From: Lee Ann Wade
To: Public Comments@BOF
Cc: Eric Wade
Subject: BOF 2021 Regulations and Priority Review PUBLIC COMMENT
Date: Tuesday, November 16, 2021 2:56:34 PM

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November 16, 2021

PUBLIC COMMENT PER 10/6/21 CALL FOR PUBLIC COMMENTS

Dear Board of Forestry and Fire Protection,

The current version of PRC 4290 Fire Safe Regulations must be revised immediately without any further delay. Placing the burden on private landowners to meet the requirements in PRC 4290 is completely unreasonable and seems to violate our fundamental Constitutional principles. Furthermore, it does not improve the fire protection system in the SRA and LRA.

It is our opinion that the Fire Safe Regulations should apply to NEW roads only. With the current version of PRC 4290 you are effectively preserving fire prone structures which remain vulnerable for the unforeseeable future. With a blanket application of these regulations homeowners such as us are being denied the opportunity to apply new building standards to meet A-1 Fire Standards and Specifications as enforced by the Santa Clara County Fire Department.

The exception process is not working as CAL FIRE and the Santa Clara County Fire Department refuse to grant any exceptions leaving it in the hands of local jurisdictions. Without any guidance, local jurisdictions are reluctant to go against CAL FIRE or County fire departments' recommendations. No one, it seems, is willing to consider alternative means that provide the same practical effect.

My husband and I purchased this property because it had a wide road and large areas for turnouts as well as close access to a fire hydrant. To deny us the opportunity to build our family home has been devastating to us emotionally and financially. A new structure would require us to create defensible space and a fire truck turnout, both of which would benefit our neighborhood when our project is approved. But to categorically deny the project because of its location on a dead-end road makes absolutely no sense and does not meet the goals to make California more fire safe.

We urge you to exempt single-family home developments and apply to NEW roads only. The process of exceptions needs to be strengthened so the "same practical effect" is well understood and upheld by local planning officials. Without those two changes to PRC 4290,

you are effectively putting a moratorium on new housing on thousands of roads in California which exacerbates the housing shortage, unfairly punishes individual home owners and does nothing to upgrade the existing stock of fire-prone homes.

Thank you, Lee Ann and Eric Wade, Los Gatos, CA