P.O. Box 5879 300 North Lake Boulevard Tahoe City, CA 96145 (530) 583-6930 Fax (530) 583-6909



January 14, 2009

Subject: JMA Ventures Homewood Mountain Resort Master Plan Homewood, CA PEIR T20080052

Maywan Krach Placer County Community Development 3091 County Center Drive, Suite 190 Auburn, CA 95603

RE: NOP- Homewood Mountain Resort Master Plan

Dear Ms. Krach;

We have reviewed the joint Notice of Preparation (September 2008) for the Homewood Mountain Resort Master Plan Project. This letter is not intended as an approval or will serve letter. Additional conditions may be necessary as this project moves forward for final approval by the North Tahoe Fire Protection District (NTFPD). Based on the limited information provided, we offer the following:

The majority of this project is within the boundaries of and is served by the North Tahoe Fire Protection District (NTFPD). Part of the project, including the mid-mountain lodge, is outside the fire district. Any areas of the project outside the fire district boundaries must be immediately annexed into the NTFPD including all tax entitlements due NTFPD. North Tahoe Fire Protection District has the primary responsibility for structure fire protection and related emergency services. The project is also within the boundaries of the land classified as State Responsibility Area (SRA). The United States Forest Service, Lake Tahoe Basin Management Unit provides wild land fire protection via cooperative agreement with the California Department of Forestry and Fire Protection (Cal Fire).

- 1. Public Resource Code (PRC) 4290, 4291 and the Placer County Fire Safe Ordinance shall apply in full. Any deviations from the Public Resource Code (PRC) 4290 and the Placer County Fire Safe Ordinance will be considered based upon corresponding mitigating factors. Furthermore, it is understood that any exceptions and mitigating measures for this project are specific to the project presented.
- 2. The California Fire Code as amended and adopted by Placer County and the North Tahoe Fire Protection District ordinance shall apply to the project.

- 3. Firefighting emergency water supplies shall meet or exceed (PRC) 4290 requirements, the Placer County Fire Safe Ordinance and the California Fire Code. Placement of fire hydrant(s) shall be approved by NTFPD. Fire hydrant(s) shall be installed to NTFPD standards.
- 4. All roadways and fire access roads shall meet or exceed Placer County Road Standards. Highly visible building, unit and directional signage shall be required and approved by NTFPD.
- 5. An automatic fire sprinkler system will be required in many of the project buildings. The sprinkler system must be maintained in an operable condition. The fire sprinkler system for this project must meet or exceed the established standards set forth in the National Fire Protection Association (NFPA) National Fire Code, the California Fire Code (CFC) and the North Tahoe Fire Protection District (NTFPD) ordinance. Specific fire district requirements for the system are available from NTFPD:
  - □ *The sprinkler system* shall be installed in accordance with the latest edition of NFPA 13, 13R, or 13D as applicable.
  - □ *The system* shall be of an approved non-freezing type.
- 6. An automatic fire alarm system will be required in many of the project buildings. The system for this project shall meet or exceed the established standards set forth in the National Fire Protection Association (NFPA) National Fire Code, the California Fire Code (CFC), and the North Tahoe Fire Protection District (NTFPD) ordinance. Specific fire district requirements for the system are available from NTFPD:
  - The system shall be installed to NFPA 72, latest edition.
  - Sprinkler system water flow, tamper, and other devices are required to be connected to the fire alarm system.
- 7. Any building or complex of buildings, in which an automatic sprinkler system is installed, shall be provided with a Knox Box and an outside fire alarm bell (110 volt) mounted in a street facing location approved by NTFPD. The Knox Box shall contain two sets of appropriate keys for fire department access throughout the building. access ramp.
- 8. If the main electrical power disconnects at the electric meter are located at an interior location, or are inaccessible due to heavy snow conditions, then a remote main power disconnect switch shall be required. If a back-up power generator is utilized, additional requirements shall be made in its operation.
- 9. This project will cause a marked increase in fire/EMS calls for service from NTFPD. Mitigation measures by the applicant will be required to offset the increased calls for service. These mitigation measures may take the form of increased staffing, station accommodations for increased staffing, specialized apparatus due to project heights, and station accommodations for specialized fire apparatus.

10. NTFPD mitigation fees and project review fees will be applicable to this project.

Consistent with provisions contained within the California Fire Code as adopted by Placer County and prior to final NTFPD approval, this project will be subject to review and expense of a third party selected by NTFPD to determine compliance of local, state and national fire codes and industrial standards. Additional time for review may be required. All aspects of this project shall be subject to any new code adoptions in effect prior to final approval.

For communication pertaining to the fire requirements for this project, contact Steven D. Hook, Fire Prevention Technician at (530) 583-6930.

DUANE WHITELAW Fire Chief

DAVE RUBEN
Battalion Chief/Fire Marshal
Fire and Life Safety

Cc: David Tirman, JMA Ventures

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