others measures implemented by our resort operator, is now at risk of being reversed because of this situation.
- We understand that over 1,600 transponders have been handed out to Martis Camp's property owners and contractors.
- Martis Camp will double the number of properties using this intersection and the section of Big Springs Drive from the intersection to Martis Landing.

If not corrected, the bottom line is that this situation is that the quality of Northstar will be negatively impacted and a significant, and unnecessary, safety hazard will be allowed to emerge.

In addition to this unnecessary negative negative impact on Northstar quality and safety, the current situation is WRONG and should be CORRECTED because:

- You the supervisors approved the Martis Valley Community Plan with this gate designated for EVA and public transit only, which 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 and EVA gate between it and Northstar).
- The Retreat's property owners were ALL informed 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!!!

We respectfully ask that you and the other Supervisors NOT let real estate developers influence its staff and thereby undermine the public's confidence in the integrity of its governmental processes!

Thank you in advance for your attention to this important matter that can so obviously impact both the quality AND safety of Northstar!

Sincerely,
Harold and Elizabeth Schmitz

From: Junie Kikuchi [mailto:juniekikuchi@gmail.com]
Sent: Monday, November 24, 2014 10:55 AM
To: Placer County Board of Supervisors
Subject: The Northstar Retreat request for abandonment

Supervisor Jennifer Montgomery,

I am writing to request that you approve The Retreat at Northstar Owners Associations' request for abandonment.

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

We understand the pressure from Martis Camp given their desire for accessibility but, seriously, is it that inconvenient to take Hwy 267 to enter Northstar? I doubt that Martis Camp property owners would enjoy traffic through their quiet neighborhoods.

I appreciate your consideration and time.

Sincerely,

Junie Kikuchi

Cc: Ann Holman, Clerk of the Board of Supervisors

KIKUCHIDESIGN • Creative Resource • junie@kikuchidesign.com

From: Heather DiPentima [<mailto:hdipentima@yahoo.com>]
Sent: Monday, November 24, 2014 10:21 AM
To: Placer County Board of Supervisors
Cc: geoff@NPOA.info
Subject: Approve the Retreat at Northstar Associations

Dear Jennifer Montgomery -

I am writing to request that you approve the Retreat at Northstar Owners Associations 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:

- 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 the intersection and the section of Big Springs Drive from the intersection to Martis Landing
- Traffic along Northstar Drive will increase 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 the gate designated for EVA and public transit only
- The Retreat Association and NPOA were given assurances by County staff that the gate would be restricted
- The supervisors should not let real estate developers influence its staff and undermine the publics confidence in the integrity of its governmental process.

Please approve the retreat at Northstar Owners association request for Abandonment.

Thank you -
Heather DiPentima, property owner at Northstar

From: Norm Singer [mailto:nsinger@isncorp.com]

Sent: Monday, November 24, 2014 9:38 AM

To: Placer County Board of Supervisors

Cc: Geoff@npoa.info

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

TO: Placer County Supervisors

This constitutes my request that you approve The Retreat at Northstar Owners Association's Request for Abandonment. I am a property owner at Northstar and am concerned about one development unilaterally changing a road's designation to suit its own purposes. In this, a road designated for emergency vehicles and public transit was altered by a sign designating the road for general use. To compound the change, they then made the gate subject to a transponder which is only provided to Martis Camp interested parties, thereby making it their private road. This road was originally approved with a gate for EVA and public transit only. At no time was this designation formally changed or even requested to be changed formally. Thus, the Martis Camp persons have taken it upon themselves to change the prior approved designation for their own motives. The request for approval should be granted. Norm Singer

Norman H. Singer, Esq.
Singer & Associates, P.C.
10411 Motor City Drive
Suite 725
Bethesda, MD 20817
(301)222-0720
Fax (301)469-0403
Virginia Office:
810 Bulls Neck Road
McLean, VA 22102
(703)625-4096
Fax (703) 842-8992

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November 24, 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 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).

Thank you for your attention to this matter,

Robert Silverberg

Robert Silverberg, Northstar property owner

Steve and Janice Chaffin



215 Basque • Truckee, CA 96161
E-Mail: schaffin@soflivity.com

Date: November 20, 2014

RECEIVED
NOV 24 2014
CLERK OF THE
BOARD OF SUPERVISORS

Mr. Jack Duran
Mr. Robert Weygandt
Mr. Jim Holmes
Mr. Kirk Uhler
Ms. Jennifer Montgomery
Placer County Supervisors
175 Fulweiler Ave.
Auburn, CA 95603

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

Dear Supervisors:

I am writing to encourage you to approve the "Request for Abandonment" that has been filed by the Retreat at Northstar Owners Association. We have been homeowners in Northstar for 5 years and are members of the Northstar Property Owners Association (NPOA). We have followed this issue for some time and are personally convinced that the current use of the Retreat EVA gate by Martis Camp does violate the agreements put in place when the gate was established. Further, we believe that the additional traffic generated does have a negative impact on us as part-time residents of Northstar.

We appreciate your consideration of this matter.

Sincerely,

Steve Chaffin

From: CASIE WALKER [mailto:casiewalker@yahoo.com]
Sent: Monday, November 24, 2014 9:16 PM
To: Placer County Board of Supervisors
Cc: Geoff@NPOA.info
Subject: EVA gate between Northstar and Martis Camp

I request that a copy of this letter also be given to Ann Holman, Clerk of the Board of Supervisors

Dear Supervisor Jennifer Montgomery,

As the parents of 3 small children, we try to teach our children to be honorable, honest, trustworthy, fair, and fulfill their promises. These seem to us very basic principles. What has happened with the gate between Northstar and Martis Camp seems to be very dishonest, unfair, and clearly not what was promised.

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 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 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 life in 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.

Please approve The Retreat at Northstar Owners Association's Request for Abandonment. It is the right, honorable, and fair thing to do.

Sincerely,
Nathan and Casie Walker
1110 Martis Landing
Northstar

From: Mary O'Herlihy Noonan <oherlihy.mary@gmail.com>
Date: November 23, 2014 at 11:47:07 AM PST
To: Teri Ivaldi <tivaldi@placer.ca.gov>
Cc: Ann Holman <AHolman@placer.ca.gov>, "geoff@npoa.info" <geoff@npoa.info>
Subject: Support for Request for Abandonment, Northstar

Dear Supervisor Duran:

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

My husband and I are property owners at 6025 Mill Camp in Indian Hills at Northstar. Together with our three children, ages 7, 5 and 2 we enjoy the Northstar area year-round as skiers and hikers. We have become increasingly concerned over the past year with the volume and speed of traffic in our neighborhood due to Martis Camp residents using Big Springs road, intended to be for emergency vehicles and public transit only, as an unrestricted cut-through to Lake Tahoe and to Northstar village. We only see problems increasing as more lots are developed at Martis Camp. Our route to the village as hikers and pedestrians whether by the Tompkins Memorial Trail (which involves crossing Big Springs) or via Big Springs has become increasingly dangerous due to the sheer numbers of cars and speeds at which they are traveling, well in excess of posted limits. Given that Big Springs already has heavy traffic in winter due to skier lots, this additional and unplanned access by Martis Camp will undoubtedly lead to more traffic jams.

This road was meant to serve 18 homes at the Retreat and not the 662 lots at Martis which are zoned for development based on route 267 being their only entrance.

Please approve the request to remove public road easement from this road and return it to emergency vehicle and public transit access only.

Thank you!

Mary O. Noonan
(617) 480-4993
oherlihy.mary@gmail.com

From: Doug Siemon [mailto:dsimon@ipmkt.net]
Sent: Monday, November 24, 2014 9:52 AM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar Roadway Abandonment

Dear Supervisor Jack Duran,

I've been a part time resident of Northstar since 1981 and enjoy living here.

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

The unauthorized removal and replacement of the gate was not studied, or planned for and most importantly it isn't necessary. If the status quo is maintained it makes a mockery of Placer County Planning and the unauthorized distribution of 1600 transponders is a slap in the face.

Doug Siemon

From: Niel Davidson [<mailto:nsdavidson2@gmail.com>]

Sent: Sunday, November 23, 2014 4:30 PM

To: Placer County Board of Supervisors

Cc: geoff@npoa.info

Subject: Northerstar EVA access road

Dear Supervisor Duran, Chair:

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

My wife and I own three properties and are deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles as was supposed to be the case. The current situation is harming Northstar and is wrong and should be corrected.

Niel and Nancy Davidson

From: Tsuchitani [mailto:fiction62@yahoo.com]

Sent: Thursday, November 20, 2014 9:53 AM

To: Placer County Board of Supervisors

Subject: The Retreat at Northstar Association Request for Abandonment of the EVA

Dear Ms. Holman,

Attached please find a copy of a letter emailed to each of Supervisors. I was unable to copy you on the emails, but believe it appropriate that I address a copy to you as well.

Best Regards,
-Wayne Tsuchitani

Dear Supervisor Duran,

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

I am a property owner at Northstar and Martis Camp and often use the road to gain access to the amenities at Martis Camp. Over the years, we have met numerous other families in our situation who are both lot owners at Martis Camp and homeowners at Northstar. I believe that this situation will self-remedy to some extent as more Martis Camp lot owners build homes.

The Northstar Homeowner's Association (NPOA) has sited numerous statistics that I believe are misleading:

- Increased traffic flow into Northstar and the associated traffic and safety problems. According to *Travel and Leisure* magazine, Northstar annually attracts 737,000 skiers. This is accomplished, for the most part, through one road. Anyone who's visited Northstar on a Saturday morning during ski season knows what a nightmare this scenario is. We've sat on the Northstar shuttle bus for 30 minutes to get to the Village from our house on Skidder Trail.
- Martis Camp homeowners access the mountain through a direct lift and don't typically drive to the Village. Even if they do, their flow of traffic is the opposite of those approaching from Northstar Drive. 1,600 transponders hardly make an impact to this volume of traffic.
- The intersection of Big Springs and Northstar is a dangerous one as a result of drivers failing to stop on Northstar Drive. Prior to owning in Northstar, we frequently rented in Big Springs. From my perspective, many of the homeowner and visitors in Big Springs and those travelling to and from the skier parking lots do not adhere to the posted speed limit and many times do not stop for stop signs. I believe this to be a far more dangerous situation than the three-way stop at the intersection of Northstar Drive and Big Springs. Of the accidents I have seen at that intersection, all were caused by drivers failing to stop while travelling on Northstar Drive.

- NPOA sited significant traffic from Martis Camp through Northstar as people ventured to Lake Tahoe. I compared the time it took to drive to the lake through Northstar vs. around on HWY 267. Adhering to the posted speed limits, it took me 1:38 seconds longer to reach Kings Beach driving through Northstar than around HWY 267.

To me this Request for Abandonment is an ego driven crusade. I believe the NPOA board to be negligent in utilizing homeowner funds to support the Retreat at Northstar Owners Association's Request for Abandonment of the EVA.

Sincerely,
Wayne Tsuchitani

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: Albert Roth [mailto:ooodeex@aol.com]
Sent: Wednesday, November 26, 2014 3:17 AM
To: Placer County Board of Supervisors
Cc: npoa@npoa.info
Subject: attn: Jennifer Montgomery Request for Abandonment

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

Supervisor Jennifer Montgomery,

We are writing to request that you approve the "Request for Abandonment" as filed by The Retreat at Northstar Owners Association.

As property owners at Northstar and **registered voters within Placer County** we are very 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 adapted by the Placer County Board of Supervisors when the Martis Valley Community Plan in 2003. As stated with the Community Plan's Future Transportation Systems section:

"Based on community and landowners input this Plan proposes (that) the proposed roadway system includes **transit and emergency vehicle access (EVA) only between Shaffer Mill Road and Northstar.**"

The Current situation not only affects the residents of "The Retreat" but has an untold effect and is harming all of Northstar, as the entire Northstar community is being affected. With over 1,600 transponders handed out to Martis Camp property owners and contractors the impact on our roads and our entire community has not been analyzed, studied, or evaluated as to any Environmental Impact or the increase in traffic flow that the future generations of Northstar owners will be faced with.

The Northstar community of homeowners has successfully made great progress with regard to traffic issues due to the increased development over the previous 15 years. Northstar traffic issues have been consistently studied, evaluated, measured, and mitigated thru the use of intercept lots, echo friendly bus transportation, and other measures the resort operators have implemented. These mitigations have come about thru the correct use of Environmental Impact Studies and consistently working with the county planners, homeowners, developers, and the various property associations, of which the Northstar Property Owners Association (NPOA) is the largest representing over 1,400 owners.

The potential of having over 1,600 Martis Camp owners utilize Northstar roadways will reverse all the studies that have gone before and:

1. Cause significant traffic issues at the intersection of Big Springs and Northstar Drive making a bad situation even worse, increasing the **safety hazard** and potential for **increased accidents** that have not been studied.
2. The continued growth of Martis Camp and use of transponders for local traffic will have a **significant impact on the quality of life** for all of Northstar owners due to **Environmental issue** that simply because no EIR was produced there is no planned mitigation.
3. The County, thru the DEIR public comment period, provided **assurances that the planned EVA gate would not be opened to through traffic.** As stated at the time of the public comments:

"The County's written response ... was in effect: 'That could not happen without going through a new California Quality Act (CEQA) process.'"

4. To date, to the best of our understanding, no CEQA process was followed.
5. The Martis Camp Conditional Use Permit and Vesting Tentative map approved by Placer County in 2003 further establishes that the 22-foot wide emergency access road would "... be gated and have Knox boxes or similar devices to provide access to emergency services providers."
6. Numerous conversations and decisions with the county over the years (2003, Jan 2005, Feb 2005, Mar 2006, May 2006, Nov 2008, 2010) Placer county officials gave repeated verbal and email assurances to NPOA, The Retreat Association, and others that the planned connections between Martis Camp and The Retreat would be for **EVA and Transit Purposes Only**.

The current situation should be corrected simply because simply put, it is the "right thing to do." The approval of the Martis Valley Community plan was as a result of public hearings, strong community comments and was **approved by the Board**. County staff, thru this agreed up usage, gave assurance to NPOA that **this gate would be restricted to EVA use only**. The Supervisors have the responsibility to not let real estate developers undermine the public's confidence in the integrity of its governmental processes.

As stated, we are writing to request that you approve the "Request for Abandonment" as filed by The Retreat at Northstar Owners Association.

**Albert J. Roth, Jr.
Deborah Roth**

**4038 Ski View
Northstar at Tahoe
Truckee, Ca.**

**230 Eve Court
Hayward, Ca. 94541**

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: Rick Silvani [mailto:rick.silvani@gmail.com]
Sent: Wednesday, November 26, 2014 11:44 AM
To: Placer County Board of Supervisors
Cc: Geoff Stephens
Subject: Request for Abandonment

Dear Supervisor Montgomery,

I am requesting that you approve The Retreat at Northstar Owners Associations's Request for Abandonment.

I am a property owner(1808 Woods Point)in Big Springs and my backyard looks directly down on the road that is currently being used by owners and contractors of the adjacent development called Martis camp. I am deeply concerned about this 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 1600 transponders have been handed out to the 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 mitigating 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 Dr. from the intersection to Martis Landing.

Traffic along Northstar Dr. will also increase.

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 Rd. 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 one 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.

I thank you for your consideration in rectifying this egregious situation.

Sincerely yours,

Rick Silvani

John Weber

From: Koplín, Fred <fred.koplin@yokohamatire.com>
Sent: Monday, July 21, 2014 1:36 PM
To: John Weber
Subject: The Retreat at Northstar, Cross Cut and Mill Site
Attachments: SKMBT_42014072106291.pdf

Importance: High

Mr. Weber,

I am an owner of property on Cross Cut Ct, in Retreat at Northstar. I am also the owner of a home on Indian Hills in Northstar.

The purpose of my email is to voice my support for the Request for Abandonment. I have attached a copy of the cover page for the request, with No Objections, and my signature.

Please let me know if you have any questions about my comments please contact me via email or phone. Also I would appreciate knowing when the Request for Abandonment will be on the Placer County agenda.

Best Regards,

Fred Koplín
Senior Director, Consumer Sales
Yokohama Tire Corporation
601 S. Acacia Av.
Fullerton, Ca. 92831
714-870-3839 O
626-201-1654 M
fred.koplin@yokohamatire.com

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Yokohama Tire Corporation thanks you for your cooperation.

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
Engineering
Env. Health

Building Department
Road Division
Transportation Planning

Special Districts
Land Development
Surveying & Mapping

PUBLIC AGENCIES

Liberty Energy
Northstar CSD

AT&T
Southwest Gas

See Attached Distribution List

FOR INFORMATION ONLY

Director - DPW

County Counsel

Parks Department

COMMENTS

No Objections
 Objections

James E. Kupfer

7-12-14

*** PLEASE COMPLY WITH DEADLINE DATE

REQUEST FOR ABANDONMENT

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Auburn, CA 95603

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

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FOR INFORMATION ONLY

Director – DPW

County Counsel

Parks Department

COMMENTS

No Objections

Objections

NORTHSTAR LLC, LLC

***** PLEASE COMPLY WITH DEADLINE DATE**

REQUEST FOR ABANDONMENT

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

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See Attached Distribution List

FOR INFORMATION ONLY

Director - DPW

County Counsel

Parks Department

COMMENTS

John P. Weber No Objections **PROVIDED THAT AN EVA & TRANSIT EASEMENT
ARE MAINTAINED.**

_____ Objections

*** PLEASE COMPLY WITH DEADLINE DATE

John Weber

From: Jim LaChance <jlachance@breakpointasset.com>
Sent: Sunday, July 13, 2014 1:20 PM
To: John Weber
Subject: Request for Abandonment

Mr Weber,

Im a land owner in the Mill Site Road and Cross Cut Court Truckee (APN 110-650).

I recently received a Request for Abandonment for comments from you in the mail. I hope I can respond by email. I have already signed the petition for Abandonment as part of the Northstar Owners Association and agree with "privatizing" the area in question.

I have no further comments and no objections, and would appreciate quick approval of this matter. feel free to contact me if you have any further questions.

regards,

James Lachance

Jim LaChance
BreakPoint Asset Management LLC
Phone 862-216-6716
jlachance@breakpointasset.com

This e-mail, including attachments, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you think that you have received this e-mail in error, please advise the sender by reply e-mail of the error and then delete this e-mail immediately. Thank you. BreakPoint Asset Management.

From: Katie Mondavi [mailto:KMondavi@CMondavi.com]

Sent: Wednesday, December 03, 2014 11:11 PM

To: Placer County Board of Supervisors

Cc: Geoff@NPOA.info

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

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 and part time resident at Northstar in the Big Springs area. This summer, I was shocked by the number of vehicles exiting The Retreat cul-de-sac as it was my understanding that the road was only for residents of The Retreat and emergency vehicles. After driving and hiking around the area, I realized that almost all the vehicles were coming from Martis Camp through what was supposed to be an emergency vehicles only gate. This is deeply concerning as traffic at Northstar has recently improved with measures the resort has taken. The Big Springs and Northstar Drive intersection still remains congested and dangerous and will only get worse with this increased traffic. I dread to experience it at the height of the winter ski season. I have been told that over 1600 transponders have been handed out to Martis Camp's property owners and contractors. If this is true, the impact on this intersection and all of Northstar Drive will seriously affect our community. Clearly Martis Camp residents and contractors are using a "cut" through Northstar to access SR 267 and Lake Tahoe.

It is my understanding that the gate between Martis Camp and The Retreat was approved for emergency vehicle access and public transit in the Martis Valley Community Plan. I also believe that the Martis Camp development plan was approved by the County with a single entrance/exit on Schaffer Mill Road from SR 267 along with this EVA gate. Therefore, the current situation has not been studied from a traffic impact standpoint. Additionally, property owners at The Retreat pay all the road maintenance costs but are now in the extreme minority in terms of use. The current situation is blatantly wrong and should be corrected. I urge you to approve The Retreat at Northstar Owners Association's Request for Abandonment.

Thank you for your consideration.
Katie Mondavi

From: rvanews1@aol.com [mailto:rvanews1@aol.com]
Sent: Wednesday, December 03, 2014 12:20 PM
To: Placer County Board of Supervisors
Cc: retreatabandonmentteam@yahoo.com
Subject: Request for Abandonment - Northstar/Martis Camp

Dear Members of the Placer County Board of Supervisors:

We write to request that you APPROVE the Request for Abandonment submitted by The Retreat at Northstar Owners Association.

Our family has owned and enjoyed our home on Basque Drive since the fall of 2005 and make use of virtually all of the facilities within the Northstar development at various times of the year. As anyone who has lived in the area can attest, there are plenty of times when traffic creates problems in the development. We are troubled about the change in the access from the Martis Camp property. Unless there is a full exploration of why the current restrictions should be changed, there should be no change. In no case should there be a change without appropriate mitigating benefits to the Northstar community.

Just a few points that you are already aware of but bear repeating.

Please 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—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.

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.

Thank you for your time and consideration.

The Alvarado Family
288 Basque Drive

From: Bret E. Field [mailto:field@bozpat.com]
Sent: Wednesday, December 03, 2014 4:11 PM
To: Placer County Board of Supervisors
Subject: Support for "road abandonment" at Retreat at Northstar

Dear Placer County Board of Supervisors:

We support the request for "road abandonment" by the Retreat at Northstar.

Bret & Caitlin Field
2006 Redtail Court
Truckee CA

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Thank you.

From: Michael J Finn [mailto:2finns@sbcglobal.net]
Sent: Wednesday, December 03, 2014 3:51 PM
To: Placer County Board of Supervisors
Cc: donielle@npoa.info
Subject: Northstar Road Abandonment

Ladies and Gentlemen,

I am a resident of the Northstar community and I write to ask you to **support the Request for Road Abandonment**, to be considered at your meeting on December 9th. My understanding is that this road was approved originally as an access for emergency vehicle traffic only. Over the past several months the road has turned into a cut-through, used by residents of Martis Camp, contractors and delivery vehicles, greatly increasing traffic on Big Springs and Northstar Drives. In addition to substantially increased traffic, cars and trucks frequently travel dangerously above the speed limit, creating a hazardous situation, particularly at intersections. Further, property owners of The Retreat purchased their home sites based on the previously approved plan for the road to be used for emergency vehicles only. With the build-out of Martis Camp to an eventual total of more than 640 homes, the traffic problem throughout Northstar will be made much worse if the current thoroughfare is maintained. As a Northstar homeowner, and one who helps pay for the maintenance of Northstar's private roads, I believe that the Board should act in a manner consistent with the road's original, previously-approved purpose - **for access by emergency vehicles only**. Thank you for your consideration.

Respectfully,

Michael J. Finn
408 Lodgepole
Northstar, CA
Ph: (916) 799-8539

From: outlook_0fbd20d013c8ca9f@outlook.com [mailto:outlook_0fbd20d013c8ca9f@outlook.com] **On**
Behalf Of Roger Griffin
Sent: Wednesday, December 03, 2014 3:45 PM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar Request for Abandonment

Dear Members of the Board:

I am a long-time home owner (and taxpayer) at Northstar and have been following the situation with the The Retreat emergency vehicle access with considerable interest and concern. I urge you to support the request for road abandonment in this area. Not only is this the right thing to do, it is a matter of fairness and equity and enforcing the agreements made by the county long ago.

Roger Griffin
259 Basque
Northstar

Sent from Windows Mail

From: boeing2@yahoo.com [mailto:boeing2@yahoo.com]

Sent: Wednesday, November 19, 2014 9:48 AM

To: Placer County Board of Supervisors

Subject: Jennifer Montgomery

Stop the additional traffic that the county has planned for the streets of Northstar. I am a Northstar property owner and tax payer. We do not want the additional traffic on our streets.

From: Marlaine Griffin [<mailto:mgriffin@apr.com>]
Sent: Sunday, November 30, 2014 3:03 PM
To: geoff@npoa.info
Cc: Placer County Board of Supervisors; rich.griffin@comcast.net
Subject: FW: NORTHSTAR RETREAT ROAD

Geoff,

Attached are copies of five separate letters being mailed today expressing our support for NAPO in the efforts to assist the Retreat at Northstar Owners Association's "Request for Abandonment?"

As homeowners, 14 years on Mill Camp and more recently on Grouse Ridge, we have first-hand experience witnessing the abuse of the road by Martis Camp residents, moving vans, delivery trucks, and construction vehicles driving in and out of Martis Camp. For all the reasons stated in our letters, we strongly encourage the Placer County Board of Supervisors TO DO THE RIGHT THING for the safety of the residents of Northstar.

Sincerely,
Marlaine Griffin and Rich Griffin

Marlaine Griffin
Alain Pinel Realtors
Cell 408.218.4449
mgriffin@apr.com
BRE #01426911
HomesByMarlaine.com

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.

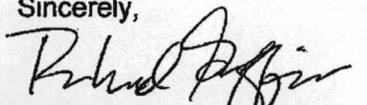
The current situation is harming Northstar:

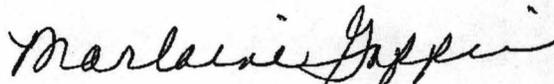
- Not only the Retreat but all of Northstar is impacted.
- We understand over 1,600 transponders have been handed out to Martis Camp's property owners and contractors to operate the gate between the properties.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the addition of the intercept parking 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 this 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 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,


Richard and Marlaime Griffin
1726 Grouse Ridge Road
Truckee, CA 96161



CC: Ann Holman, Clerk/Board of Supervisors
CC: Geoff Stephens, NPOA General Manager

Dear Supervisor Uhler:

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.

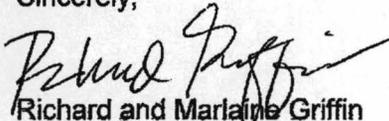
The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is impacted.
- We understand over 1,600 transponders have been handed out to Martis Camp's property owners and contractors to operate the gate between the properties.
- 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 parking 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 this 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.

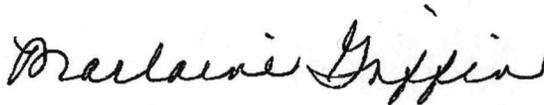
The current situation is also wrong and should be corrected:

- 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 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,



Richard and Marlaire Griffin
1726 Grouse Ridge Road
Truckee, CA 96161



CC: Ann Holman, Clerk/Board of Supervisors
CC: Geoff Stephens, NPOA General Manager

Dear Supervisor Holmes:

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 impacted.
- We understand over 1,600 transponders have been handed out to Martis Camp's property owners and contractors to operate the gate between the properties.
- 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 parking 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 this 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 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,



Richard and Marlaire Griffin
1726 Grouse Ridge Road
Truckee, CA 96161

CC: Ann Holman, Clerk/Board of Supervisors
CC: Geoff Stephens, NPOA General Manager

Dear Supervisor Weygandt:

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.

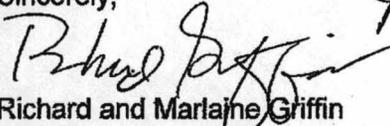
The current situation is harming Northstar:

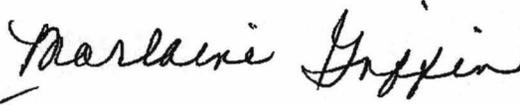
- Not only the Retreat but all of Northstar is impacted.
- We understand over 1,600 transponders have been handed out to Martis Camp's property owners and contractors to operate the gate between the properties.
- The impact of this traffic has not been studied because it wasn't supposed to exist.
- We have made great progress with traffic problems with the addition of the intercept parking 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 this 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 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,


Richard and Marlaime Griffin
1726 Grouse Ridge Road
Truckee, CA 96161



CC: Ann Holman, Clerk/Board of Supervisors
CC: Geoff Stephens, NPOA General Manager

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.

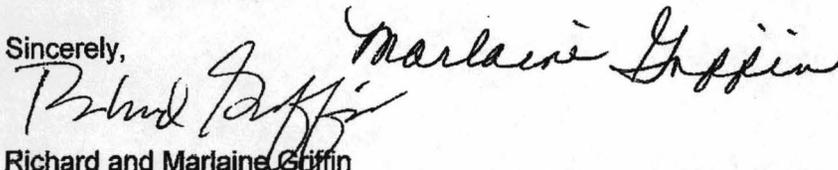
The current situation is harming Northstar:

- Not only the Retreat but all of Northstar is impacted.
- We understand over 1,600 transponders have been handed out to Martis Camp's property owners and contractors to operate the gate between the properties.
- 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 parking 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 this 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 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,



Richard and Marlaine Giffin
1726 Grouse Ridge Road
Truckee, CA 96161

CC: Ann Holman, Clerk/Board of Supervisors
CC: Geoff Stephens, NPOA General Manager

From: Ellie Judy [mailto:ellie_judy@capgroup.com]
Sent: Wednesday, December 03, 2014 3:20 PM
To: Placer County Board of Supervisors
Subject: Request for Abandonment

Dear Placer County Board of Supervisors,

As a concerned NorthStar homeowner, I am writing to request that you approve the Request for Abandonment submitted by The Retreat at Northstar Owners Association. 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.

My residence access to NorthStar village is via Big Springs Drive. Big Springs Drive is already very congested. As Martis Camp continues to develop, the increased traffic on Big Springs Drive will make for an even more dangerous intersection.

My understanding is that 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. We have friends in Martis who regularly use this cut through road. As move homes are built the traffic will continue to get worse. It is unfortunate that Martis Camp has put Placer County and Northstar in this position but it is wrong and it should be corrected.

Thank you so much for considering this very important item and enforcing the original agreement between NorthStar and Martis Camp.

Please support our request for road abandonment.

Thanks again,
Ellie Judy
(NorthStar Property Owner)

From: Audrey Billet [<mailto:abillet2010@gmail.com>] **On Behalf Of** BILLET AUDREY
Sent: Wednesday, December 03, 2014 2:50 PM
To: Placer County Board of Supervisors
Subject: ATTN: Jack Duran - URGENT PRE 12/9 meeting

Dear Supervisor Duran,

I am writing to request that you approve The Retreat at Northstar Owners Association'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 via the Retreat Emergency Vehicle access (EVA) gate is not limited to emergency vehicles and public transit as was intended to be the case. I have been following this issue and I am dismayed that it has not already been resolved in favor of EVA only access. I have taken the time to sit down, edit the information provided to me by Northstar property owners association, and compose this letter to you as indication of the import I give to it.

We put our trust in the public servants of our community and you, as Supervisors, are responsible to that trust. It would be a shame if you were to undermine the public's confidence in the integrity of the governmental processes and your office. The current situation can and should be corrected. As a reminder it is documented that:

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

I am appalled by the tactics used by the Martis Camp community and others to permit egress to Northstar property in ways that seem to imply eminent domain without legal right. The current situation is detrimental to all of Northstar including, but not limited to the examples listed here:

- 1) Increased traffic will impact the quality of Northstar and pose safety hazards:
 - a) Transponders (1600+) have been given out:
 - to Martis camp residents
 - To contractors (!) working on Martis camp sites(!)
 - Notably no transponders have been given/offered/proposed to Northstar residents to allow them the reciprocal access into Martis camp!
 - b) Northstar resort has made great effort and progress to reduce Northstar's traffic problems via the addition of the intercept lots and other measures. Adding access via Martis Camp is a reversal of this progress.
 - c) The intersection of Big Springs and Northstar drive is already busy and dangerous. Martis Camp's access to Northstar via the EVA will double the number of properties using this intersection
 - d) Increased traffic at the intersection of Big Springs Drive and Martis Landing will create traffic problems for the residents of all properties off Martis Landing.
 - e) Traffic along Northstar Drive will also increase especially as Martis camp residents begin to use Northstar as a short cut to 267.
 - f) impact of this traffic has not been studied because it has never been part of any plan
 - g) The Retreat property owners pay 100% of their road maintenance costs because they were the only ones who were supposed to use the roads. Martis Camp's access via these roads will incur additional maintenance costs and these additional costs should be the responsibility of Martis camp residents.
 - h) The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-de-sac as per all documented plans.

Thank you for your time and consideration. I look forward to you addressing this in a forthright and prompt manner at your December 9 meeting. Please do not hesitate to call if you have any questions.

Sincerely,
Audrey Billet
650-868-3688

735

From: Terri Burge [mailto:tsburge@yahoo.com]
Sent: Wednesday, December 03, 2014 1:29 PM
To: Placer County Board of Supervisors
Subject: The Retreat at Northstar Owners Association's Request for Abandonment

Dear Placer County Supervisors,

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 are very 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. Your board approved the Martis Valley Community Plan with this gate designed for EVA and public transport only, and NPOA was given assurances by County staff that the gate would be restricted as such. Please stand by your promises to the Northstar property owners and the greater Northstar community - all of Northstar will be affected by this decision.

Sincerely,

Glyn and Terri Burge
433 Lodgepole
Northstar at Tahoe

From: Candy Robertson [mailto:dlpovey@aol.com]
Sent: Wednesday, December 03, 2014 12:21 PM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar "Request for Abandonment"

Candy and Peter Robertson
151 Basque
Northstar
Truckee, CA 96161

November 19, 2014

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

Dear Supervisor Duran:

We have been Northstar property owners for thirty years.

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

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 the established 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 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 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 SR268 (with EVA gate between it and Northstar)
- . The Retreat's property owners were all told that they were purchasing property in an 18-lot cul-du-sac
- . 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.

Again, we sincerely hope that you: **APPROVE The Retreat at Northstar Owners Association's Request for Abandonment.**

Most Sincerely,

Candace and Peter Robertson

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
Geoff@NPOA.info

From: David Welch [<mailto:welchdavid@hotmail.com>]
Sent: Wednesday, December 03, 2014 11:34 AM
To: Placer County Board of Supervisors
Cc: Teri Ivaldi
Subject: Letter to Supervisor Duran with Copy to Ann Holman

Please find attached my letter to Supervisor Duran.

Thanks for your assistance in delivering the letter.

David Welch

December 3, 2014

Dear Supervisor Duran,

I reside full time at 1707 Grouse Ridge in Northstar and am a registered voter in Placer County.

I request your approval of the "Request for Abandonment" submitted by The Retreat at Northstar Homeowner Association. Two of the main reasons I ask you to support the application are discussed briefly below.

The County's planning process which culminated in an updated Martis Valley Community Plan contemplated a significant increase in residential units in the plan area and set the stage for expansion at Northstar and the development of Martis Camp. The potential traffic impacts including safety concerns were addressed in public meetings. Among other results the County approved the use of an gate between the Big Springs area at Northstar and the Ritz Carlton and related developments further up the mountain. The County also approved a second access into Northstar from SR 267 to the Highlands to limit the traffic impacts on existing Northstar. The County also supported or mandated creating a connection between Big Springs Drive and Shaffer Mill Road through Martis Camp. The Northstar community supported the County's plan for this connecting road for Emergency Vehicle Access only. Somehow, the EVA restriction on the connection between Northstar and Martis Camp has morphed into a one way connector from Martis Camp into Northstar.

The associated traffic from Martis Camp was not part of the traffic analysis the County included in its adoption of the Martis Valley Community Plan. The actual and potential traffic on Mill Site Road affects not only the properties in the Retreat, but also affects all owners and visitors to Northstar except those using the Highlands Road access.

My first reason to request you support the Abandonment application is to change the pattern of use of the connection between Martis Camp and Northstar to emergency vehicle and public transit use only as originally contemplated and approved. This change is the right decision for the County and for Northstar.

My second reason to request your support is to urge you to take a step which will restore confidence that the County is worthy of the larger community's confidence and support in planning matters.

Thank you for your attention to this request.

Sincerely,

David Welch

From: Gordon Marks [mailto:marksgw@aol.com]
Sent: Wednesday, December 03, 2014 9:33 AM
To: Placer County Board of Supervisors
Cc: Geoff@NPOA.info
Subject: Attention: Mr. Jack Duran

As a Northstar property owner, I urge you to approve the Reatreat at Northstar Owners Association's Request for Abandonment at you Dec, 9th meeting.

Please see the attached letter.

Gordon Marks

Gordon Marks
234 Whistle Punk
Northstar, Truckee, Ca.
Dec. 3, 2014

Jack Duran, Chair
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, Ca. 95603

Dear Supervisors:

At your December 9, meeting, I urge you to approve the Retreat at Northstar Owners Association's "Request for Abandonment".

This request would return the gate at the Retreat subdivision to an emergency access gate as was originally intended by the Martis Valley Community Plan and as noted on all subsequent planning and environmental documents, including the Martis Camp development plan.

I am a Northstar property owner and would hate to see all the hard work and responsible traffic planning and infrastructure expenses by the Northstar Community go to waste by opening up traffic through Northstar from what was supposed to be emergency access only.

Please approve the Request for Abandonment.

Thank you,

Gordon Marks

CC Ann Holman, Geoff Stephens

From: Bill and Chris Evans [<mailto:wevans@surewest.net>]
Sent: Tuesday, December 02, 2014 5:46 PM
To: Placer County Board of Supervisors
Subject: Northstar Owners Association's Request for Abandonment

Dear Supervisor Duran,

We are full time residents of Roseville, CA, registered Placer County voters, and have a second home at Northstar. We are writing to request that you approve The Retreat at Northstar Owners Association's Request for Abandonment.

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 transport only as was intended from the start. Northstar was not designed as a drive through resort. Any change to this would have devastating results to the lifestyle and safety of our community.

The current situation is harming Northstar. The entire resort is being impacted. We understand that over 1600 transponders have been handed out to Martis Camp property owners and contractors. Big Springs Drive and Northstar Drive were not designed as through highways to Truckee and Lake Tahoe. Northstar has worked hard to decrease traffic within our resort by building intercept lots for incoming skiers. Allowing through traffic would reverse the strides that have been made.

The current situation is wrong and must be corrected. You the supervisors approved the Martis Valley Community Plan with this gate designated for **EVA and public transit only**. This decision came about as the result of public hearings and strong community comments. If Martis Camp homeowners want direct vehicle access to Northstar and its amenities, they can buy property at Northstar. Martis Camp is not part of the Northstar Resort.

Do not bow to wealthy developers dictating quality of life in the Martis Valley. This is a unique and beautiful area that must be preserved and not turned into a mini Bay Area or LA with through traffic by a select few wealthy individuals.

Thank you for your consideration.

Bill and Chris Evans
1103 Kris Way
Roseville, CA

And

4120 Coyote Fork,
Northstar, Truckee, CA



This email is free from viruses and malware because avast! Antivirus protection is active.

From: Patrick.Pohlen@LW.com [mailto:Patrick.Pohlen@LW.com]
Sent: Tuesday, December 02, 2014 4:01 PM
To: Placer County Board of Supervisors
Subject: Jack Duran: Northstar Owners Association Request for Abandonment

Dear Placer County Supervisor District 1:

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 (specifically up Big Springs Road) 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 only 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.

Sincerely,
Patrick A. Pohlen

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Latham & Watkins LLP

744

From: Samuel Fong [<mailto:summay1@aol.com>]

Sent: Tuesday, December 02, 2014 3:51 PM

To: Placer County Board of Supervisors

Subject: Attention Jack Duran

Dear Mr. Duran,

I am writing to request that you approve the 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 originally approved.

You the supervisors approved the Marits Valley Community Plan with this gate designated for EVA and public transit only. This is not the case anymore. I understand over 1,600 transponders have been handed out to Martis Camp property owners and contractors. This situation is not tolerable. The impact of this traffic has not been studied because it wasn't supposed to exist. The intersection at Big Springs and Northstar drives has become dangerous and intolerable. I urge you in the strongest terms to correct this problem by approving the Northstar Owners Association request for abandonment.

Thank you for your consideration.

Samuel Fong

From: GREEN JEANN [<mailto:normajeann@mac.com>]
Sent: Tuesday, December 02, 2014 3:47 PM
To: Stephens Geoff; Placer County Board of Supervisors
Subject: EVA gate, Northstar

Dear Geoff and Ann Holman,

This is a copy of my letter to the Placer County Board of Supervisors regarding the EVA gate between Northstar and Martis Camp.

November 26, 2014

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

Dear Jennifer,

I am writing you about the EVA gate between Northstar and Martis Camp. Even though all the written contracts and agreements between these resorts, that I have seen or heard about, assure Northstar that the aforementioned gate would always be used as an emergency gate only.

Accordingly, our neighborhood, the Retreat, has roads engineered to be used by a small amount of traffic. In addition, there are 10 steep driveways on Mill Camp Road and the road itself is steep, at a 10% grade. No Northstar major roads have driveways at all. None of these factors are safe for traffic. Snow and ice will increase danger. This is dangerous for Northstar residents and Martis Camp residents, using our resort as a short cut. The road will not hold up. Accidents will happen. Martis Camp has given transponders to construction workers and truckers driving huge commercial vehicles to and from their resort, on a road meant for eighteen homeowners. When Martis Camp is built out, our resort will be severely damaged.

Northstar; for years, has worked to improve resort traffic on busy days. We now have an intercept parking lot, near H267, and a bus system. Our traffic congestion was well managed and has improved traffic concerns on H267.

Then, Martis Camp removed our EVA gate? They replaced it with their own gate, and gave out 1,600 transponders. Good grief. How can we trust in our county government when EIRs and Martis Valley Plans and other documents are ignored?

PCWA is asking NCS D to help Placer County by providing water services for the four resorts in Zone 4, and Martis West. I understand that this will reduce county costs in Martis Valley. At the same time, our written assurances on our EVA gate are virtually ignored.

Please reverse these decisions, made by your staff? Make Mill Camp Road a private Road. Martis Camp does not need this short cut to be a successful resort. Damaging Northstar cannot be the fair solution to anything.

Thank you for your consideration in this matter.

Jeann Green
normajeann@mac.com
Northstar California
916-204-4411

746

From: burt@lopeselectric.com [mailto:burt@lopeselectric.com]

Sent: Tuesday, December 02, 2014 2:33 PM

To: Placer County Board of Supervisors

Subject: Road Abandonment

Why does everything beautiful have to be ruined? Northstar was a beautiful community..... Please fix the Emergency Vehicle Access gate..... TO BE USED AS AN EMERGENCY ONLY!!!!

Burt Lopes
Lopes Electric, Inc.
1060 Elm St
San Jose, CA 95126
(408) 984-8422
(408) 984-8497 fax



Date: 11/30/2014

Shelly Aldean- Chair, Casey Beyer- Vice Chair,

Marsha Berkgigler, Tim Carlson, Elizabeth Carmel, Tim Cashman, Hal Cole, Nancy McDermid,

Ross Miller, Mark Bruce, Jim Lawrence, Norma Santiago, Larry Sevison, Clem Shute,

Bill Yeates, Joanne Marchetta

PO Box 5310

Stateline, Nevada 89449

Dear TRPA Board Members and Executive Director,

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

DEC - 3 2014

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

Lake Tahoe is a special place to behold, treasure and protect. The Tahoe Basin is home to rich national forest lands, an abundance of wildlife, and of course world-famous clear water. In order to preserve these precious features for both residents and visitors alike, now and in the future, we need to tread lightly, which is why I am deeply alarmed by the proposed Martis Valley West Parcel project to develop 112 homes and commercial amenities on more than 112 acres of North Shore ridge line inside the Tahoe Basin. The proposed development site sits on an extensive stretch of scenic viewshed, which not only sets a dangerous precedent, but will also cause irreparable damage to land currently zoned forest/conservation, displace many species of wildlife, and contribute significantly to water, air, noise, and light pollution in an environmentally fragile area. Additionally, we live in an area already hard-hit by drought, and this project would further tax the limited supply available.

The public has entrusted Placer County and the TRPA with protecting and preserving Tahoe's irreplaceable natural beauty and mountain environment. Please do not waste taxpayers' time and money on staff review of this proposal, which would allow the wholesale destruction of a forested ridgeline and further contribute to environmental degradation in the Tahoe Basin.

I strongly urge you to remove the 112 acre Tahoe Basin Area Plan proposed development from the Martis Valley West Parcel project.

Sincerely,

Signature 

Printed Name James A. Robertson

local Address 5625 Sahara Drive
Carmelina Bay, Ca.

Home - 300 Sleepy Hollow Drive
San Anselmo, Ca 94960

From: Mike Mayon [<mailto:mhmayon@yahoo.com>]

Sent: Tuesday, December 02, 2014 2:21 PM

To: Jack Duran

Cc: Placer County Board of Supervisors

Subject: Retreat at Northstar request for Abandonment and road privatization

Dear Chairman Duran:

Please review my attached letter to you regarding the Retreat at Northstar's request to Abandon and privatize Mill Site and Cross Cut Court within the Retreat at Northstar.

Thank you,

Michael H Mayon

Michael H Mayon
1595 Kensington Cir
Los Altos, Ca 94024

December 2, 2014

Placer County Board of Supervisors
175 Fulweiler Ave.
Auburn, CA 95603
Attn: Supervisor J. Duran

Re: Petition to Dissolve County Service Area 28, Zone of Benefit 187 and Retreat at Northstar's Petition to privatize Mill Site Road and Cross Cut Court

Dear Chairman Duran:

I am requesting your support and affirmative vote for the Retreat at Northstar's Petition to Dissolve County Service Area 28, Zone of Benefit 187 and approval of the privatization of Mill Site Road and Cross Cut Court in the Northstar development. As President of the Retreat at Northstar Owners Association I polled and received a unanimous vote (18 to 0) from my association members directing me to request the privatization of the Retreat Roads. I purchased 2765 Cross Cut Court in the Retreat in July 2006. The developer, Booth Creek Ski Holdings and their representative Tim Beck, informed me of the Emergency Vehicle Access (EVA) gate and its approved use as stated in the Martis Valley Community Plan (MVCP) and approved by the Placer County Board of Supervisors. The Retreat Owners Association installed the EVA gate as directed by the MVCP and the gate stood in place from 2006 until sometime in 2010/11 when it was removed without formal notification and replaced with an automated gate by the Martis Camp developers. Exclusive use of this automated gate was given to the Martis Camp residents as their "East Gate" to Northstar Village and Highway 267. The so-called "East Gate" was never studied, authorized or formally approved by the Placer County Board of Supervisors. Subsequently we have seen a steady increase in vehicular traffic. It is apparent that contractors and construction workers, repair services, trucking and freight operators and well as owners and guests have been issued transponders to operate the automatic gate. Martis Camp has issued over 1600 gate transponders. Who authorized the destruction and removal of the EVA gate that was paid for and installed by the Retreat home owners? Who authorized Martis Camp to install a new automated gate? Who conducted the Environmental Impact Report (EIR) and approved the massive increase in traffic on Mill Site Road and Big Springs Road? Mill Site Road is a 22-foot wide road with direct driveway access to the road and was intended to support the 18 Retreat home sites, guests, EVA traffic and a public shuttle system? All other roads in Northstar and Martis Camp are 32" feet wide with no driveway access. The Gary Davis Engineering Group study stated clearly that the 22' road should only support limited access or private use. Mill Site Road was never intended to be a

major connector between Martis Camp and Highway 267. What plans have the Board of Supervisors made to insure the safety of skiers crossing Mill Site Road and returning to their homes when using the Retreat ski back run provided and groomed by Northstar. How does the County plan to provide safe passage to the Retreat pedestrians on a road intended for 18 home sites and very limited traffic now facing hundreds, if not thousands, of vehicles per day on a steep grade (10%) in winter conditions with skiers walking back to their homes? I implore you to enforce your Board approved Martis Valley Community Plan for the EVA gate to its clearly stated intended use of Emergency Vehicle Access and Public Transit shuttle vehicles only between Schaffer Mill Road and Mill Site Road.

This is a dangerous situation that should never have been allowed to progress to the present state of abuse. Now is the time to enforce the MVCP and approve the privatization of Mill Site Road and Cross Cut Court. Please enforce your MVCP and vote in the affirmative. Thank you.

Respectfully submitted,

M. H. Mayon

Michael H Mayon
President
Retreat at Northstar Owners association
2765 Cross Cut Court, Northstar, CA 96161

From: Michael Dixon [mailto:miked@dfsinc.com]
Sent: Wednesday, December 03, 2014 4:43 PM
To: John Weber
Subject: Our Opposition to Petition for Abandonment/Vacation

Dear Mr. Weber,

I am forwarding the attached letter of my wife's and my Opposition to the Petition for Abandonment/Vacation of the Public Right of Way over Mill Site Road.

Should additional information or clarification be desired, please let me know.

Sincerely,

Mike Dixon

From: Paul Derby [mailto:derby.paul@comcast.net]
Sent: Wednesday, December 03, 2014 8:32 PM
To: Placer County Tax Appeals
Subject: The Retreat at Northstar Owners Association's Request for Abandonment

Ann,
The attached and below is a copy of emails sent to each Supervisor:

- J. Duran
- R. Weygandt
- J. Holmes
- K. Uhler
- J. Montgomery

Paul & Sue Derby
1322 Indian Hills
Truckee, CA 96191

TEL: 530-562-0923 EMAIL: DERBY.PAULY@COMCAST.NET

December 3, 2014

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

Subject: Emergency Vehicle Gate between Martis Camp and Northstar

This letter is to request that the subject gate be returned to its originally intended emergency vehicle access (EVA) status, which was to be used for emergency access ONLY into Northstar. To this end, it is respectfully and strongly requested that you approve the Retreat at Northstar Owners Association's "REQUEST FOR AMANDONMENT"

The improper use of the gate by Martis Camp residents, guests, vendors and contractors hurts Northstar and should be stopped. The subject "Request" would return the gate to its intended emergency vehicle access only.

Try to put yourself in the shoes of a Northstar homeowner to understand the negative impact of that gate having been removed without NPOS's knowledge or approval.

Thank you for your consideration and for "doing the right thing".

Respectfully,

Paul & Sue Derby

Copy to:
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery
Ann Holman
Geoff Stephen

PAUL & SUE DERBY

1322 INDIAN HILLS

TRUCKEE, CA 96191

TEL: 530-562-0923 EMAIL: DERBY.PAULY@COMCAST.NET

December 4, 2014

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

Subject: Emergency Vehicle Gate between Martis Camp and Northstar

This letter is to request that the subject gate be returned to its originally intended emergency vehicle access (EVA) status, which was to be used for emergency access ONLY into Northstar. To this end, it is respectfully and strongly requested that you approve the Retreat at Northstar Owners Association's "REQUEST FOR AMANDONMENT"

The improper use of the gate by Martis Camp residents, guests, vendors and contractors hurts Northstar and should be stopped. The subject "Request" would return the gate to its intended emergency vehicle access only.

Try to put yourself in the shoes of a Northstar homeowner to understand the negative impact of that gate having been removed without NPOS's knowledge or approval.

Thank you for your consideration and for "doing the right thing".

Respectfully,

Paul & Sue Derby

Copy to:
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery
Ann Holman
Geoff Stephen

December 2, 2014

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

Jack Duran:

We are writing for your support to **APPROVE** the "Request for Abandonment" submitted by The Retreat at Northstar Owner's Association.

We are property owners at Northstar and reside in the Big Springs area near the EVA gate which has been wrongly taken over by the Martis Camp development. We are greatly concerned that this gate has been turned into an easy access point for Martis Camp traffic and this should never have been allowed to happen.

This EVA gate located in The Retreat is creating traffic and noise in our community where it was never intended. We were promised by the County for 10 years that this gate would be kept as Emergency use only. 1600 Transponders have now been handed out to Martis Camp contractors and individuals to use this gate at any time whatsoever; how can this happen where its intent was for EMERGENCY USE ONLY? The Retreat property owners made their purchases based on an 18 lot cul-de-sac as promised by the County. They pay to maintain a road ONLY they were supposed to be using. All of the property owners in The Retreat at Northstar as well as all of the Northstar Property Owners rely on you as a Placer County Supervisor to uphold the law and not allow a public thoroughfare in this situation. These Private roads were not meant to handle this additional traffic congestion, the additional maintenance and also the numerous safety issues.

Why does a corporation have the right to over-ride the policy made by Placer County, over-ride the Martis Valley Community Plan and over-ride the legal rights of Northstar property owners and dictate its own policy? Legally as a County Supervisor you are required to enforce the plan as it was originally approved and promised. Please do not allow a real estate developer to put its financial interests above the Placer County Northstar property home owners, whom you were elected to serve.

Respectfully,



Bette and Steve Lombardi Jr.
2392 Overlook Place
Northstar
Truckee, CA
415-389-1711

Mailing Address:
15 Marlin Ave.
Mill Valley, CA 94941

From: Placer County Board of Supervisors
Sent: Thursday, December 04, 2014 3:49 PM
To: COB Correspondence
Cc: Teri Ivaldi; Sharlet Pyne; Lisa Kotey
Subject: FW: To Mr. Jack Duran, Chair regarding Big Springs/Northstar

Below is an email received today in the Board of Supervisors Email. Regarding Northstar

*Thank you
Debbie Hawkins
Administrative Secretary
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603
(530) 889-4010*

From: Kreitzberg, Fred [<mailto:fred.kreitzberg@urs.com>]
Sent: Thursday, December 04, 2014 11:22 AM
To: Placer County Board of Supervisors
Subject: To Mr. Jack Duran, Chair regarding Big Springs/Northstar

December 4, 2014

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

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 I'm deeply concerned about the impact on our community if traffic between Northstar and Martis Camp is not limited to emergency vehicles and public transportation 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 1600 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 designed for EVA and public transit only. - This was the result of public hearings and strong community comments favoring this over the alternative (through connections).
- 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 Shafer Mill Road from SR267 (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 Supervisor should not let real estate developers influenced its staff and thereby undermine the public's confidence in the integrity of its governmental processes.

Respectfully,
Fred Kreitzberg
Fred.kreitzberg@urs.com
415 385-5000

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

Ann Holman
Clerk of the Board of Supervisors
175 Fulweiler Avenue
Geoff@NPOA.infoAuburn, CA 95603

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From: rtcoats@comcast.net
Sent: Thursday, December 04, 2014 1:32 PM
To: Placer County Board of Supervisors
Subject: Request for Abandonment submitted by the Retreat at Northstar Owners Association

I am contacting the Board of Supervisors to urge them to approve the Request for Abandonment submitted by The Retreat at Northstar Owners Association that is on the agenda of the Board's December 9th meeting.

I am a Northstar property owner. Traffic between Northstar and Martis Camp should be limited to emergency vehicles and public transit, as was always intended and contemplated by the County's planning and approval process.

I have separately addressed a letter to each supervisor concerning this item.

Regards, Robert Coats

From: Walter Auerbach <Wauerbach@auerbachengineering.com>
Sent: Thursday, December 04, 2014 2:49 PM
To: Placer County Board of Supervisors
Subject: Mill Site Road Abandonment
Attachments: Mill Site Road 120414.pdf

Please see the attached related to the abandonment of Mill Site Road in The Retreat subdivision at Northstar. I believe this item is coming up on the December 9th BOS agenda, and I would like my letter to be part of the record for that discussion.

Thanks!

Walter R. Auerbach, P.E.

President

Auerbach Engineering Corp.

Ph: (530) 581-1116 Ext. 11

New location!

645 West Lake Blvd.

Tahoe city, ca. 96145

AUERBACH ENGINEERING CORPORATION

CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING
PROGRAM MANAGEMENT AND PLANNING

December 4, 2014

Placer County Board of Supervisors
Auburn, CA. 95603

VIA EMAIL TRANSMISSION TO: bos@placer.ca.gov

**RE: ABANDONMENT OF MILL SITE ROAD
THE RETREAT SUBDIVISION, NORTHSTAR**

Honorable Board of Supervisors:

For the record, my firm authored the final map for The Retreat subdivision, on behalf of Trimont Land Company. We also represented East-West Partners and Trimont Land Co. /Booth Creek Ski Holdings, Inc. during the planning for the Village at Northstar, for the period leading up to the approval of the tentative map for that project. Prior to and during much of this time, we were also involved in planning-level efforts associated with the Martis Valley Community Plan Update, on behalf of East-West Partners.

We understand that some time ago, County staff made an interpretation regarding Mill Site Road in The Retreat subdivision, that the dedication and acceptance of the public road was completed up to the boundary line with Martis Camp. This interpretation apparently opened the door to uncontrolled residential and commercial vehicle traffic from the Martis Camp subdivision into Northstar.

I believe the above interpretation is inconsistent with all of the original arrangements and understandings related to the use of Mill Site Road, and inconsistent with what we understood to be the intent of the final map and the Village emergency access easement (EVA).

My recollection of some of the events leading up to the recordation of the EVA as well as The Retreat subdivision map is as follows:

- 1) The EVA was established to accommodate a second means of egress in conjunction with approval of the Village at Northstar, and was never intended to accommodate traffic in the other direction (into Northstar), with the exception of future transit vehicles and emergency vehicles. The concept that transit vehicles were to be the only manner for accessing Northstar from Martis Camp was explicitly discussed and understood amongst the parties involved in the project at the time, including Placer County staff.

- 2) The public road associated with the Retreat subdivision was intended to end at The Retreat subdivision boundary, not the boundary line with Martis Camp. This was not intentionally creating a "spite strip" as some have suggested. It was accommodating the wishes of the parties involved in the various projects at the time, including Placer County, as follows below:
- a. The County did not want to create a "back road" access to Northstar as that was not supported by the Community Plan or the Northstar community.
 - b. The developer of The Retreat did not want residential, commercial and recreational traffic coming in from the west and affecting property values of the lots on that street.
 - c. County staff did not want to create the possibility that the Trimont remainder lands to the north and south of Mill Site Road would ever be considered as two separate parcels, as might have been the case if the public road dedication had been completed to the Martis Camp boundary. Whether that concern was valid is irrelevant. It was a contributing factor to the configuration of The Retreat subdivision boundary which stopped short of the Martis Camp boundary, leaving the remainder lands connected.
 - d. I am not aware of any objections raised at the time by the property owner to the west to the limitations on access that would result from the above positions and requirements.
- 3) We intended the EVA and the public portion of Mill Site Road to be two distinctly different easements, overlapping in places, but separate at the boundary to Martis Camp. The County requirement of the Retreat developer to make physical improvements to the boundary of Martis Camp did not conflict with that intent. That construction should have been required of the Retreat developer simply because there was nobody else to build that portion of the EVA, and the EVA had to be improved to serve its' intended purpose.

Certainly we are not privy to all of the evidence and history in this matter. Regardless, abandonment of the public interest in Mill Site Road would restore the uses, understandings and expectations to those which existed at the time of the original planning, design, and subdivision of this area.

Thank you for your time and attention to this matter.

Sincerely,

AUERBACH ENGINEERING CORPORATION



Walter R. Auerbach, P.E.

President

November 27, 2014

To: Placer County Supervisors

Jack Duran, Robery Weygandt, Jim Holmes, Kirk Uhler, Jennifer Montgomery

Cc: Ann Holman, Clerk of Board of Supervisors

Dear Supervisor,

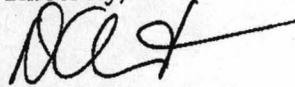
This is to request that you approve the The Retreat at Northstar Owners Association's Request for Abandonment.

We are 16-year property owners at Northstar, and we strongly believe the current situation is not only wrong and illegal; it is also posing a safety issue for all of Northstar.

- Martis Camp has illegally removed an EVA gate and erected a new gate on its side of the property line. Subsequently, Martis Camp passed out over 1600 transponders to property owners and contractors that open this gate.
- Martis Camp has also illegally removed a sign that clearly stated "EMERGENCY VEHICLE ACCESS ONLY" and replaced it with a sign stating "PRIVATE ROAD—Transponder Access only". This is in clear violation of Placer County's promise that the gate would not provide a general traffic connection to Northstar for Martis Camp Development.
- The increased traffic on Northstar roads as a result of the illegal gate removal by Martis Camp will clearly undermine the efforts of Northstar to improve traffic flow, and will present a serious safety issue for the already difficult intersection of Big Springs Drive and Northstar Drive.

We respectfully request that the Board of Supervisors approve the Retreat Association's Request for Abandonment, so that the EVA-only status of this gate can be restored. To do anything less would make a mockery of the authority of the Board of Supervisors, and would send a clear signal that a small group of developers and property owners can trump the rights and safety of hundreds of other property owners.

Sincerely,



Dana Christensen



Tom Anderson

147 Basque Drive, Truckee CA 96161

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

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

The email below was received by the BOS office.

sp

From: Bret E. Field [<mailto:field@bozpat.com>]
Sent: Wednesday, December 03, 2014 4:11 PM
To: Placer County Board of Supervisors
Subject: Support for "road abandonment" at Retreat at Northstar

Dear Placer County Board of Supervisors:

We support the request for "road abandonment" by the Retreat at Northstar.

Bret & Caitlin Field
2006 Redtail Court
Truckee CA

763

From: outlook_0fbd20d013c8ca9f@outlook.com [mailto:outlook_0fbd20d013c8ca9f@outlook.com] **On**
Behalf Of Roger Griffin
Sent: Wednesday, December 03, 2014 3:45 PM
To: Placer County Board of Supervisors
Subject: Retreat at Northstar Request for Abandonment

Dear Members of the Board:

I am a long-time home owner (and taxpayer) at Northstar and have been following the situation with the The Retreat emergency vehicle access with considerable interest and concern. I urge you to support the request for road abandonment in this area. Not only is this the right thing to do, it is a matter of fairness and equity and enforcing the agreements made by the county long ago.

Roger Griffin
259 Basque
Northstar

Sent from Windows Mail

704

Exhibit 2: Sample Points You Might Make

Dear Supervisor (Duan),

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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DEC - 4 2014

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*The de Vere White's
 521. Northstar.*

The email below was received by the BOS office.

sp

From: Michael J Finn [mailto:2finns@sbcglobal.net]
Sent: Wednesday, December 03, 2014 3:51 PM
To: Placer County Board of Supervisors
Cc: donielle@npoa.info
Subject: Northstar Road Abandonment

Ladies and Gentlemen,

I am a resident of the Northstar community and I write to ask you to **support the Request for Road Abandonment**, to be considered at your meeting on December 9th. My understanding is that this road was approved originally as an access for emergency vehicle traffic only. Over the past several months the road has turned into a cut-through, used by residents of Martis Camp, contractors and delivery vehicles, greatly increasing traffic on Big Springs and Northstar Drives. In addition to substantially increased traffic, cars and trucks frequently travel dangerously above the speed limit, creating a hazardous situation, particularly at intersections. Further, property owners of The Retreat purchased their home sites based on the previously approved plan for the road to be used for emergency vehicles only. With the build-out of Martis Camp to an eventual total of more than 640 homes, the traffic problem throughout Northstar will be made much worse if the current thoroughfare is maintained. As a Northstar homeowner, and one who helps pay for the maintenance of Northstar's private roads, I believe that the Board should act in a manner consistent with the road's original, previously-approved purpose - **for access by emergency vehicles only**. Thank you for your consideration.

Respectfully,

Michael J. Finn
408 Lodgepole
Northstar, CA
Ph: (916) 799-8539

706

227 Echo Lane
Portola Valley, CA 94028
December 1, 2014

Jack Duran
Placer County Board of Supervisors
175 Fulweiler Ave
Auburn, CA 95603

Dear County Supervisor;

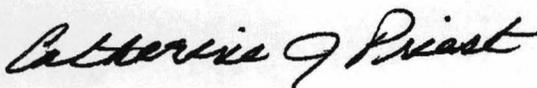
As a Northstar property owner, I am very shocked and disappointed that the Placer County Board of Supervisors went back on their agreement by granting Martis Camp permission to have their home owners use the Emergency Vehicle road to access Northstar. The Emergency Vehicle Road was specifically designed, studied and permitted for Emergency Vehicles and Public Transportation ONLY!!

This road was built to support the 18 Retreat property owners who have the maintenance responsibility. It was not, nor should it be, designed to support the 662 lots within Martis Camp. The increased traffic will cause more traffic problems, which Northstar constantly strives to improve. The location of the road, as it joins Northstar Drive, is already dangerous and will get even worse with additional traffic. The road is steep as it connects with Northstar Drive and there is limited visibility at that intersection. This situation will become even worse with increased traffic and a good site for accidents especially during the winter months.

Martis Camp has already provided 1600 transponders to homeowners and construction workers and only 30% of Martis Camp is built today! This makes a mockery of Placer County's transportation planning process. The road was studied, designed and approved only for Emergency Vehicles.

The Board of Supervisors has an opportunity to correct this egregious error and approve the Request for Abandonment from the Retreat at Northstar Owners Assn. You should not let real estate developers influence your staff and severely undermine the public's confidence in the integrity of its governmental process.

Thank you,



Catherine Priest

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TSI _____ CEO _____ Other _____

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

Date: 12/4/14

Ann Holman
Clerk of the Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603
aholman@placer.ca.gov

Re: Opposition to Petition for Abandonment/Vacation
Of the Public Right of Way over Mill Site Road

Dear Honorable Supervisors:

As a long-time resident of Northstar and, as a property owner in Martis Camp, I was disheartened to learn that the President of the Northstar Property Owners Association (NPOA) has published a document urging the members of NPOA to support the closure of Mill Site Road to public traffic. In my view the officers and directors of NPOA have missed the point completely, are disrespecting the interests many of its members who that own property in both communities, and is actually advocating a change which is adverse to the interests of all but a few Northstar property owners.

The NPOA "History" of the EVA gate is chock full of misleading, if not false statements. While one of your constituents has claimed to have been seriously harmed by the handful of vehicle trips on the PUBLIC ROAD next to his home leading to the private roads of Martis Camp, the NPOA Board seems oblivious to the fact that there are many Martis Camp landowners who live in Northstar, myself and my wife included. Access to those of us who live here is limited by the fact that we must first get a transponder for our vehicles that indicates we have a need for using the gate. That need is both environmentally justified and just plain common sense. A property owner in Martis Camp who wishes to reach the Village-at-Northstar, or the Ritz Carlton or that person's property in Northstar should be allowed to use the most direct router.

The use of Mill Site Road by Martis Camp owners and their guests, whether to reach destinations in Northstar or to travel to Lake Tahoe by the most direct route actually benefits the members of the NPOA by not using SR 267, which is often overburdened at peak times. NPOA members must use SR 267 to reach Northstar. It seems to me the NPOA would welcome any use of Mill Site Road which takes traffic off of SR 267 between Airport Road and Northstar Drive. It

doesn't take a genius or a traffic engineer to explain that depriving Martis Camp of the use of Mill Site Road would cause extra traffic, extra miles per trip, extra fuel consumed each trip, and would cause the generation of more carbon in the environment if we are forced to take "the long way around." And for what? There is no good reason that I've heard articulated for making Mill Site Road a private road so as to exclude Martis Camp traffic.

Some NPOA members complain that it is not fair the Martis Camp owners can drive on "our" (public) roads but we can't drive on their (private) roads. But, Schaffer Mill Road is available to NPOA members if and when we need it. Shame on anyone that doesn't see that the value of the Emergency Vehicle Access (EVA) easement over Schaffer Mill Road and across Martis Camp to Northstar property owners. Should a jet on final to the airport lose power and crash in the vicinity of the traffic circle, or if a wildfire were to close Northstar Drive, were it not for this emergency escape route across Martis Camp, we would be essentially a long cul-de-sac and we would be without a good emergency escape route, especially during summer fire months with an easterly wind. Before Martis came along and provided a much needed emergency route, we were in what emergency experts would say was a very precarious position.

When the County was studying this matter in 2002 and 2003, the NPOA supported the creation of an EVA route connecting Big Springs Drive with the end of Schaffer Mill, as it then existed, at entrance to Lahanton, but opposed the idea of making that connection road open to the public. However, the NPOA did not object to allowing persons along the EVA who would develop and use the EVA road as a private road to enter Northstar at the point where the EVA route connected to the public road system in Northstar. It is my understanding that when the County approved the development of The Retreat in 2005 it explicitly required that Mill Site Road be developed and dedicated all the way to the property boundary, for the very purpose making sure that a "spite strip" would not be created so as to prevent entry to the western end of Mill Site Road by persons lawfully using the private roadways in the neighboring community, approved as "Siller Ranch" and now known as Martis Camp.

There is no argument that the road in Martis Camp leading to the gate is open to the public. The private road is gated at both ends. So what is the problem if property owners of Martis Camp who also have a reason to be in Northstar use the public road in Northstar which connects with the private road in Martis Camp? Martis Camp owners taxes pay as much for the maintenance of Mill Site Road as do as do the other owners in Northstar. On top of that, Martis Camp owners pay the full cost of maintaining their private roadway system leading to Mill Site Road.

So, just who is actually using this road? Let me answer that question so you don't have to continue guessing. It is mainly three groups: (1) people like myself and several of my friends who own land in both Communities and who want to

freely transit between the two in the most direct, fuel efficient, and environmentally sensitive manner; (2) Martis Camp owners who themselves, or their guests, pay to stay in the Village or in one of the many rentals while their own home is being constructed in Martis Camp; and (3) Martis Camp owners who want to frequent the Village and spend money on food and beverages, ski equipment, apparel, even ski passes. If you make these people drive around the long way, you invite them to actually divert to Truckee and spend their money there instead of in the location that actually benefits us all. This is cutting off our nose to spite our face. Stated simply, the low volume of vehicle trips daily do not create any real harm to any Northstar resident, and I feel safe in making this statement as an owner in both of the communities. One complaining resident should not overturn the importance of this route to MANY of your constituents.

I respect the right of the NPOA President and Board to share their opinions on any and all topics important to their members. At the same time, I would expect that any such published statements should be well thought out and based on sound rationale and logic. No one has shown me any FACTS to support the hyperbole that this extra traffic is significant, problematic, or even a bad idea. I wholeheartedly agree that "there are legal, ethical, safety, and community relations issues at stake...." However all those considerations favor allowing the efficient use of Mill Site Road. Northstar benefits from owners, renters and customers in Northstar being allowed to transit between Martis Camp and Northstar efficiently. Likewise, the tax payers of Placer County benefit from that use because money spent in Northstar, rather than in Truckee, increases the tax base of Placer County.

Please consider this a rebuttal to NPOA's one-sided and fact deficient arguments. The increase carbon footprint the NPOA seems to support by asking that Martis Camps trips to be more than doubled flies in the face of environmental logic.

Thank you for considering my perspective.

Sincerely,

Dwight Davis

CC: Mr. John Weber
Placer County Department of Public Works
jweber@placer.ca.gov