

Sharon Hanlon

Subject: FW: Input for Aug. 11, 2021 Town Council Mtg. Item 16a, 16b

From: lorrie
Sent: Friday, August 6, 2021 1:38 PM
To: Sharon Hanlon <shanlon@portolavalley.net>
Subject: Input for Aug. 11, 2021 Town Council Mtg. Item 16a, 16b

Dear Portola Valley Town Council,

Please vote to approve the plan to remodel Woodside Fire Protection District Station #8 to meet the current and changing needs of our community, fire district, and region.

Please expedite the permitting process for this project. Our safety depends in significant part on the operations that this improved facility will provide.

Please let's move forward with all due speed.

Thank you for your consideration and service,

Lorrie Duval
Golden Oak Drive
Portola Valley, CA 94028

Participant: WPV-Ready

Former member:
Portola Valley Emergency Preparedness Committee
Portola Valley Ad Hoc Wildfire Preparedness Committee

Former Board member:
Citizens' Emergency Response and Preparedness Program (CERPP)
Woodside-Portola Valley Fire Protection Foundation

Lorrie Duval

Sharon Hanlon

From: Sharon Hanlon
Sent: Wednesday, August 11, 2021 8:19 AM
To: Sharon
Subject:

From: Janet Mountjoy
Sent: Wednesday, August 11, 2021 4:33 AM
To: Sharon Hanlon <shanlon@portolavalley.net>
Subject: Wording of the CUP

Shanlon@portolavalley.net

Dear Members of the Town Council,

Just wanted to say that as a direct neighbor of our Station 8 of the WFPD, who shares a 150' property line with them, I have participated from the outset in every one of the meetings devoted to the WFPD's proposal for expansion, and though it has at times been quite a challenging process I have to say that the result has turned out to be a very good one and I think it nicely satisfies all directly affected. I hope the Town Council will accept it as proposed.

There is one loose end remaining as far as I am concerned, the landscaping. Here too, I am in almost perfect agreement with what is planned, but I believe a sentence beginning with the words "Comments shall" has been struck from the following paragraph which appears in the last most recent ASCC minutes:

"A revised landscaping plan shall be reviewed and approved by two members of the ASCC prior to building permit issuance. Comments shall be solicited from neighbors for consideration by ASCC."

I would prefer the sentence "Comments shall be solicited from the neighbors for consideration by ASCC" be retained.

Landscaping is important too, and since it directly affects adjoining neighbors like myself, I think it would be best if we were still part of the process.

Perhaps it is a little presumptuous of me to risk speaking for others but I think the biggest reason we closest neighbors are so satisfied with the current proposal for expansion is precisely because we were involved from the outset. Although I cannot speak for the applicant and his team, I believe the Fire Department feels satisfied as well, so it has been the best of processes, a "win win" for all those most directly affected and I see no reason to change a successful process.

Therefore, I respectfully suggest keeping the wording as originally written.

Janet Mountjoy

10 August 2021

Dear Mayor Derwin and Town Council members:

The last 2+ years of the Station 8 expansion project has been a long, stressful process, but we are happy that together with the Town and WFPD many complex issues have been worked through and we feel we've reached a point where our concerns have been addressed. We are supportive of the project as currently presented, with parking in the front, away from the side and rear neighbors, and with the limited addition of "fire station" as an R-1 conditional use.

One remaining concern is landscape screening. As the front of our home directly faces the area slated for extensive tree removal and the construction of a new driveway and apparatus bay, we want to ensure the landscaping plan has plantings of adequate number and maturity. We look forward to working with the Fire Station to resolve this.

We would ask the Council to append Exhibit A, Condition of Approval #8 so that two members of the ASCC review the landscaping plan and solicit comments from the neighbors regarding their respective property lines.

This is consistent with the project's 5/10 approval from the ASCC, who forwarded it to the Planning Commission "with the condition that two members of the ASCC review the landscaping plan and solicit comments from neighbors before the building permit is issued." *--minutes of 5/10 final ASCC meeting*

We look forward to a successful completion of this project and sincerely thank the WFPD and Town for their help and collaboration, and the ASCC and Planning Commission for their thoughtful consideration through this process.

Sincerely,
Bob and Suzanne Schultz
Portola Road

Portola Valley Town Council
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Subject: Coordinated ABAG appeal decisions by San Mateo County municipalities

August 11, 2021

Dear Council Member,

None of the 21 entities that make up San Mateo County appealed the ABAG/RHNA methodology. Statistical analysis proves that, in contrast to every other county in the Bay Area, these decisions were not reached independently (Attachment 1).

Given that the primary responsibility of Portola Valley's elected officials is to the health and safety of Portola Valley residents, that the ABAG methodology did not account for the 61% of Portola Valley's area that is at High or Very High fire hazard (Attachment 2), and that the ABAG methodology excessively burdens high hazard communities in proportion to the extent of the hazard (Attachment 3), this is a stunning and disturbing result. It raises a host of questions:

Did Portola Valley's Town Council or staff reach a deal, explicit or implied, with other San Mateo County municipalities and/or ABAG to accept the RHNA allocation without appeal?

Were Portola Valley's unique fire and seismic safety concerns subordinated to a misplaced sense of obligation to other communities which don't share our hazards? What was the reason for this misplaced deference, which prioritizes coordination with other communities over the needs of Portola Valley residents?

Were Portola Valley's unique fire and seismic safety concerns subordinated to some larger, county-wide or regional goal?

If Portola Valley coordinated with other communities, who authorized this? Were all Town Council members aware of this coordination? Was pressure brought to bear on dissenting Town Council members behind the scenes in order to comply with an implied commitment to other communities?

What was the mechanism by which individual municipalities abdicated their independence?

Did the Town Council ever seriously contemplate appealing? Did it consider appealing after an ABAG senior planner confirmed that our extensive high-hazard area did not influence our RHNA allotment (Attachment 2)? Did it consider appealing after analysis showed a clear bias in the methodology that excessively burdens high hazard communities (Attachment 3)?

As you probably are aware, there is a narrative circulating that this Town Council subordinates safety to other concerns. The decision not to appeal despite compelling reasons to do so feeds this narrative, as does the Council's recent decision to permit construction of ADUs in high-hazard areas that don't meet basic NFPA Standards despite provisions by state law that allow exclusion of such construction from areas as needed for public safety (Attachment 4).

I urge you to agree to a public meeting, moderated by residents, to fully address the questions raised above, along with the following issues which have not yet been addressed:

Confirm the statement by the ABAG senior planner that our high-hazard area did not impact our RHNA allocation: whether Portola Valley was 100% Very High Fire Hazard Severity Zone or 0%, our allocation would be the same - 253 units. Or, disprove the claim with countering data. (Attachment 2)

Confirm that the ABAG methodology excessively burdens high-hazard communities (Attachment 3), or provide countering analysis.

Explain why the Town Council chose not to exercise the provision allowing exclusion of state mandates for ADUs that fail to meet NFPA standards from areas as needed for public safety. Remarkably, neither the Planning Commission nor the Town Council heard public comments from fire professionals about whether exercising the public safety provision was warranted.

I believe that the only way to dispel the narrative that safety is not the highest priority is to address these issues explicitly, candidly, and thoroughly.

Thank you for your consideration.

Sincerely,

Robert Turcott

cc: PV Forum

Attachment 1

28 of 108 jurisdictions decided to appeal, so the probability of any one jurisdiction appealing is $p(\text{appeal}) = 28/108 = 0.26$. The probability of not appealing is $p(\text{no appeal}) = 1 - p(\text{appeal}) = 0.74$. The probability of NO appeal among 21 entities, if acting independently, would be $p(\text{no appeal})$ raised to the 21st power, or $p = 0.0018$. This is the "p-value".

Statisticians generally take $p = 0.05$ as the threshold for accepting or rejecting the premise under which the p-value was derived. Here, the p-value is not just borderline low. It is substantially below the 0.05 threshold, so statisticians would conclude, with confidence, that the 21 entities of SMC did not arrive at their appeal decisions independently.

In contrast, $p > 0.05$ is consistent with an outcome resulting from chance occurrence of independent decisions. This is the case for Solano and Napa counties, the only other two counties which had no appeal. But unlike San Mateo County, which has 21 separate bodies, Solano and Napa have 8 and 6, respectively. Their "p values" are $p = 0.09$ for Solano and $p = 0.17$ for Napa. So for these two counties, it would not be surprising to see an outcome where no one appealed even if decisions were reached independently.

Attachment 2

June 23, 2021

Portola Valley Town Council
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Re: Update and Discussion on the Final Draft (123) 2023-31 Regional Housing Needs Allocation; June 23, 2021 meeting, agenda item 11

Dear Council Members:

I am committed to helping our community increase the availability of safe, affordable housing in Portola Valley.

In a place like Portola Valley, 'safe' may be even more challenging than 'affordable'. Please refer to my other letter today in which I call for prudent adherence to best safety practices for any development in the fire-prone areas in which we live.

Though Cal Fire and the Woodside Fire Protection District may have reached different conclusions years ago about the extent and degree of the fire severity zones in town, I understand there is very little disagreement today, and that the new maps soon to be released will underscore the large extent and grave severity of the hazard we confront. While the precise characterization awaits publication, the area determined by CalFire in its analysis over 10 years ago serves as a reasonable lower bound: approximately 65% of Portola Valley's area was determined to be at elevated risk at that time. Given the evolution of California wildfires over the intervening years, we can anticipate that a larger area will be found to be at higher hazard severity when the updated maps are published.

It is for this reason that I've been concerned about the appropriateness of the RHNA number for Portola Valley. In my earlier letters to you, dated June 3 and June 9, 2021, I expressed concern about the complexity of the RHNA methodology, susceptibility to subjective interpretation, and potential for error. I encouraged you to independently validate the RHNA assignment for Portola Valley.

Since my last letter, I have learned that, indeed, High Fire Hazard Severity Zones were not considered in the calculation for Portola Valley, in contrast to the statement of ABAG Executive Director McMillan in her letter to the Town, in which she stated, "The [ABAG] Blueprint Growth Geographies not only exclude CAL FIRE designated 'Very High' fire severity areas, but they also exclude 'High' fire severity areas in unincorporated communities as well as county-designated wildland-urban interface (WUI) areas where applicable."¹

More troubling than this, however, is that even if the approximately 50% of Portola Valley that was determined by CalFire to be in High Fire Hazard Severity Zones had been included, it would not have made a difference in the allotment. Limited transportation brought our Blueprint Growth Geographies to a level that the degree of fire, geologic, and other hazard in our town had **NO** impact on the allocation. **In other words, whether all of Portola Valley is in Very**

¹ January 19, 2021 letter to Portola Valley, included in the February 10, 2021 Town Council agenda packet

High Fire Hazard Zone or none of it is, our RNHA total would be the same: 263 units.² The presence of a major fault and network of associated thrust faults similarly had no influence.

If some modest fraction of Portola Valley's area was at elevated risk, we could shrug off the minor effect and absorb the full allotment in the remaining area. However, as noted above and documented in my other June 23, 2021 letter to you, approximately 65% of Portola Valley's area is at High or Very High Fire Hazard Severity by the outdated analysis, anticipated to increase with the next publication. Adding area that is subject to fault rupture would increase this fraction even further.

The limited land that is available for safe development makes the oversight in the methodology significant. The burden of increasing our population by 10-20% in an 8 year period is onerous to the point that it almost guarantees that safety will be compromised.

I urge you to appeal the RNHA methodology and assigned number under 65584.05(b)(1) item 3.

Sincerely,

Robert Turcott

cc: PVForum

² Confirmed with personal communication with Principal Regional Planning Director, Association of Bay Area Governments

Attachment 3

July 6, 2021

Portola Valley Town Council
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Subject: Portola Valley should appeal its RHNA mandate - Analysis confirms that the methodology systematically places excess burden on high hazard communities

Summary:

- Portola Valley has been mandated to plan for 253 housing units during the next housing cycle, which would represent a 15% increase in households over an 8 year period.
- If the entire area of Portola Valley is considered safe for development, this increase is not statistically different from other municipalities in San Mateo County.
- If development is limited to areas that are not high or very high fire hazard (as determined by Cal Fire), then the effective increase is significantly greater than low-risk communities.
- This finding is not unique to Portola Valley: the greater a municipality's high-hazard area, the greater the excess burden relative to low-hazard communities.
- This analysis demonstrates that the RHNA methodology systematically neglects fire hazard.
- The methodology implicitly assumes one of two things:
 1. Municipalities will develop in high-hazard areas, thereby exposing new homeowners to risks that are avoided in low-hazard areas, worsening the risk existing homeowners already face, and exposing both to potential loss of home insurance, or
 2. Like their low-hazard peers, municipalities will limit development to low- or moderate-hazard areas, but with an excess development burden relative to low-risk communities that is proportional to the size of the area at elevated risk.

Dear Council Members:

In my written and oral comments to you on June 23, 2021 (see Attachment 1), I shared my discovery that the extensive area (61%) of Portola Valley that has elevated fire hazard (as determined by Cal Fire) did not influence our RHNA allotment - whether Portola Valley had no areas of elevated hazard or was a 100% Very High Fire Hazard Severity Zone, our allotment would be the same: 253 units. Similarly, the hazard represented by a major seismic fault and its network of associated thrust faults did not influence the allotment.

I argued that, because of this, we'll be exposed to intense pressure to either develop in high-hazard areas - at a time when insurers are increasingly acting on findings from fire science that clearly demonstrate the excessive risk of such development to life and property - or concentrate development in low- and moderate-hazard areas, which would be a substantially greater burden than the already significant challenge of a 15% increase in households over an 8 year period.

I urged you to appeal the RHNA assignments based on this significant oversight. I offered to write the appeal letter for you.

Since then I have gone through the arduous, time consuming work of learning how to process GIS data to empirically test the hypothesis that the RHNA methodology places excess burden on high fire hazard communities. The short answer: it does.

There can be no mistake about whether Portola Valley has large areas with significantly elevated fire hazard. Cal Fire determined that 61% of Portola Valley is in High or Very High Fire Hazard Severity Zones¹. An independent study commissioned by the Town corroborated these findings, identifying 19 Highest Hazard areas based on analysis of vegetation². Woodside Fire Protection District identified 4 Very High Hazard areas: Westridge, Alpine Hills, the Ranch, and Woodside Highlands³.

Not only does the elevated hazard represent a significant threat to life and property, homeowners in these areas are increasingly losing insurance or facing skyrocketing premiums.

If development is uniformly distributed throughout Portola Valley's entire area, the 15% household increase of our 253 RNHA units is not statistically different from other San Mateo County municipalities⁴ (Fig. 1, $r = -.3, p = 0.15$). [In fact, there is a trend toward lesser burden for high fire hazard communities, which may reflect relative lack of public transportation. However, this apparent trend is not statistically significant, ie, the intrinsic statistical variability of the data is sufficient to explain it.]

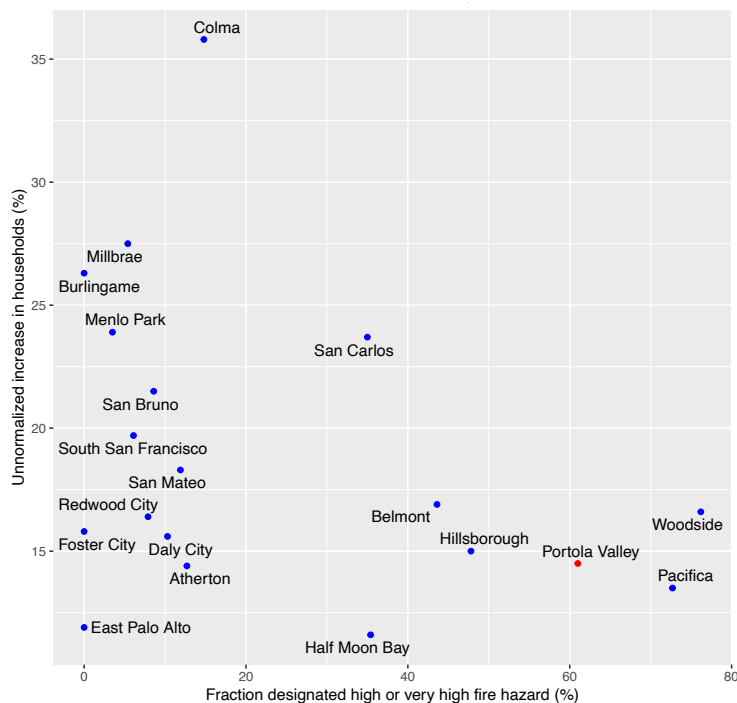


Fig. 1. No excess burden when development includes high fire hazard areas.

¹ osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps

² pvnv.org/wildfiresafetyordinance

³ www.portolavalley.net/home/showpublisheddocument/14675/637600603363730000, page 160

⁴ See Attachment 2 for methods and caveats.

If, however, development is restricted to low- or moderate-hazard areas, the effective percentage increase in housing units is significantly greater than low-hazard communities, and becomes more severe the greater the extent of high-hazard area (Fig. 2, $r = 0.8$, $p < 0.0001$).

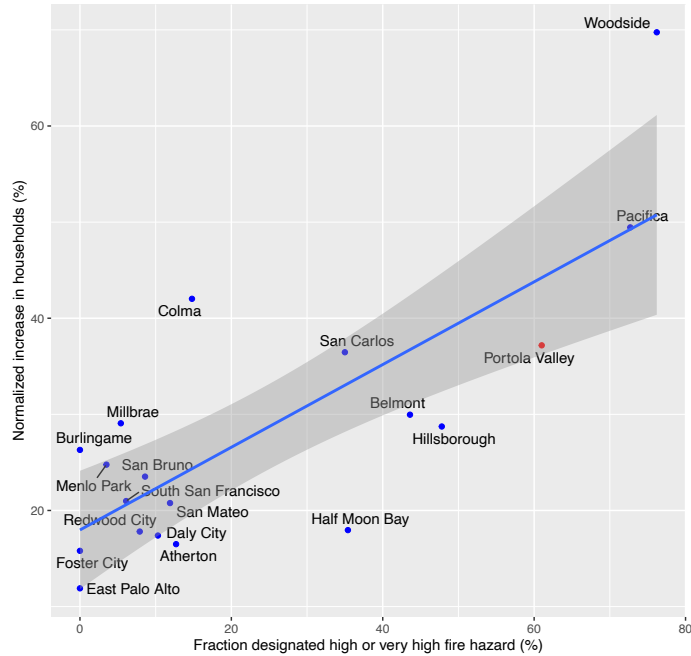


Fig. 2. Large excess burden is experienced by communities that exclude high and very high fire hazard areas. The burden becomes even worse when additional areas are excluded for seismic safety.

For Portola Valley, the effect of restricting development to low or moderate fire hazard areas would be equivalent to a low-risk municipality like Foster City accommodating a 37% increase in housing units.

This analysis clearly demonstrates systematic bias and neglect of critical safety issues inherent in the RHNA methodology. I again urge you to protest the methodology and appeal our assigned number under 65584.05(b)(1) item 3. If you think appeal is not in the best interests of the residents, could you please explain why at the next Town Council meeting?

Sincerely,

Robert Turcott

cc: Jeremy Dennis, Town Manager
 Don Bullard, Fire Marshal, WFPD
 PV Forum

Attachment 4

July 14, 2021

Portola Valley Planning Commission
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Re: Agenda Item #7, Consent Agenda, Adoption of Accessory Dwelling Unit Ordinance Updates Required by State Law

Summary:

- I write to request that item 7 of the July 14, 2021 Agenda be withdrawn from the Consent Agenda and continued until a date when the following comments can be publicly aired and fully addressed.
- Portola Valley's Town Council has both the legal authority *and the responsibility* under State law to exclude ADUs from high hazard areas as necessary for public safety.
- Building residential structures in high fire hazard areas without automatic internal sprinklering, with no minimum required separation between structures, and no requirement for appropriate hazard mitigation measures is a formula for disaster that jeopardize the safety of all residents in town.
- Neither the Planning Commission nor the Town Council sought or heard public testimony from any fire professional regarding the impact of the State's ADU mandates on our public safety. No fire expert publicly testified:
 - how lack of internal sprinkling will affect fire hazard,
 - how lack of building separation will affect public safety,
 - how increased population density in high fire hazard areas will impact evacuation and emergency response, or,
 - what mitigation measures should be required in the proposed checklist.
- The proposal refers to a fire safety checklist. No checklist has yet been provided.
- The proposal should be withdrawn from the Consent Agenda and returned to the Planning Commission to hold a public hearing to receive and consider expert testimony from WFPD and Cal Fire regarding the impact of the State's ADU mandates on public safety in Portola Valley and appropriate provisions for the missing checklist components identified above.

Dear Council Member:

I ask that you remove agenda item #7, Adoption of Accessory Dwelling Unit Ordinance, from the Consent Agenda and send it back to the Planning Commission in order to receive public expert testimony from fire professionals.

While WFPD Chief Lindner recently testified publicly in at least 3 separate Planning Commission meetings to provide Commissioners with his expert testimony regarding such things as number of parking spaces for the fire station remodel and whether wood from the redwood tree could be used as furniture, **neither the Commissioners nor the Town Council have heard any public testimony from any fire professional about the effect of this ordinance change on public safety.**

The public deserves to hear directly from Fire Marshal Bullard, and his Cal Fire colleagues, whether application of the State's ADU mandates would increase or decrease wildfire hazards in areas that Woodside Fire Protection District and Cal Fire have both determined to be High and Very High Hazard Fire Severity zones, which together comprise approximately 61% of Portola Valley's area.

In particular, the public deserves to hear Fire Marshall Bullard and his Cal Fire colleagues state and explain their opinions regarding

- **How the State's mandated exemption from required internal automatic sprinklering of residential structures will affect public safety in Very High and High Hazard Fire Severity zones in town.**
- **How the State's mandated exemption from enforcement of minimum separation distances between ADU and other structures will affect public safety in Very High and High Hazard Fire Severity zones in town.**
- **How the State's mandated exemption from required off-street parking for new residential buildings affect public safety in Very High and High Hazard Fire Severity zones in town.**
- **How an increase in population density within Portola Valley's Very High and High Hazard Fire Severity zones will affect public safety in a wildfire emergency.**
- **How an increase in the density of residential structures within Portola Valley's Very High and High Hazard Fire Severity zones will affect public safety in a wildfire emergency.**

Extensive high-hazard areas exist outside the ADU restricted area

In 2008 the Town Council decided to not legally recognize Cal Fire's finding of a Very High Fire Hazard Severity Zone (FHSZ). Instead, according to staff testimony at multiple Planning Commission meetings, it amended ordinances to provide greater safety restrictions in an area ('ADU restricted area') that roughly corresponds to Cal Fire's Very High FHSZ. It also made compliance with Chapter 7A of the California Building Code, with some exceptions, a requirement for new residential construction throughout Portola Valley, not just in areas that State law would have required had the Town Council recognized Cal Fire's findings.

While this was and has continued to be perceived to be an adequate and sufficient response, it neglects the significantly elevated hazard that exists outside the ADU restricted area, which is extensive in scope. Indeed, High FHSZs, by Cal Fire's analysis, comprise approximately 50% of Portola Valley's area, as shown in Fig. 11, in addition to the approximately 10% of area that it found to be a Very High FHSZ.

Cal Fire's findings were corroborated by the 2008 Moritz Arboricultural study - an independent expert fire safety report commissioned by the Town.² Focusing on the vegetation hazards throughout Portola Valley in the context of their underlying and surrounding topography, the study found 19 Highest Hazard areas within Portola Valley (Fig. 2).³

¹ osfm.fire.ca.gov/media/5985/portola_valley.pdf, osfm.fire.ca.gov/media/6801/fhsz106_1_map41.pdf

² Moritz Arboricultural Consulting (2008) FUEL HAZARD ASSESSMENT STUDY TOWN OF PORTOLA VALLEY, pvnu.org/wildfiresafetyordinance

³ The study did not examine the distribution, condition or impact of man-made fuels, such as residential homes, accessory structures, powerlines or fuel storage facilities.

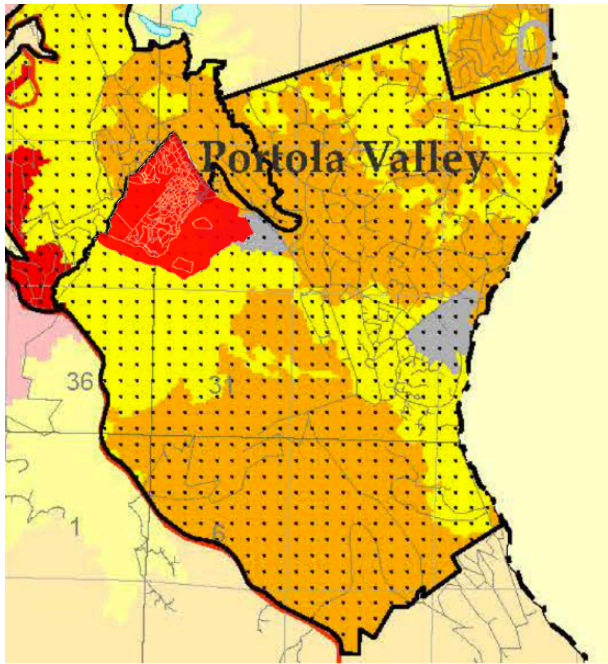


Fig. 1. Composite Cal Fire maps showing High (tan) and Very High (red) Fire Hazard Severity Zones in Portola Valley.



Fig. 2. Moritz map showing some of the areas of highest hazard, roughly corresponding to Cal Fire's High and Very High FHSZs.

Woodside Fire Protection District, in yet a third independent study, identified 4 Very High Fire Hazard areas throughout Portola Valley: Westridge Hills, Alpine Hills, Portola Valley Ranch and the majority of the western hillside.⁴

Clearly, our area of significantly elevated fire hazard encompasses much more than the limited region addressed by the 'ADU restricted area'.

Wildfire devastation is not limited to Very High hazard areas; it can be extensive in Moderate and High Fire Hazard Severity Zones

As Cal Fire analysis of the Tubbs Fire makes clear (Fig. 3), large swaths of neighborhoods in both Moderate and High FHSZs can be decimated in a wildfire. We must use all the tools available to us to mitigate the hazard that was so clearly apparent to Cal Fire, Moritz, and WFPD.

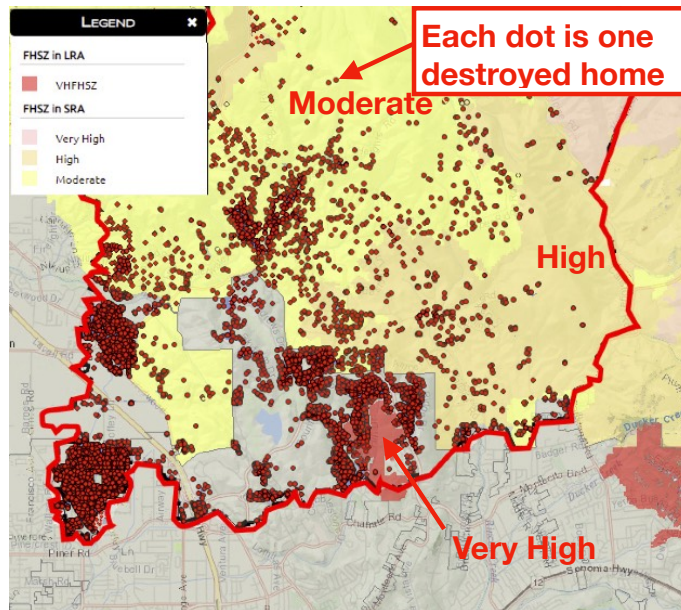


Fig. 3. Composite Cal Fire maps showing extensive structure loss in Moderate, High, and Very High FHSZs during the 2017 Tubbs Fire.

⁴ Town Council Agenda, June 23, 2021, red page number 161. <https://www.portolavalley.net/home/showpublisheddocument/14675/637600603363730000>

Chapter 7A home hardening is not sufficient

The home hardening requirements of Chapter 7A of the California Building Code, along with vegetation management, is not sufficient risk mitigation for the extensive areas of significantly elevated fire hazard.

The data make clear that home hardening per Chapter 7A is effective in reducing the risk of home destruction in a wildfire, but it does not make the structure fire proof. In fact, according to Cal Fire analysis⁵, it reduces the risk of complete destruction by only 40% (Fig. 4).

In other words, according to Cal Fire's data, if 100 unhardened homes lost to wildfire had been constructed with 7A standards, 40 would have survived, but 60 would have been lost despite the home hardening.

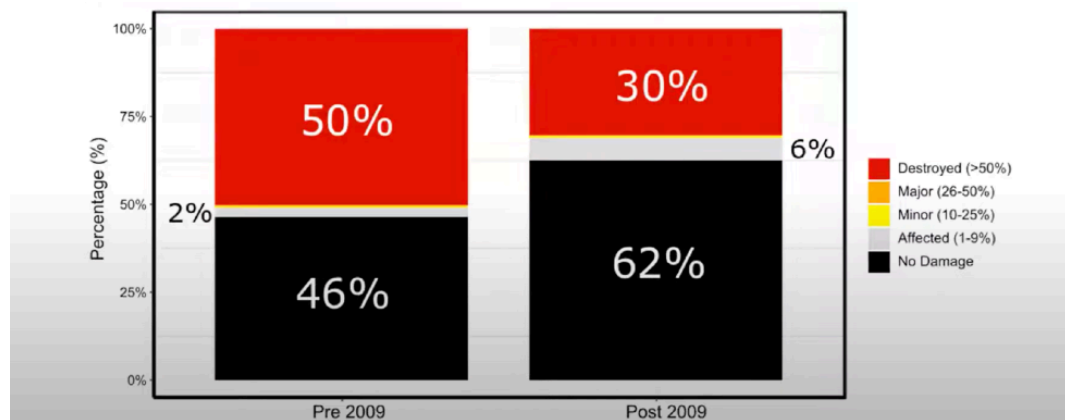


Fig. 4. Cal Fire's analysis shows that homes built after 2009 to Chapter 7A standards were 40% less likely to be completely destroyed compared to pre-2009 buildings. Sum of damage/destroyed percentages to parcels for the 7 largest wildfires (Atlas, Camp, Carr, Nuns, Thomas, Tubbs, Woolsey) in 2017 and 2018.

Actual example

The topography of a canyon causes a fire to create its own wind. The only way for the superheated air to rise is up the slopes of the canyon walls and up the chimney formed by the canyon's axis, so even on an otherwise windless day, the speed of hot wind and embers blowing up the canyon's axis will be substantial. The canyon becomes a wind machine in a fire.

Any structure located in the chimney will be exposed to significantly more heat and embers compared to other locations, so the structure is at higher risk of ignition. Home hardening and a well maintained defensible space help lessen the risk, but the fact remains that the probability of ignition is not zero. Indeed, as shown by Cal Fire's analysis above, home hardening with Chapter 7A standards reduces the risk of complete destruction by only 40%.

Any structure therefore represents a significant hazard to the community as an intensifier and accelerator of fire. A structure located in a canyon's chimney is particularly hazardous, since, should it ignite, canyon winds would explosively accelerate the structure's combustion, much like a blast furnace. Not only will the blast furnace effect intensify the fire, the radiant heat on a

⁵ <https://www.youtube.com/watch?v=XMI7yIRDrIE>

nearby, downwind road will not be survivable for evacuees. Surely construction in such a site should require internal sprinklering, minimum structure separation per NFPA Standards, and a site-specific hazard and risk assessment with mitigation, also as required by NFPA?

This is not a hypothetical example. The situation just described is an actual one that was approved under the legal framework the proposed amendment will formalize into our municipal code. None of the mitigating measures suggested in the previous paragraph were required. Examples such as this can be expected to proliferate if the amendment is accepted as is.

Why did the Planning Commission and Town Council not hear public testimony from Woodside Fire Protection District, Cal Fire, or other fire professional on these issues?

I again urge you to remove the proposal from the Consent Agenda and return it to the Planning Commission in order to receive the public expert consultation that is necessary for Commissioners, and you, to make an informed decision.

Thank you,

Robert Turcott

cc: Don Bullard, Fire Marshal, WFPD
PVForum