

## Exhibit A

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**From:** Ann Danforth <adanforth@publiclawgroup.com>  
**Sent:** Wednesday, March 29, 2023 5:18 PM  
**To:** Cara E. Silver  
**Cc:** Jon Holtzman  
**Subject:** List of Fire Safety Measures for New Safety Element and Municipal Code  
**Attachments:** 2023.03.29 ISMND Mitigations db.docx

Hello Cara: pursuant to our conversation today, I attach a list of Fire Safety Regulations that Fire Marshall Don Bullard believes are necessary to promote fire safety in Portola Valley. Please include them record of proceedings tonight.



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### **WFPD's Requested Mitigations**

1. Adoption and codification by ordinance of the High and Highest Hazard areas identified in the Moritz map as High and Very High Fire Hazard Severity Zones in accordance with Government Code §51179 and WFPD's newly proposed WUI Ordinance 22-02. Such hazard zone designations should be updated as and when the district's updated assessment of wildfire hazard and risk is completed and released.
2. Codification by ordinance of the fire prevention policies in section 4151 of the 2010 Safety element regarding development in High and Highest Hazard areas identified in the Moritz map or any successor map approved by the district and Town.
3. Adoption and codification by ordinance of Cal Fire's minimum fire safe development regulations (14 C.C.R. §§ 1270.01 thru 1276.05) throughout all High and Highest Hazard areas identified in the Moritz map or any successor map approved by the district and Town, and designation of the Woodside Fire Protection District as the authority having jurisdiction under the Cal Fire regulations to administer and enforce their requirements within the Town's local jurisdiction.
4. Adoption and codification of a new Town ordinance amending Cal Fire's minimum fire safe development regulations, as adopted above, to require.
  - minimum property line setbacks of 30 feet for all new parcels and all new residential development within all High and Highest Hazard areas identified in the Moritz map or any successor map approved by the district and Town.
  - minimum building separation distance of 30 feet between all newly developed structures within a parcel in all High and Highest Hazard areas identified in the Moritz map or any successor map approved by the district and the Town, and
  - provisions for reduction of required setbacks and/or separation distances upon prior written district approval if (a) compliance is shown to be physically infeasible and (b) alternate means satisfactory to the district are demonstrated and implemented to achieve the same reduction of fire spread risk that the required set-back or separation distance would achieve. Such alternate means include but are not limited to the reduction of structure enthalpy through use of noncombustible wall and roof assemblies; elimination of exposed windows, doors, or apertures from closely spaced surfaces; installation of non-combustible fire walls between parcels and exposed structures.
5. Adoption and codification of a new Town ordinance to establish the procedures and standards by which the Town shall review and determine the impact of proposed development projects on public health and safety in accordance with the provisions of the following State housing law mandates:
  - Government Code §§ 65589.5(d)(2) ("a local agency shall not disapprove a housing development project ... unless it makes written findings, based upon a preponderance of the evidence in the record [that] ... [t]he housing development project ... as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate-income households"),

- Government Code § 65852.2(a)(1)(A) (relating to accessory dwelling units),
  - Government Code § 66411.7(d) (relating to SB-9 urban lot splits), and
  - Government Code §§ 65913.4(a)(6)(D) and 65915(e)(1) (relating to bonus density concessions)
6. Complete and adopt Town-wide Emergency Evacuation and Recovery Plan for wildfire, earthquake and similar town-wide emergencies, and staff and fund Town program to educate residents and implement the plan.
7. Update and amend the General Plan Safety element to
- Update and amend assessment of the environmental impact of planned development on wildfire risk and public safety once the Fire District's hazard and risk assessment is completed.
  - Expand and improve existing evacuation routes.
  - Enhance Zoning, Subdivision and Building Codes to mitigate risk of fire spread between and among combustible structures and vehicles that lack adequate separation.
  - Enhance safety and reliability of power and communications utilities.
  - Adopt and codify by ordinance the individuated wildfire risk assessment and abatement procedures and standards of NFPA Standard 1140 §§ 10.1 thru 26.2.6, designating the Woodside Fire Protection District as the authority having jurisdiction to administer and enforce NFPA 1140 within Town