



TOWN OF PORTOLA VALLEY
Conservation Committee Meeting
Tuesday, January 24, 2023
7:00 PM

Catherine Magill, Chair
Judith Murphy, Vice Chair
Teresa Coleman, Secretary
Nona Chiariello, Member
Paul Heiple, Member
Marianne Plunder, Member
Megan Richards, Member
Dieter Walz, Member
Joerg Zimmerman, Member

VIRTUAL MEETING

HISTORIC SCHOOLHOUSE- 775 PORTOLA RD. – PORTOLA VALLEY, CA

REMOTE MEETING COVID-19 MEETING ADVISORY: On September 16, 2021, the Governor signed AB 361, amending the Ralph M. Brown Act (Brown Act) to allow legislative bodies to continue to meet virtually during the present public health emergency. AB 361 is an urgency bill which goes into effect on October 1, 2021. The bill extends the teleconference procedures authorized in Executive Order N-29-20, which expired on September 30, 2021, during the current COVID-19 pandemic and allows future teleconference procedures under limited circumstances defined in the bill.

ASSISTANCE FOR PEOPLE WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (650) 851-1700 or by email at mthurman@portolavalley.net 48 hours prior to the meeting start time. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

VIRTUAL PARTICIPATION VIA ZOOM

To access the meeting by computer:

<https://us06web.zoom.us/j/86300512189?pwd=ZVMYVWRnc01PQWlzQm8rem5ma1lxdz09>

Webinar ID: 863 0051 2189

Passcode: 810488

To access the meeting by phone:

1-669-900-6833 or 1-888-788-0099 (toll free)

*Mute/Unmute – Press *6 / Raise Hand – Press *9*

- 1. CALL TO ORDER & ROLL CALL**
- 2. ORAL COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA**
Speakers' time is limited to three minutes.
- 3. APPROVAL OF MINUTES:**
 - a. November 22, 2022
- 4. SITE PERMITS:**
 - a. 3 Hillbrook
- 5. TREE PERMITS:**
 - a. 170 Cherokee
 - b. 185 Cherokee
 - c. 127 Ash
 - d. 140 Meadowood
 - e. 10 Los Charros
- 6. OLD BUSINESS:**
 - a) Election of Committee Officers
 - b) Review of Sub-committees and assignments
 - c) Oversight of Town-owned properties - Updates (Committee)
 - (1) Frog pond,
 - (2) Town Center,
 - (3) Triangle Park,
 - (4) Springdown,

- (5) Rossotti Field and Dorothy Ford Open Space
- d) Committee / Town Cooperation
 - (1) Public Works (Magill)
 - (2) WFPD - Discuss new WFPD-approved ordinance regarding Hazardous Vegetation and Fuels Management (Appendix A)
 - (3) Open Space Committee (Chiariello)
 - (i) Update on plan for a town mailer with the open space map and brochure.
 - (4) Wildfire Preparedness Committee (Chiariello)
 - (i) Discuss and decide whether Conservation Committee will participate in the Wildfire Preparedness Fair again this year (April 22).
 - (ii) Discuss and decide on suggestion from Wildfire Preparedness Committee that the Conservation Committee tip of the month be distributed by email rather than solely on Portola Valley Forum.
 - (iii) Discuss Wildfire Preparedness Fair recommendation that PV budget funds a for grant writer to work with committees that wish to submit grant proposals.
 - (iv) Designate this year's liaison from Conservation to Wildfire Preparedness.
 - (5) Trails and Paths (Coleman)
 - (6) Parks & Rec - Revisit location of potential Dog Park (Magill)
- e) Discussion of consolidated plants lists – final review of all plants for new Town Approved Plant List (Richards)
- f) Conservation Committee Routine Town Communications
 - (1) Kudos (Plunder)
 - (2) Backyard Habitat (Plunder)
 - (3) Tip of the Month (Magill)
 - (4) What's Blooming Now? (Magill)

7. NEW BUSINESS:

- a. Discuss how Conservation Committee can contribute to appropriate management of ephemeral streams and drainages and reducing run-off. (Plunder and Murphy)

8. ADJOURNMENT

The next regularly scheduled meeting date is February 28, 2023 at 7:00 PM.

The Town of Portola Valley acknowledges the colonial history of this land we dwell upon—the unceded territory of the Ramaytush (rah-my-toosh) Ohlone, Tamien Nation, and Muwekma (mah-WEK-mah) Ohlone, who endured a human and cultural genocide that included removal from their lands and their sacred relationship to the land. Portola Valley recognizes that we profit from the commodification of land seized from indigenous peoples and now bear the ecological consequences. We seek to understand the impact of these legacies on all beings and to find ways to make repair.



TOWN OF PORTOLA VALLEY
Conservation Committee Meeting
November 22, 2022
7:00 PM
Special Virtual Videoconference Meeting via Zoom

CONSERVATION COMMITTEE MEETING MINUTES - DRAFT

1. Call to Order: The meeting was called to order at 7:02 PM

Roll Call:

Members present: N. Chiariello T. Coleman, P. Heiple, C. Magill, J. Murphy, M. Plunder, M. Richards, D. Walz (joined 7:04 pm)

Members absent: J. Zimmermann

Also present: J. Richards (Town Councilmember liaison)

Guests: D. Breen, C. Simons, R. Comes, K. Corley

2. Oral Communications:

D. Breen requested that the Frog Pond meeting with the biologist be included on agenda for next meeting. She stated she had purchased wildflower seeds and had spread them around the perimeter of the Frog Pond after the recent rains.

J. Richards stated this was his last meeting as Town Councilmember liaison; the Committee thanked him for his support.

N. Chiariello/Open Space Committee has had a name change; the regular meetings for the Open Space Committee will be alternate months starting in January 2023 and there will be a mailing to the Town of the Open Space brochure and map.

N. Chiariello/Wildfire Preparedness – asked to give feedback on the draft Safety Element to the Town by December 2nd.

M. Plunder stated the EPC subcommittee has added wildlife corridors to the draft element.

C. Magill reminded the Committee to not use “reply all” for general communications such as replies to emails.

3. Approval of Minutes for October 25, 2022: The minutes were *approved unanimously* with addition of one correction.

4. Site and Tree Permits

a. Site permits:

One request for review was just received and will be assigned

- b. Tree permits:
none

5. Old business

a. Updates regarding oversight of significant Town-owned properties were provided as follows:

- i. Frog Pond – N. Chiariello
- ii. Triangle Park – J. Murphy
- iii. Town Center – M. Richards
- iv. Spring Down –M. Plunder

b. Committee/Town Cooperation

- i. Public Works –C. Magill –storage locations for pickleball nets by main gate on parking lot side identified. Existing grapes will be pruned hard to remove from fencing and one or two that interfere with the pickleball nets will be removed and asphalt will be added.
- ii. Conservation items for ADU and other ministerial checklists – C. Magill captured comments on and suggested changes to the draft checklist. K. Corley provided a public comment regarding smooth wire fencing. The Committee unanimously voted to approve the draft checklist with minor changes.

iii. Consolidated Plants List – M. Richards the draft consolidated lists of suggested and discouraged plants was briefly discussed by the Committee. M. Richards requested the Committee provide her with any additional proposed changes; to be highlighted in the final draft list and discussed at the January meeting.

c. Conservation Routine Town Communications

- i. Kudos (M. Plunder) none
- ii. Backyard Habitat (M. Plunder) – none
- iii. Tip of the Month (C. Magill) – planting recommendations once rain begins; recognizing and weeding of invasives
- iv. What's Blooming Now? (C. Magill) – time to plant wildflower seeds

N. Chiariello left the meeting at 8:19 PM.

6. New Business

None

Adjournment: 8:22 PM, *approved unanimously*

Date & Time of Next Meeting: Tuesday January 24 at 7:00 pm (hybrid; via zoom and in-person)

ORDINANCE NO. 22-03

HAZARDOUS VEGETATION AND FUELS MANAGEMENT ORDINANCE

AN ORDINANCE OF THE WOODSIDE FIRE PROTECTION DISTRICT OF SAN MATEO COUNTY, CALIFORNIA, ADOPTING DEFENSIBLE SPACE STANDARDS WITH FINDINGS OF FACT ESTABLISHING ADDITIONAL REQUIREMENTS IN THE SRA AND LRA.

The Board of Directors, as the governing body of the Woodside Fire Protection District does ordain as follows:

Unlawful acts. It shall be unlawful and a public nuisance for a person, firm, corporation, district or other entity to erect, construct, alter, repair, remove, demolish, or utilize a building, occupancy, premises, or system, equipment, or process regulated by this ordinance, or cause same to be done, or maintain such condition, in conflict with or in violation of any of the provisions of this ordinance or resolution, or other lawful order of the Board of Directors or fire code official.

Violation penalties. Any person, firm, corporation, district, or other entity that causes, permits, maintains, or allows a violation of any provision of this ordinance or fails to comply with any of the requirements of this ordinance or directive of the fire code official, shall be subject to the criminal sanctions set forth in Health and Safety Code section 13871. Each day that a violation continues after such due notice has been served shall be deemed a separate offense.

SECTION 1. FINDINGS.

The referenced hazardous vegetation and fuels management defensible space standards of this Ordinance are based on the following findings. Substantial evidence supports these findings.

A. Climatic Conditions.

The climatic weather patterns within the Woodside Fire Protection District are moderate. The district, on average, experiences an annual rainfall of 26 inches. This rainfall can be expected between October and April of each year. However, during the summer months there is little, if any, measurable precipitation. During this dry period the temperatures are usually between 70 - 95 F degrees (June to October) with light to gusty westerly winds. These drying winds, combined with the natural and imported vegetation, which is dominant throughout the area, create a hazardous fuel condition that can cause extensive encroaching into the dense, heavily wooded brush covered hillsides and canyons, and grass covered areas where wind-driven fires can have severe consequences. This has been demonstrated in several like climatic areas within the State of California and the western United States.

Because of variable weather patterns, normal rainfall cannot always be relied upon. This can result in water rationing and water allocation programs, as demonstrated in past drought patterns. Water shortages may also be expected in the future due to limited water storage capabilities and increased consumption. The district is bounded by San Francisco Bay on the east and the foothills of the Santa Cruz Coastal Range of mountains on the west. This setting allows for strong gusty winds to blow through the Fire District.

These winds are a common occurrence each afternoon during summer months. Wind increases a fire's ability to spread and has been attributed to the rapid spread of both vegetation and structure fires. This is especially true during Diablo wind events when strong northerly winds are aligned with the downslope direction of the canyons and watersheds of the coastal mountains. Automatic fire sprinkler protection as required in buildings specified in Chapter 9 of the Fire Code and the local requirements and standards of the Woodside Fire Protection District would significantly reduce the fire's ability to spread rapidly, especially when the jurisdiction is affected by the typical wind patterns.

Throughout the Fire District, homes are surrounded by heavy vegetation with interspersed open areas, creating a semi-rural character. The resulting exposure to wildfire risk is increased by the negative effects of high wind conditions during the fire season. During May to October, critical climatic fire conditions regularly occur when the temperature exceeds 80F; wind speed is greater than 15 mph, fuel moisture is less than or equal to 10 percent, wind direction is from north to the east-southeast, and the ignition component is 65 or greater. These conditions occur more frequently during the fire season, but this does not preclude the possibility that a serious fire could occur during other months of the year. The critical climate fire conditions create a situation conducive to rapidly moving, high-intensity fires. Fires starting in the wildland areas along the northern border are likely to move rapidly southward into the populated areas creating the potential for significant property loss and a very challenging evacuation problem.

B. Geological Conditions.

Local geological conditions include high potential for seismic activity. The Fire District is made up of built-up suburban areas having buildings and structures constructed near three major fault systems capable of producing major earthquakes, the modifications cited herein are intended to better limit life safety hazards and property damage in the aftermath of seismic activity.

The Fire District is in a region of high seismic activity with the Hayward fault running just east of its border. The San Andreas fault runs right through the district and the Calaveras Fault is to the east of the district. All three faults are known to be active, as evidenced by the damaging earthquakes they have produced in the last 100 years and can, therefore, be expected to do the same in the future. Of primary concern to the Fire District is the San Andreas Fault, which has been estimated to be capable of earthquakes exceeding a magnitude of 7.0 on the Richter scale. Many underground utilities cross the fault, including major water supply lines. Intensified damage during an earthquake may be expected in slide areas, as well as residential hillside

areas located within or near the fault zone; some areas are steep and have previously been subjected to slides.

Additional potential events following an earthquake include broken natural gas mains and ensuing fires in the streets; building fires, as the result of broken service connection, trapped occupants in collapsed structures; and requirements to render first aid and other medical attention to many residents.

C. Topographical Conditions.

Local topographical conditions include hillside housing with many narrow and winding streets with slide potential for blockage and limited firefighting water supply. These conditions create the potential for delays in responding when a major fire or earthquake occurs. Many situations will result in limiting or total blockage of fire district emergency vehicular traffic, overtaxed fire district personnel, and a lack of resources for the suppression of fire in both structures and vegetated areas in the Fire District. To mitigate the conditions that hinder the rapid response of suppression resources to a fire, automatic fire extinguishing systems, and enhanced fuel mitigation requirements are required over and above state code requirements. These requirements will buy time for residents to execute an orderly evacuation while allowing for access by firefighting resources.

The Fire District has many homes that are reached by narrow and winding paved streets, which hamper access for fire apparatus and provide limited evacuation routes for residents. In addition, many of the hillside homes are in outlying areas that require longer response times for the total required firefighting force. Kings Mountain, Bear Gulch East, Skywood Estates, Old La Honda, Woodside Highlands, Los Trancos Woods and Vista Verde, and other areas with limited access via narrow and winding streets may face the problem of isolation from the rest of the Fire District and will suffer from the need for two-way traffic as evacuation and suppression response travel in opposite directions over limited roadways.

Effective road widths are further reduced by encroaching vegetation and mid-slope roads built without shoulders. This is particularly pronounced in older neighborhoods of Woodside and Portola Valley, some of which were laid out in the 1920s when vehicles were smaller, codes less stringent, and population density much lower.

Due to steep slopes that characterize many areas of the Fire District, the establishment of infrastructure to support adequate fire protection needs is not feasible. It is difficult to widen existing streets to meet present standards for emergency operations, and fire hydrants, especially in the hillside areas, where we often have less than optimum water pressure levels.

In summary, portions of the Fire District have limited water supplies or roadways that delay the response of emergency equipment to carry out the extinguishment of a fire allowing the fire to increase in area. To mitigate the above situation that hinders the quick response to a fire, built-in automatic fire extinguishing systems are required over and above state code requirements.

The requirement and installation of such a system will allow for occupants to evacuate and allow the fire to be controlled before the Fire District arrives. This control of the fire also reduces the potential for fire to spread beyond the structure into the vegetation.

SECTION 2. APPLICABILITY.

This Ordinance provides for hazardous vegetation and fuels management defensible space standards for all buildings, existing and new construction. Use of this Ordinance is at the sole discretion of the district. This Ordinance is authorized under California Government Code Sections 53069.4 and California Health and Safety Code Section 13861(h) and (i).

SECTION 3. DEFINITIONS.

ABATEMENT COSTS. All costs incurred by the district to abate hazardous vegetation or combustible material on any property pursuant to this ordinance, including physical abatement costs, administration fees, technical reports or surveys, and any other actual costs incurred by the district for the abatement proceeding, including attorney's fees, if applicable.

ADMINISTRATOR. The Fire Chief or his/her designee.

AGENCY HAVING JURISDICTION. The agency that has legal authority to enforce, adopt or amend a code or ordinance.

BOARD OF DIRECTORS. The governing body of the district.

COMBUSTIBLE MATERIAL. Rubbish, litter, or material of any kind other than hazardous vegetation that is combustible and endangers the public safety by creating a fire hazard as determined by the fire code official.

DEFENSIBLE SPACE. The area (zone 0, zone 1, zone 2) extending 100 feet + from a structure. Defensible space is the buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surround it. Defensible space will help slow or stop the spread of wildfire and protect your home from catching fire – either from direct flame contact or radiant heat. Defensible space is also important to help protect firefighters when they are defending your home.

EXTERIOR FIRE HAZARD INSPECTION. A property inspection intended to identify hazard areas and evaluate the risk to life and structures from exterior fires. Also known as a defensible space inspection.

FIRE BREAK. A continuous strip of land upon and from which all vegetation has been removed to bare mineral soil.

FIRE CODE OFFICIAL. The Fire Chief or a duly authorized representative, or other person as may be designated by law, appointment or delegation and charged with the administration and enforcement of this code.

FIRE HAZARD. As used in California Code of Regulations, Title 19, Division 1 regulations means any condition, arrangement or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay, or hinder, or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of fire.

FIRE TRAIL. A graded firebreak of sufficient width, surface, and design, as approved by the Fire Code Official, to provide access for personnel and equipment to suppress and to assist in preventing extension of fire from one area to another.

FIRE-RESISTANT VEGETATION. Plants, shrubs, trees, and other vegetation which exhibit properties, such as high moisture content, little accumulation of dead vegetation, and low sap or resin content, that make them less likely to ignite or contribute heat or spread flame in a fire.

[Note: The following sources contain examples of types of vegetation that can be considered as fire resistant vegetation. (Fire resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book)]

FUEL BREAK. A strategically located block or strip, on which a cover of dense, heavy, or hazardous vegetation has been changed to one of lower fuel volume or reduced combustibility, as an aid to fire control.

- Grass and weeds cut to less than 3" no later than June 1 of each year.
- Removal of Hazardous Vegetation in the form of surface fuels.
- Removal of non-irrigated brush.
- Trimming of healthy trees to create no less than a 6' vertical clearance between the lower portions of the canopy and the ground or ground fuels.
- Removal of Ladder Fuels.
- Removal of dead or dying trees.
- Removal of non-vegetative Combustible Material. Specifically, rubbish, litter, or material of any kind that is combustible and endangers the public safety as determined by the Fire Code Official or their designee.

FUELS, AERIAL. Aerial fuels are fuels that are not in contact with the ground. These include limbs, foliage, and branches, as well as any dead material caught up in the branches of other plants.

FUELS, LADDER. Fuel that provides vertical continuity between surface fuel and canopy fuel strata, increasing the likelihood that fire will carry from surface fuel into the crowns of shrubs and trees.

FUELS, SURFACE. Are those fuels found on the surface of the ground. They include everything from grasses, brush, logs, and stumps.

HAZARDOUS VEGETATION. Vegetation that is combustible and endangers the public safety by creating a fire hazard including but not limited to seasonal and recurrent grasses, weeds, stubble, non-irrigated brush, dry leaves, dry needles, dead, dying, or diseased trees and any other vegetation as determined by the Fire Code Official.

IMMEDIATE HAZARD. An extreme fire hazard exists which constitutes an immediate threat to public safety, and welfare as determined by the Fire Code Official.

IMPROVED PARCEL. A portion of land of any size, the area of which is determined by the legal lot of record and may be identified by an Assessor's Parcel Number upon which a structure, dwelling unit or habitable structure is located.

LOCAL RESPONSIBILITY AGENCY AREA (LRA). An area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code, Sections 51177(b), 51178 and 51188, that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

OUTBUILDING. Buildings or structures that are less than one hundred-twenty (120) square feet in size and not used for human habitation.

PARCEL. A portion of land of any size, the area which is determined by the legal lot of record (Reference Health and Safety Code 14883).

PERSON. Includes any agency of the state, county, city, district, or other local public agency, and any individual, firm, association, partnership, business trust, corporation, limited liability company, or company.

PUBLIC NUISANCE. A declaration by the Fire Code Official that the presence of combustible materials on any parcel creates a fire hazard or threat to public safety (Health and Safety Code 14875 and 14876).

PRIORITY HAZARD ZONE. An area where the threat from wildfire is severe due to proximity to open space, topography, degree of space, density of homes and/or amount of vegetation (native and ornamental), and/or other conditions favorable to fast moving fires.

RURAL AREA. An area generally designated for agricultural or open space uses with parcels more than 10 acres (4.046873ha) in size.

RURAL RESIDENTIAL AREA. An area generally designated for single family residential use with parcels between three (1.2140619ha) and 10 (4.046873ha) acres in size.

STATE RESPONSIBLIITY AREA. An area of the state in which the financial responsibility of preventing and suppressing fires has been determined by the Board of Forestry pursuant to Section 4125, to be primarily the responsibility of the state.

STRUCTURE. That which is built or constructed.

TREE LITTER. Any dead limbs, bark, branches, or leaves left to gather on the ground or the roof of a structure.

UNIMPROVED PARCEL. A portion of land of any size, the area of which is determined by the legal lot record and may be identified by an Assessor’s Parcel Number and on which no habitable structure, dwelling unit, or other structure is located.

UNLAWFUL DISPOSAL. Placing, depositing, or dumping combustible material or hazardous vegetation on a parcel.

WILDLAND-URBAN INTERFACE FIRE AREA. A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the agency having jurisdiction to be at a significant risk from wildfires, supported by findings of fact.

SECTION 4. DEFENSIBLE SPACE REQUIREMENTS:

State Responsibility Areas (SRA)/ Local Responsibility Areas (LRA):

Unimproved Parcels.

A person who owns, leases, or controls one or more unimproved parcels within the district shall comply with the following fuel break standards:

- Parcels of One Acre or Less. All hazardous vegetation and combustible material capable of being ignited and endangering property shall be removed by the owner of the parcel.
- Parcels Greater Than One but Less Than Ten Acres. A Fuel Break of 50 feet shall be created and maintained around the entire perimeter of the parcel.
- Parcels of Ten Acres or Greater. A Fuel Break of 100 feet shall be maintained around the entire perimeter of the parcel.
- Multiple contiguous parcels owned by the same Person may be treated as a single parcel with the approval of the Fire Code Official or their designee if a Fuel Break of 100 feet is provided.

Improved Parcels:

ZONE 0 - Ember Resistant Zone/ Home ignition Zone

Zone 0 extends 5 feet from buildings, structures, decks, etc.

This zone includes the area under and around all attached decks and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to your home. Use of hardscape like gravel, pavers, concrete, and other noncombustible mulch materials is required. No combustible bark or mulch is allowed.

- Maintain all ground areas within 2 feet of the exterior walls of any habitable structure or building free of combustible ground cover including combustible mulch and barks.
 - Exception: Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy succulents or similar plants used as ground cover, if they do not form a means of readily transmitting fire as determined by the fire code official.
- All native and nonnative plant species next to a habitable structure must be maintained in a manner that removes combustible material within a 2-foot horizontal and 1-foot vertical area, measured from the base of the structure.
 - Exception: Ornamental vegetative species used as ground cover that are irrigated and have a high moisture content and configuration that would not promote or cause a fire to spread from the vegetation to the structure. Brush and other ornamental species may be planted within 2-feet of a structure provided foliage, twigs, and small branches are maintained in a such a manner to create a minimum of 1-foot clearance above the ground or ground cover. WFPD will maintain a list of approved plant species that may be used as ground cover.

Beyond 2-feet from the structure:

- Annual grasses must be removed or cut to less than 3 inches.
- All Monterey Pines (*Pinus radiata*) and Eucalyptus (Genus *Eucalyptus*) must be 10 feet or greater, measured horizontally or vertically from any habitable structure.
- Maintain 10 feet of vertical clearance between roof surfaces and portions of trees overhanging any structure.

- Maintain any tree, shrub, or other plant adjacent to or overhanging any structure free of dead limbs, branches or other combustible material that is determined to be a fire hazard.
- Maintain the roof of any structure and roof gutters free of leaves, needles, or hazardous vegetation and other combustible materials.
- Maintain trees to remove ladder fuels so that foliage, twigs, or branches are greater than 6 feet above the ground or surface fuels within 100 feet of any structure, or within 10 feet of the paved edge of any fire apparatus access road.
- Remove all branches within 10 feet of any chimney or stovepipe outlet
- Relocate any firewood and lumber to Zone 2

Zone 1 – Lean, Clean and Green Zone

Zone 1 extends 30 feet from buildings, structures, decks, etc. or to the property line, whichever is closer.

- All hazardous vegetation and combustible material capable of being ignited and endangering property shall be removed by the owner or occupant of the parcel.
- Annual grasses must be removed or cut to less than 3 inches.
- Remove all hazardous vegetation.
- Maintain trees to remove ladder fuels so that foliage, twigs, or branches are greater than 6 feet above the ground or surface fuels within 100 feet of any structure, or within 10 feet of the paved edge of any fire apparatus access road.
- Non-irrigated brush shall not exceed 6 feet in height
- Non-irrigated brush groupings shall be separated from other groupings a minimum of 15 feet.
- Non-irrigated brush groupings shall be separated from structures a minimum of 30 feet.
- Where non-irrigated brush is located below or within a tree's drip line, the lowest tree branch shall be a minimum of 3 times the height of the understory non-irrigated brush or 10 feet, whichever is greater.

- New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.
- The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet.
- Liquid Propane Gas (LPG) storage tanks, out buildings and wood piles shall have the following minimum clearance: ten feet (10 ft.) of clearance to bare mineral soil in all directions and no flammable vegetation for an additional ten feet (10 ft.) in all directions around their exterior.

Zone 2 – Reduce Fuel Zone

Zone 2 extends from 30 feet to 100 feet out from buildings, structures, decks, etc. or to the property line, whichever is closer.

- All hazardous vegetation and combustible material capable of being ignited and endangering property shall be removed by the owner or occupant of the premises.
- Annual grasses must be removed or cut to less than 3 inches.
- Maintain trees to remove ladder fuels so that foliage, twigs, or branches are greater than 6 feet above the ground or surface fuels within 100 feet of any structure, or within 10 feet of the paved edge of any fire apparatus access road.
- Non-irrigated brush shall not exceed 6 feet in height.
- Non-irrigated brush groupings shall be separated from other groupings a minimum of 15 feet.
- Where non-irrigated brush is located below or within a tree's drip line, the lowest tree branch shall be a minimum of 3 times the height of the understory non-irrigated brush or 10 feet, whichever is greater.
- New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.
- The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet.

- All exposed wood piles must have a minimum of 10 feet of clearance, down to bare mineral soil, in all directions or must be enclosed with fire resistant material or covering.
- Create a separation between trees, non-irrigated brush and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.
- Liquid Propane Gas (LPG) storage tanks, out buildings and wood piles shall have the following minimum clearance: ten feet (10 ft.) of clearance to bare mineral soil in all directions and no flammable vegetation for an additional ten feet (10 ft.) in all directions around their exterior.
- All developed parcels greater than one acre in size shall create a 100-foot fuel break around the perimeter of the parcel.

Roadside Vegetation Requirements:

- All vegetation shall be cleared three feet, measured horizontally from the edge of the improved roadway.
- All portions of a tree overhanging a Fire Apparatus Access Road must have 15 feet, measured vertically, of clearance from the roadway surface to the lowest hanging branches.
- Remove all Junipers (genus Juniperus) and Bamboo (genus Bambusa) within 10 feet of the paved edge of all public and private roads by December 31, 2023.

Fences.

Any new combustible fence in a Wildland Urban Interface Fire Area shall have a separation distance of 10 feet from any structure unless the last 10 feet of fence connecting to the structure is constructed of non-combustible materials.

Sale or transfer of property.

Before the close of escrow, the seller shall provide to the buyer documentation from the Fire Chief, Fire Code Official or his/ her designee stating that the property is currently in compliance with the Hazardous Vegetation and Fuels Management Ordinance of the Woodside Fire Protection District. The fire code official shall have discretion to accept alternate means and measures in the event completion of the required work will delay the sale or transfer of property.

Fuel breaks.

In lieu of ordering complete abatement, the fire code official of this jurisdiction may order the preparation of fuel breaks around parcels of property where hazardous vegetation and combustible material are present. In determining the proper width for fuel breaks, the fire code official shall consider the height and type of fuels, weather conditions, topography, and accessibility to the property of fire protection equipment.

Seasonal and recurrent nuisance.

If the nuisance is seasonal and recurrent, the Board of Directors shall so declare. Thereafter, such seasonable and recurring fire hazards shall be abated every year but must be maintained year-round as determined by the fire code official without any further hearing.

Prohibition.

No person who has any ownership or possessory interest in or control of a parcel of land shall allow to exist thereon any hazardous vegetation or combustible material which constitutes a fire hazard as determined by the fire code official.

SECTION 5. SEVERABILITY.

If any section, subsection, paragraph, sentence, or clause of this Ordinance is determined in a final ruling by a court of competent jurisdiction to be invalid or unenforceable, such finding shall not invalidate any remaining portions of the Ordinance. The Board hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, or clause thereof, irrespective of the fact that any portion of the Ordinance be declared invalid.

SECTION 6. DATE OF EFFECT.

This Ordinance shall become effective on November 29, 2022, and within fifteen (15) days of passage shall be published once, with the names of the Directors voting for and against, in the Country Almanac, a newspaper of general circulation in this District. Passed and adopted on November 29, 2022, by the following vote:

PASSED, APPROVED and ADOPTED this 29th day of November 2022 at the regular meeting of the District Board of Directors held on November 29th, 2022, on a motion made by Director seconded by Director , and duly carried with the following roll call vote:

A YES:

NOES:

ORDINANCE 22-03

Randy Holthaus, President
Board of Directors

ATTEST:

APPROVED AS TO FORM:

Don Bullard
Fire Marshal

Joseph Charles
District Counsel

