

# Woodside Fire Protection District

Prevention Division



Stanford Wedge Housing  
Pre-application review APN 077281020

September 1, 2019

The current 75-acre parcel has a south exposure aspect and contains steep canyons and ravines with an abundance of dead and live vertical as well as horizontal herbaceous and woody vegetation. A large percentage of the canyons and ravines within the parcel are too steep for mechanical fuel treatments and goat grazing has not reduced the amount of live or dead woody material. The west and east boundary of the parcel is surrounded by many midcentury ranch homes, some with wood shake roofs and a scattering of newly remodeled homes perched on ridge tops overlooking the entire 75-acre parcel. The majority of trees include oaks and buckeyes with an overabundance of dusky footed wood rat nests which hamper fuel reduction mitigation measures. Native chaparral is well established, and a profusion of poison oak is contiguous throughout the steep canyons and tangled in the trees creating a multitude of ladder fuels leading into the canopies. The flatter areas have very dense growing oak trees, some which have been limbed up. However, the density configuration enables mature and immature canopy to overlap which is conducive to a more rapid spread of fire within the canopy. Recent fuel mitigation has reduced significantly the amount of underbrush within the 200 ft zone of Alpine Rd. Nevertheless, even with regular fuel reduction attempts, the physical vegetative nature and steep topographical properties of the proposed large remaining undeveloped portion of the parcel, place a significant increased risk of rapid acceleration and increased intensity of any ignition in the natural landscape. These high fire risk characteristics pose a risk to any existing structures on the west, north and east ridges i.e. Minoca, Pine Ridge Way and Westridge as well as any new structures along the flat 6-acre area proposed for development.

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“The arrangement and location of structures strongly affects their susceptibility to being destroyed in a wildfire”. (*Mell WE, Manzello SL, Marandhides A, Butry DT, Rehm RG 2010, The wildland- urban interface fire problem*). “Past land-use decision-making has allowed homes to be constructed in highly flammable areas, and this may be one of the roots of the fire problem”. (*Pincetl S, Rundel PW, DeBlasio JC, Silver D, Scott T et al. 2008, It’s the Land use, not the fuels Real Estate Rev 37: 25-43*). Small housing clusters, historically fair the worst in the wildland-urban interface. Dense structure arrangement contributes to structure to structure fire spread depending on each structure’s flammability.

Because hazardous fuels mitigation is a critical life safety element for high wildfire risk areas such as this parcel, required annual hazardous fuel reduction provisions for the 6-acre parcel as well as for the larger undeveloped hill side parcel will need to be mandated with the approved development document. WFPD recommends the establishment of a planned unit development document that includes annual fuel modification elements for the large undeveloped parcel as well as for the developed sites. Strict defensible space around structures, native plant only vegetation and strict perimeter clearances will all need to be enforced. Reliance on general Portola Valley guidelines and current fire dept and building/planning codes without sufficiently analyzing site-specific conditions or strategically implementing precautionary fire safety measures can lead to a false sense of wildfire safety and preparedness for the families who may unknowing occupy any of the proposed housing.

WFPD appreciates the opportunity to preface all the above comments and we apologize for the lengthy delay in submitting this preliminary review.

A handwritten signature in blue ink that reads "Denise Enea". The signature is fluid and cursive.

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Fire Marshal

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# WOODSIDE FIRE PROTECTION DISTRICT

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808 Portola Rd. Portola Valley, CA ~ [www.woodsidefire.org](http://www.woodsidefire.org) ~ Fire Marshal Denise Enea 650-851-6206  
 ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – go to [www.woodsidefire.org](http://www.woodsidefire.org) for more info

### BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION: Alpine Rd.	Jurisdiction: PV
Owner/Architect/Project Manager: Stanford University	Permit#: Pre-Application
PROJECT DESCRIPTION: New Residence	
Fees Paid: <input checked="" type="checkbox"/> \$YES <input type="checkbox"/> See Fee Comments    Date:	
Fee Comments: \$450.00 paid 7/29/19 Planning ck # 2171777	
<p><b>BUILDING PLAN CHECK COMMENTS/CONDITIONS:</b>                  THE FOLLOWING WERE IDENTIFIED AS BEING REQUIRED DURING A PRE-APPLICATION REVIEW PROCESS. DURING THE REVIEW OF FINAL BUILDING PLAN DOCUMENTS ADDITIONAL ITEMS MAY BE REQUIRED.</p> <ol style="list-style-type: none"> <li>1. Loop driveway will require pullouts every 350 ft. (see <a href="http://www.woodsidefire.org">www.woodsidefire.org</a>) for pull out std dimensions.</li> <li>2. Loop roadway shall be a minimum of 20 ft.</li> <li>3. Three fire hydrants, capable of a minimum of 1000 gpm, along loop road with a maximum separation of 400 ft. Between each hydrant. Hydrants shall be installed prior to any framing of structures.</li> <li>4. 200ft of defensible space from remaining Stanford parcel to all proposed parcels to be developed will be required prior to start of concrete foundation work and maintained in perpetuity.</li> <li>5. 30 ft' perimeter property line defensible space per WFPD ordinance 304.1.2.A will be required prior to start of concrete foundation work and maintained in perpetuity.</li> <li>6. NFPA 13D or 13R Fire Sprinkler System to be installed based on occupancy type.</li> <li>7. Addressing required on each structure and each individual R2 rental unit. Numbers shall be visible from the loop road, be of contrasting color from background, illuminated and a minimum of 4-inch stroke.</li> <li>8. FDC and PIV shall be placed in a location approved by WFPD</li> <li>9. Vegetative screening around all structures must meet government code 51182 at all times.</li> <li>10. R2 state mandated annual fire inspections (fee TBD)</li> </ol>	
Reviewed by: D. Enea	Date: 9/1/19
<input checked="" type="checkbox"/> Resubmit <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Approved without conditions	
Sprinkler Plans Approved: NO	Date:                      Fees Paid: <input type="checkbox"/> \$390 <input type="checkbox"/> See Fee Comments
As Built Submitted: -----	Date:                      As Builts Approved Date:
Fee Comments:	
Rough/Hydro Sprinkler Inspection By: -----	Date:
Sprinkler Inspection Comments:	
Final Bldg and/or Sprinkler Insp By: -----	Date:
Comments:	