

MVWP Development LLC  
PO Box 2537  
Truckee, CA 96160

June 7, 2016

**BY E-MAIL AND REGULAR MAIL**

Stacy Wydra  
Placer County Planning  
3091 County Center Drive  
Auburn, CA 95603

Re: Northstar Fire Department Letter

Dear Ms. Wydra:

This letter is submitted on behalf of Martis Valley West Project (MVWP) and MVWP Development LLC as clarification to a letter from the Northstar Fire Department (NFD), Chief Mark Shadowens, dated June 3rd 2016. Additional documentation correspondence attached.

First, we wish to thank the Northstar Fire Department's and the Northstar Community Services District's staff for their continued work on the MVWP. Their efforts and professionalism with the MVWP's Fire-life Safety study, Water Supply Assessment, Emergency Preparedness and Emergency Preparedness and Evacuation Plan is appreciated.

Chief Shadowens' in his recent letter opined on two elements which the MVWP intends to address with the NFD prior to any construction on site. The primary concerns expressed were in regards to emergency circulation, specifically secondary Emergency Vehicle Access (EVA) paving and dead end roads. As we have discussed, all emergency access roads that are required by State or County Code will be paved, and will meet City and County standards.

The circulation exhibits in the environmental studies and specific plan are reflective of a conceptual level design, and the MVWPSP EIR, studies and approvals are at a programmatic level. Thus there are additional checks and balances as NCSD and NFD will approve and sign-off on the project's small lot final maps and civil improvement plans. Related, prior to civil improvement plans the MVWP will comply with all state and local requirements related to EVA construction, emergency circulation and loop/dead end roads. Compliance will ensure the project is designed and constructed in a safe and efficient manner.

In MVWP's follow-up dialogue with Chief Shadowens, we also talked about the MVWP's development parcel defensible space. MVWP has committed with the approval of Phase 0, civil improvements, MVWP will work with the NFD on annual fuels management to promote a healthy and safe forest. Additionally, the MVWP, if annexed into the NCSD in the future will comply with NFD/NCSD's defensible space ordinance.

We appreciate the opportunity to work with the County, NFD and NCSD.

Thank you –

  
Kurt Krieg  
Mountainside Partners

Cc:  Mark Shadowens, NFD  
Mike Staudenmayer, NCSD

## Kurt Krieg

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**From:** Stacy Wydra <SWydra@placer.ca.gov>  
**Sent:** Monday, June 06, 2016 5:07 PM  
**To:** Kathi Heckert  
**Cc:** Shirlee Herrington; Phil Frantz; Huey Nham; Gerry Haas; Andy Fisher; Lisa Carnahan; Justin Hansen; Stephanie Holloway; Paul Thompson; EJ Ivaldi; Karin Schwab; fran.ruger@ascentenvironmental.com; 'Sydney Coatsworth' (sydney.coatsworth@ascentenvironmental.com); Suzanne Enslow; 'Adrienne Graham' (algraham@surewest.net); Kurt Krieg  
**Subject:** FW: Roads

Hello All –

Please see Mark Shadowen's email below subsequent to his email from Friday, June 3<sup>rd</sup> at 9:19 AM. Additionally, I spoke to Mark this morning and he also mentioned that he spoke with the applicant's engineer, David Hagen and that the applicants are aware of his concerns as it relates to State and County Requirements for dead-end roads. Mark also understands that this is a programmatic level EIR and that when project level small lot tentative maps are submitted, the applicants will be required to comply with the standards/requirements at that time.

If you have any questions, please let me know.

Thank you!

Stacy

*Stacy Wydra*

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Stacy Wydra  
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**From:** Kurt Krieg [mailto:kkrieg@mountainsidepartners.com]  
**Sent:** Saturday, June 04, 2016 11:45 AM  
**To:** Stacy Wydra  
**Cc:** Blake Riva; Adrienne Graham; Whit Manley; Paul Thompson  
**Subject:** FW: Roads

Stacy –

As discussed yesterday (6/3) we will recap in a letter for the project file, however please see the below regarding Chief Shadowens' recent letter.

Thank you - Kurt

**From:** Mark Shadowens [<mailto:MSshadowens@northstarcsd.org>]

**Sent:** Friday, June 03, 2016 1:20 PM

**To:** Kurt Krieg

**Subject:** Roads

Kurt

Spoke with David he knows what will have to be done when we get to finalizing road plans. I am good with everything based on our conversation today and my conversation with David.

Mark Shadowens

Fire Chief

Northstar Fire Department



# N·C·S·D

**Northstar Fire Department**  
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## Fire Chief

MARK SHADOWENS

June 3, 2016

Stacy Wydra

Placer County Development Resource Agency

3091 County Center Drive

Suite 190 Auburn Ca 95603

Dear Mrs. Wydra

I am writing to you based on one item of concern that I noted in the Final EIR in the Martis Valley Specific Plan. In a comment letter from Northstar Fire Department dated December 18 2015, I commented that all emergency access and egress roads that are required by local and state code shall be all weather paved surfaces. In section 2.2.2 Revisions to chapter 3 Project Description the last paragraph on page 2-8 the project applicant continues to reference a seasonal EVA that will utilize an existing dirt road. Based on the remote location of this proposed development it is the position of Northstar Fire Department that all roads be paved regardless of them being seasonal or not. Additionally exhibit 3-9 shows a road configuration that would not meet the requirements of Placer County for dead end roads. I do understand that the exhibit is not the final design standard but in order for this development to meet the current standards several of the roads within the exhibit would need to connect with the Fibreboard Freeway which I think directly effects the EIR.

I have made the project applicant aware of this issue and I am happy to speak directly with you at any time regarding this matter.

Sincerely,

Mark Shadowens

Fire Chief

Northstar Fire Department