<u>Questions to Paul Bilotta, Corvallis Community Development Director, about the Ponderosa Ridge development and</u> his answers in red:

*Q1: What standard will the City use to determine the point at which Ponderosa Ridge construction is causing "significant construction impacts to NW Ponderosa Ave" or beginning to "interfere" with Ponderosa Ave traffic?

The actual agreement language is below:

| 7 | **Secondary Access to Fair Oaks Prior to Ponderosa Construction** -A secondary access via NW Fair Oaks to Skyline West shall be established prior to initiating construction on NW Ponderosa Avenue. This secondary access shall be a minimum 20-foot paved section with 3-foot gravel shoulders. Two lane access via Fair Oaks or Ponderosa shall be maintained at all times, unless otherwise approved by the Fire Marshall. |

Another way to say the same thing is that Fair Oaks has to be complete and open for two lanes of traffic before the road surface on Ponderosa is torn up. The word "interfere" just covers a broader range of possible impacts than just physical construction such as if they parked a survey truck alongside Ponderosa and didn't get it all the way off the road so it interfered with the lanes or blocked vision triangles.

In the agreement, the requirement is stated that 2 lanes shall be maintained at all times. Stating it this way covers tearing up the road surface, blocking with vehicles or any other possible activity that could reduce the number of lanes below 2. There will always have to be at least 2 lanes (1 in/1 out) serving Skyline West at all times whether they be via Ponderosa or Fair Oaks.

One reminder, Fair Oaks will be constructed a couple of times, so the first paved "Fair Oaks" (we call "interim Fair Oaks) will not be the final state if there are any questions once the neighborhood starts to see the improvements. It will initially look more like roads constructed in rural areas and then later be reconstructed to city street standards.

*Q2: What is the developer's time table on: earth moving/site clearing, utility installation, street construction, foundation construction, etc. <u>vs</u> starting and completing the Fair Oaks Dr connection?

<u>Fair Oaks street schedule</u>
According to the Developer's schedule, the interim Fair Oaks construction, is scheduled to begin the end of April. Mobilization, erosion control and installation of the fire break with associated vegetation removal is scheduled to occur first. Site work including approved tree removal is shown to occur May

thru September with the paved interim Fair Oaks secondary access scheduled for completion in September.

Ponderosa Ridge Phase 1 schedule
Information on scheduling provided by the Developer indicates they would like to start work on Phase 1 in the beginning of May with mobilization, silt fence installation, tree protection fencing and fire break installation. These initial activities will require vegetation removal to accomplish. They will then work on interior site improvements. Work on Ponderosa Avenue is shown as beginning in September consistent with the schedule showing completion of the interim Fair Oaks.

Schedules are subject to change, but they are still required to comply with the above conditions related to preservation of two lanes of traffic at all times. Please note, these schedules were all made prior to our recent severe weather, so it would not be surprising if start dates slip a bit if conditions are too damp to operate.

*Q3: What are the locations, sizes and other characteristics of the firebreaks being required by the Fire Department?

The Fire Break plan approved by the Fire Department is attached. The conditions associated with the Fire Break plan are below:

FIREBREAK

FIREBREAK NOTES:

THE SUBJECT SITE IS CONSIDERED A WILDLAND URBAN INTERFACE (WUI) ZONE. THE INTENT OF THE FIREBREAK IS TO IMPEDE THE SPREAD OF A WILDLAND FIRE BEYOND THE PROPERTY BOUNDARY DURING CONSTRUCTION.

- FIREBREAKS SHALL BE IMPLEMENTED CONCURRENTLY WITH INSTALLATION OF TREE PROTECTION FENCE. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER AND FIRE MARSHAL FOR INSPECTION OF THE FIREBREAK.

- THE FIREBREAK SHALL BE ESTABLISHED BEFORE ANY WORK IS PERFORMED ON-SITE.

- THE FIREBREAK IS REQUIRED TO BE A MINIMUM OF 25 FEET IN WIDTH.

- GRASS SHALL BE MOWED TO A HEIGHT OF 10 INCHES WITHIN THE FIREBREAK.

- LADDER FUELS, SUCH AS FALLEN DEBRIS AND LOW BUSHES SHALL BE REMOVED WITHIN THE FIREBREAK.

- TREES SHALL BE LIMBED TO A HEIGHT OF 6 FEET WITHIN THE FIREBREAK.

- TREES SHALL BE SPACED A MINIMUM OF 10 FEET WITHIN THE FIREBREAK.

- PROJECT ARBORIST SHALL BE ONSITE DURING ESTABLISHMENT OF THE FIREBREAK TO DETERMINE WHICH TREES CAN BE REMOVED (IF ANY) AND TO ADVISE THE CONTRACTOR ON TREE LIMBING & TREE REMOVAL PROCEDURES. TREE RETENTION AND REMOVAL SHALL BE CONSISTENT WITH APPROVED TREE PRESERVATION AND REMOVAL PLANS.

*Q4: What is the nature of the fire extinguishing capability being required of the developer by the Fire Department?

Construction sites are required to have fire extinguishers on site at all times. In addition, live fire hydrants are available and typically there will be a water truck on site for dust control. Contractors typically leave the water truck on site so they don't have to stop work when conditions become dusty although sometimes a contractor will use the same water truck for more than one site in the city and rotate them between the two sites on a schedule to keep everything damp all the time. No additional fire protection features were called for. These are the same conditions as prescribed at the Witham Oaks and Retreat at Oak Creek projects.

*Q5: Our neighborhood remains concerned about the impact of Ponderosa Ridge construction on emergency medical, fire, etc. response to residents and on any potential evacuation due to wildfire or other emergency. Thank you for your efforts and those of other City departments in maintaining the safety of Skyline West residents during the construction of Ponderosa Ridge.

Emergency access to and from Skyline West is also our top priority. You should never have less than two lanes to get in or out of your neighborhood.