

JOINT SPECIAL MEETING OF PORTOLA VALLEY AND WOODSIDE TOWN COUNCILS WITH THE
WOODSIDE FIRE PROTECTION DISTRICT; PORTOLA VALLEY MEETING NO. 873,
JANUARY 30, 2014

Mayor Wengert called the Town Council's joint meeting with the Woodside City Council in the Portola Valley Community Hall to order at 7:30 p.m. and led the Pledge of Allegiance. Ms. Hanlon called the roll.

Present: Portola Valley Councilmembers Craig Hughes, Maryann Moise Derwin and John Richards; Mayor Ann Wengert

Woodside City Councilmembers: Deborah C. Gordon, Anne Kasten, Ron Romines, David Tanner and Peter Mason; Mayor David Burow

Absent: Portola Valley Vice Mayor Jeff Aalfs and Woodside Mayor Pro Tempore Thomas Shanahan

Others: Nick Pegueros, Portola Valley Town Manager
Sharon Hanlon, Portola Valley Town Clerk
Kevin Brandt, Woodside Town Manager
Joanne Kurz, Woodside Deputy Building Official

COMMUNICATIONS

None.

NEW BUSINESS

- (1) Study Session: Discussion of potential for regulating use of Wood shake roofs to reduce fire risk

Mayor Wengert acknowledged the WFPD as primary coordinator of this discussion, inviting Fire Marshal Denise Enea to provide background. She said that after Ms. Enea's presentation, Councilmembers could ask questions and then they'd hear public comments before the matter returns to the Councils.

Ms. Enea said the WFPD has introduced the chipper program and various regulations to promote stewardship of the land and create defensible space, all in an effort to find better ways to succeed in its mission of protecting life, property and the environment. Despite the quality of the programs, equipment and personnel, she said homes have to stand alone in terms of ignitability and be made less vulnerable. The situation is worse than ever because the fire season, which once lasted from June through October, now continues for 12 months. Strike teams triage, she said, and if an overgrown driveway prevents access, they move on to the next space where they can safely prevent a house from catching fire. But creating defensible space isn't enough.

Part of the problem is the number of homes with highly flammable wood shake roofs, Ms. Enea said, noting that quite a number of such roofs are still being installed in both Woodside and Portola Valley. In Alpine Hills, she stated, a fire that starts in one house with a wood shake roof could potentially take out 20 homes.

She said this study session would be an opportunity to hash out the pros and cons of shake roofs and an ordinance restricting their use, as well as discuss educating residents about the severity of the drought and bringing the potential peak fire season to the forefront of their minds.

Among Bay Area communities, Ms. Enea said that only Berkeley actually has a restrictive wood shake ordinance. Very few Southern California communities allow wood shake roofs, she said. In El Dorado County, they are restricted in El Dorado Hills, Fallen Leaf, Lake Valley, Meeks Bay, South Lake Tahoe and other communities. Colorado Springs, which Ms. Enea said is much like Woodside and Portola

Valley, is highly evolved among Fire Adapted Communities (FACs), she said, and ranks in the forefront among FireWise community and very active in the National Fire Protection Association (NFPA).

In response to a request for elaboration about the wood shake ordinances she reviewed, Ms. Enea said they vary. Southern California is very strict in that it retroactively mandates that wood shake roofs be removed and replaced. In Berkeley, homeowners who replace more than 50% of old wood shake roofs must use non-wood products. Southern California communities typically specified a five-year span for replacing shakes initially but recently extended it by two years. She said she's proposing ordinances here that would address roofs installed going forward. Ms. Enea also noted that thanks to a grant from the California Emergency Management Agency (Cal EMA), El Dorado County gives residents up to \$6,500 to replace wood shake roofs.

Ms. Enea said she'd want the ordinances to be as simple as possible for the building department to enforce and also easy for the residents who need patches re-roofed. The 50% within two or three years seems to be a good, fair trigger, she said, but maybe 25% replacement with new materials would be a better place to start. Another option would be to develop an ordinance addressing full wood roof replacements or new construction. "What we're doing," Ms. Enea said, "is protecting homes 15 to 20 years from now."

She considers Berkeley's code the simplest, fairest and most straightforward: "Roof shall be a Class A minimum and shall comply with the requirements of Chapter 7A and Chapter 15. Roof shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Wooden shakes and shingles are prohibited roof coverings regardless of the assembly rating of the roof system. Exceptions: Replacement of less than 50% of the roof area within a five-year period."

Ms. Enea also explained that the Insurance Service Offices (ISO), an insurance advisory entity, classifies and numerically scores fire districts and fire departments. The rating is based on various items, ranging from training and equipment to staffing and infrastructure to prevention programs and certification to municipal codes and ordinances in the communities they serve. As Ms. Enea puts it, the more we do, the better fire hydrants, etc., the better the rating and the better the pricing on insurance premiums. She said that WFPD loses points on hydrants, and although it's "pretty good" in the ordinances arena, we could do better. ISO also recently began providing jurisdictions' building departments with score sheets, Ms. Enea said, which she will share with both Town Managers for follow-up.

Ms. Enea raised another potential discussion point in terms of homeowners' insurance, noting that she's among those who've had policies "non-renewed" due to a wood shake roof on her home. Such decisions are beyond the purview of regulation, she said; it's something each insurance company decides. Among the most flexible companies, she mentioned that AIG works with homeowners but expects major mitigation if it agrees to insure a house with a wood shake roof. Ms. Enea said that AIG looks at water supply, type of construction, vegetation and other factors.

According to Ms. Enea, residents ask WFPD about chemically treated wood shakes and shingles. What chemicals are some manufacturers putting into to permeate them with fire retardant? How long is the chemical treatment effective – years, months, days? How much of the chemical leaches out into the groundwater and storm drains? Ms. Enea said the manufacturers warrant the fire-retardant properties for the useful life of the roof, but modifications to the roof, debris, leaf litter and other circumstances can invalidate the warranty. She explained that an accelerated weathering test is done before the materials are given a Class A rating, but it's an inexact science. She can't quantify the degradation, she said, but 10, 15 or 20 years after installation – even if the useful life of the roof is 30 years – it is not the same as when it's new.

Councilmember Gordon asked how many homes in Woodside and Portola Valley have wood shake roofs. Ms. Enea said the WFPD has more wood shake roofs than she probably can count, including new ones coming in. She noted that the biggest concentration is in Alpine Hills in Portola Valley, where a lot of ranch-style homes have older shake roofs that probably are not fire-retardant. Consistent with the

California Building Code, she said both Woodside and Portola Valley currently require Class A roofing materials; in order for a wood shake roof to achieve Class A rating, she said, requires an “underlayment” between the inside and outside of the house. Without that underlayment, wood shakes can rate no better than Class B. Ms. Enea said Ms. Kurz has some numbers on the cost of bringing a wood shake roof up to Class A standards.

Mayor Burrow pointed out that a number of things must be done to achieve the Class A rating with wood shakes, and that the fire-retardant chemicals used are highly corrosive. Furthermore, he said, installers must use either stainless steel or double hot-dipped nails to prevent the shingles from loosening and failing sooner.

Councilmember Gordon said she’d like to hear from the insurance companies as to what makes them decide which properties to insure and what changes they require in terms of roofing materials. She also asked about how the WFPD’s efforts to improve the ISO rating have changed the ISO rating and what effect the better ratings have had on insurance premiums. In the last 12 years, Ms. Enea said they’ve managed to improve the rating by one point. The rating is done on a 10-point scale, with “1” being the best. At this time, she said central Portola Valley has a “4” rating, the Skyline, Los Trancos and hill communities have an “8” rating, due primarily to water-supply issues. She said the ISO raters know where the worst hydrants are located. The situation is improving, Ms. Enea said, citing the fact that Old La Honda Road has been taken over by Cal Water, which has a capital improvement plan. However, she added that such programs take years to complete.

When asked how much difference it would make to the ISO ratings if the towns were to introduce ordinances that ban wood shake roofs, Ms. Enea said it could be a big deal, but her research produced no specific numbers. In terms of homeowners’ insurance premiums, she said she supposed residents in areas with an ISO rating of 8 would pay thousands of dollars more than those in areas with ratings of 4. Considering the drought and the severity and length of the wildfire season, she expects insurers to reevaluate where they’re insuring homes.

Even as recently as 15 years ago, roofing material options were limited basically to wood shakes, composition shingles and clay tile. In contrast, now it seems as if architects and property owners are coming up with good substitutes for these materials. Wood shakes also have become very expensive – not as costly as slate roofs, but no longer a cheap. Still, wood shake roof installations persist, probably because they are seen as suitable for maintaining the rural aesthetic in Woodside and Portola Valley. Ms. Kurz said the building code only mandates a Class A “roofing assembly.” She added that residents are advised to check with their insurance carrier prior to installing wood shake roofs.

In regard to insurability, Tully Lehman, the Northern California spokesman for the Insurance Information Network of California (IINC), said every insurance company has a different approach to wood shake roofs, and not all them use ISO ratings as a factor or a major factor in underwriting decisions. He said approximately 135 different companies insure homes throughout California.

Mr. Lehman said his organization worked with various underwriting solutions two years ago to determine the number of homes actually at risk; it totaled about 270,000 residences, of which 39,000 were considered at high risk for wildfires due to terrain, structure types, population, construction density and other factors. Throughout the U.S., one of every three homes sits next to wildland space.

Following the 2007 wildfires in Southern California, Mr. Tully said, the Insurance Institute for Business & Home Safety (IBHS), built a full-fledged house in its test facility. Using several different roofing materials on different parts of the house, they subjected it to blowing embers, which cause more house fires than actual flames do. The flying embers (also called firebrands) ignite flammable materials wherever they land – in dry vegetation on the ground, in gutters or on the roof, on fences, in birds’ nests and tree branches. (In Ms. Enea’s report on “The Wood Shake Roof and Shingle Hazard” in the Councilmembers’ agenda packets, she noted that firebrands, typically pine and redwood needles, eucalyptus, bark – and if houses are burning, wood shakes and shingles, can travel up to a mile to ignite receptive fuel beds.)

Gregg Georgakas, a broker and owner of Woodside Insurance Services who lives on La Questa Way in Woodside, said that AIG won't insure homes with wood shake roofs west of I-280 unless the shakes are treated with fire retardant. "Right off the bat," he said, "the big insurers do not want that type of risk." It's not only wood shakes, he added, but the whole wildfire threat. Some carriers won't insure homes up in the hills, period. And in some places, such as Old La Honda Road, there's also an access issue.

Ron Stahl, Vice President of Mid-Peninsula Roofing Inc., located on Marsten Avenue in Burlingame, questioned why the towns would want to limit residents' choices for roofing materials if they like wood shakes and can get a Class A rating on them. He noted that the type of roof dramatically influences the look of a home.

Bill Hendricks, who said his extensive experience in fire-safe roofing includes writing Chapter 7A building codes and 20 years as a representative of Chemco, said that during that time, the seven companies that came out with "fake shakes" have failed. Offering a brief description of the process of applying fire retardant, he said the chemicals used include potassium, nitrogen and marine sulfur mixed with a resin-based polymer. He also noted that Chemco-treated shakes have been subjected to all the Class A tests, and they also go through 10-year natural weathering tests. He described some of the tests, and explained that rather than burning, Chemco shakes char, which starves oxygen so they can't sustain flames. According to Mr. Hendricks, the homes lost in San Diego's Scripps Ranch area in 2003 had tile roofs, and embers got underneath the tiles and into the vents.

In addition to Chemco, Mr. Hendricks said that Hoover and Arch also produce retardant-treated wood, but it's intended for lumber rather than shingles. Ms. Enea added that Chemco is the only company producing Class A-rated wood shake roofing systems listed by the state fire marshal.

Don Oaks, who spent a long career as Santa Barbara County Fire Marshal prior to his retirement and now serves as a fire-protection consultant, said that he learned in travels around the state during the late 1960s and early 1970s, that WUI, the Wildland-Urban Interface, presented California's most severe fire exposure. Mr. Oaks also said the Chemco process works; "you have a safe roof." According to Mr. Oaks, the International Code Council (ICC) looks to California, which is one of the strictest in the country, for its standards. He said he hates to see the kind of fear that's been generated around wood roofs; in his view, most of the prohibitions that have been developed reflect "a bumper sticker approach . . . and not a lot of research." He said he admires Ms. Enea for the efforts she's making and the research she's doing, and that the Councils are addressing the issue in a fact-finding forum.

When insurance carriers want to scale back coverage in a particular area, they will find a problem to identify to associate with it – whether it's defensible space, roofs or something else, Mr. Oaks said. They may use wood shake roofs as the rationale to decrease their exposure in certain areas even if it isn't necessarily the reason. He also said that on their own, ordinances banning wood shake roofs probably wouldn't affect ISO ratings as much as the locations of fire stations, staffing and water-related issues. They make underwriting decisions on multiple variables.

Richard J. Lawson, Vice President of Lawson Roofing, located on Tennessee Street in San Francisco, pointed out that the underlayment is part of the roof assembly. He said the decision about an ordinance should be based on science and safety tests.

Ward Vercruysse, Cervantes Road, would like more hard data. For example, he asked, how many fires started through the roof in the last 20 years that could have been avoided? How much faster does a house burn if the fire starts inside? He said we need facts to support decisions.

Mayor Wengert brought the matter back to the Councils.

Councilmember Richards said he's now questioning his assumption that treated wood shake roofs lose some of their fire resistance over time, but would like to look more into the reality of the effectiveness of treated wood shingles. He said he's particularly concerned about the number of roofs he sees that have

been neglected for so long they look as if they'd catch fire in the hot sun. Unfortunately, many of them are on the homes of residents who've lived there a long time and may not be able to afford a roof replacement. Certainly complying with Class A requirements and undertaking the education process make a lot of sense, he said.

Councilmember Hughes agreed that education policy might take care of the few people – at least in Portola Valley – who still want wood shingle roofs. He said he doesn't have enough data at this point to support an ordinance banning wood shake roofs, suggesting that given the cost and availability of insurance, the problem may be taking care of itself to a certain extent. .

Councilmember Derwin, having worked with the WFPD and FireWise Committee for some years, said she came to this meeting supporting the Fire Marshal's ordinance recommendation, but Mr. Hendricks and Mr. Oaks have her reconsidering her stance. The shingles that undergo this amazing process are no longer even wood, she said, so she doesn't know what we'd achieve by banning them. On the other hand, she wants to understand the reason for the bans in so many places that have had big fires – Southern California, South Lake Tahoe, Colorado Springs, Berkeley, etc. – whether those bans are politically motivated or if there are other reasons.

Mayor Wengert, who believes sustained drought and the attendant increased fire risk is our "new reality," especially in wildlands areas, said she sees an interesting dichotomy between insurance issues and the science and technology related to treatments such as Chemco's. Previously believing it would be a good idea to eliminate shake roofs, she now thinks the newer shake roofs may be a very different animal, and perhaps we should turn our attention to the older shake roofs.

Mayor Burow said it's hard to see why we should discriminate against one Class A-rated assembly versus the others. He would be interested in more information before creating a code that may be unnecessary. He asked what about the threshold to repair an old shake roof before being required to upgrade it to Class A materials; according to Ms. Kurz in Woodside anything over 300 square feet would not be considered a patch, and it would have to be replaced with Class A materials.

Councilmember Tanner concurred with both Mayor Wengert and Mayor Burow. He also said the old shake roofs are a problem and a program to remove them would be a good idea. In many cases, he said, he's seen evidence of roofing systems being installed incorrectly, which may be more of a problem than the assemblies themselves. Another big problem that needs attention, he said, is roof ventilation. Winds in a firestorm will drive super-heated air – as hot as 1,800 degrees – into an attic, where it will spontaneously combust without a spark. Southern California lost many stucco homes with tile roofs – because what those homes didn't do was stop the ventilation, he said. Protection requires a ventilation system installation that closes off the vents when heat hits them and keeps it from flowing in.

Councilmember Gordon, who also said she'd like to have more information, expressed reluctance to write an ordinance banning wood shake roofs when the real dangers may be associated with ventilation, neglect and other factors instead. She said perhaps a more appropriate direction would be to come up with a program to help reduce that risk instead of just "no more shake roofs."

Councilmember Kasten said she generally worries about the toxicity of chemicals in so many of the building materials we use, including formaldehyde and glues and oriented strand board. As for those used to make wood shakes fire-retardant, she said she realizes the roof is outdoors, but the chemicals may leach out into the water that drips off. She also expressed concern about the vent issue and the large inventory of older homes with aging roofs. We need to think about how to work on getting people to realize that's a problem, she said.

Mayor Burow, who appreciated hearing the expert opinions and the diversity of opinions, said he comes down on the side of looking at what we can do about getting newer, Class A roofs on more of the existing housing stock with older roofs, and also address the venting issue.

Councilmember Tanner who found the case “pretty persuasive” for Class A wood shake roofs being comparable in terms of safety to other Class A type of roofs, at least up to 10 years, said he’d like more data. For example, he’d like to know how the different materials compare over a longer span of time – treated wood shakes, asphalt, shingle and tile and other types. He also brought up the idea of reducing the standard for roof replacement that meets Class A requirements to perhaps less than 300 square feet, which is the current threshold in Woodside when homeowners are replacing only a part of their roofs.

Councilmember Gordon said she’d like to know about how the installation itself affects the performance of a roof. She also inquired about what’s done to ensure that installation is done correctly. In the case of a roof replacement, Ms. Kurz described a series of inspections, beginning with determining what’s underneath once all the old roofing materials are torn off and determining the schedule of plywood used in the underlayment, then making sure installers follow all the correct steps for a Class A roofing assembly, including nailing patterns and type of nails. Inspectors also ensure that overlapping is correct, everything’s nailed down properly, a spark arrestor’s been installed if there’s a wood-burning fireplace, screening is in the gutters, and vents have been replaced.

In summary, Councils agreed more information is needed, as well as more public education and some incentives for homeowners to replace older shake roofs, which are less likely to be made of the treated wood shake materials.

(2) Fire Prevention Initiatives: Discussion of fire prevention initiatives with the Woodside Fire Protection District (WFPD)

Like Ms. Enea, WFPD Fire Chief Dan Ghorso emphasized that we no longer have a fire season – it’s now from January 1 to December 31. Although WFPD has only three stations and three engine companies staffed all day, through cooperative arrangements with the CalFire and San Mateo County Fire, 50-plus fire engines are available to us on any given day. In the case of a bad fire here, Mr. Ghorso said, we could expect 24 to 30 engines from Daly City through Menlo Park to be deployed in a matter of 10 to 15 minutes, hand crews plus planes, helicopters, bulldozers, etc. We’re all part of the same MTZ, Mutual Threat Zone, he said; any fire that starts in our district is a threat to the state, and any county or state fire is a threat to our jurisdiction.

Strike teams from Santa Clara, Santa Cruz, Alameda, Contra Costa and San Francisco Counties also assist, Mr. Ghorso said. If we call in that help, we could get another 20 to 30 engines within 30 to 60 minutes. From Mr. Ghorso’s point of view, we can’t do any better in terms of fire-fighting resources. The caveat: this year will be different. Will they be available? It’s not really about response now, it’s about prevention.

We’ve moved from an extreme to an exceptional drought condition. The last extreme drought condition within the past 15 years was 33%; as of last week, it was 63%. In 2000, it was 0%. In 1977-1978, drought was pretty significant and there were some pretty bad fires.

Fires have three ways of fire spreading, Mr. Ghorso said. We can’t do anything about two of the three: the topography (including steep hills) and weather (including wind and humidity). The third way fire spreads is through fuels, including vegetation and structures. Fuels are rated in terms of moisture readings – from one-hour fuels (healthy vegetation), 10-hour fuels (light brush), 100-hour fuels (heavy brush), and 1,000-hour fuels (heavy timber). To put this in perspective, as of two weeks ago our fuel moisture levels were the same as they were in mid-summer 2013, and today the fuels are even drier – at August 2013 levels.

People are wrong to think we can count on the moisture from the ocean, Mr. Ghorso said, adding that when humidity is down, there’s no fuel moisture and things burn very easily. He cited a mid-January vegetation fire that burned “quite well” in San Bruno, which has higher fuel moisture readings than Woodside and Portola Valley, and gets more fog.

Mr. Ghiorso cited some statistics: As of January 25, 2014, California has had more than 400 vegetation fires, as opposed to none at that point of 2013. The average over last five years as of January 25 is 69 vegetation fires statewide, he said, putting the total this year already at six times the average. Interpolating those numbers locally means Woodside will have 200 vegetation fires this year, he said, and chances are that something will finally get away from us.

In this scenario, he said preventing fires from starting is the best thing. On the education front, he said that's a high priority for Ms. Enea, and WFPD's Selena Brown is an excellent educational officer. Short of preventing fires, the best thing is to keep them small. Toward that end, he said he and Ms. Enea would like to see Woodside and Portola Valley double the chipping program, making it available to residents as it's been in the past but keep it going year-round in parks, on the right-of-way, etc. starting in May 2014. His concern is that the additional cost will be exacerbated by having to hire contractors to help, because the CalFire hand crews who do the chipping may well be busy fighting fires. Still, he said, chipping will minimize the number and size of vegetation fires that start in yards and on roadways where they're easy to see and respond to quickly. As Mr. Ghiorso stated, "If we take out the dead old brush, the ladder fuels, and keep the fire on the ground, we have a fighting chance."

Fires that start in parklands and forests unfortunately often get a head start before anyone notices, Mr. Ghiorso said, and at that stage, they need air support because it's too dangerous to put people in. Firefighters will risk a lot to save lives but he won't risk their lives to save a park, he said.

In response to Mayor Wenger's asking what the Midpeninsula Regional Open Space District does in terms of fire prevention, Ms. Enea said MROSD participates on the San Mateo County Fire Safe Council, which meets monthly, regularly burns invasive vegetation (e.g., broom) and does considerable fire-management work on property closest to homes. (In response to Councilmember Gordon, Mr. Ghiorso said he's not a proponent of controlled burns, because only one mistake can be devastating.)

Councilmember Richards asked about WFPD's level of concern about Portola Valley's trails, including Razorback Ridge, Toyon and the system above Alpine Road, which are loaded with downed trees. Ms. Enea added that Sudden Oak Death (SOD) has created a big problem for both towns. Mr. Ghiorso said heavily used trails are a definite concern, and a campfire or kids playing with matches in those areas could have horrific results. In response to Councilmember Hughes, Mr. Ghiorso said that Ms. Brown works with the school district, where part of the effort involves teaching children not to play with fire. Ms. Brown also has developed a whole program aimed at juvenile fire-starters.

Given the new paradigm in terms of fire danger, Councilmember Romines asked whether it would be worth considering new signage at trailheads and other places that are vulnerable to folks who might set fires. Mr. Ghiorso said that he's not proposed that due to sign ordinances, but is not opposed if the towns approved it.

In addition to education and chipping, Mr. Ghiorso said he's trying to put together a FAC such as the one at The Ranch, where residents do a great job of making their community safe. It would probably take five years to get the whole district up to the level of a FAC, he said, but they're looking into how to fund it and make it happen. He suggested that CERPP, the Citizens Emergency and Response Preparedness Program, might have a role to play in achieving that goal. In the meantime, he urged town officials to intercede with homeowners' associations (HOAs) and other groups, because prevention really is up to the homeowners. By making themselves safe, they help make their neighbors safe. He also indicated that WFPD is more than willing to come out for fire-safety inspections and to help with risk assessment.

In response to Mayor Burrow, Mr. Ghiorso said WFPD follows up 100% when residents call in, anonymously if they so choose, to report concerns, which in many cases involves absentee owners who aren't monitoring their property for compliance with defensible-space guidelines. He said a new program that will have firefighters in a "prevention bureau" scouting higher-risk areas to check for specific hazards will launch soon. Becoming more aggressive may not be popular, Mr. Ghiorso said, but it's a necessity.

Councilmember Kasten said she's glad to hear about these efforts, because when she walks her neighborhood one of the things that worries her is residences where access is difficult, particularly if they're vacant or on a lot of land with a lot of dead brush.

Mayor Burrow brought up the idea of having a part-time paid CERPP Coordinator, which has been a topic of discussion for some time. Mr. Ghiorso said he's spoken with Ms. Brown about the possibility of her spending 20 hours a week in that capacity, with Portola Valley and Woodside, and possibly the County, sharing the cost with the WFPD. He hopes to find grant money to help CERPP, too, Mr. Ghiorso said. Cost figures will be developed over the next few weeks but early estimates \$12,000 to \$15,000 per town for the part-time CERPP Coordinator and about \$20,000 additional per town to expand the chipping program.

A resident on Old La Honda Road was pleased to see the emphasis on prevention, said citizens will be willing to pitch in and be proactive to develop special awareness and safety in this "new normal." Part of CERPP Division 18, he's been concerned about CERPP "withering on the vine," he said, wondering if it's for want of a mission because its original mission centered on earthquakes. He wants to rebuild CERPP and reactivate latent volunteers in both towns.

Mr. Ghiorso said he and Ms. Brown talked about her first goal if she becomes the CERPP Coordinator would be to go through its 25 divisions to determine their levels of activity – active, somewhat active, inactive – and then support those that are active, encourage those that are somewhat active, and engage people in those that aren't active.

Corrine Mosa, another Old La Honda resident, said she's really happy to hear of the support for a coordinated effort for fuel reduction, also citing concerns about problems with vacant properties and the "back 40" on some parcels. Ms. Mosa Also applauded the increased emphasis on education and expanding the chipper program. As she observed, "We have to deal with the conflicts of loving nature, protecting animal habitats and preserving tress."

ADJOURNMENT [10:15 p.m.]

Mayor

Town Clerk