

Fire safety should be a priority for the city and its water system. During the past year the City Council received on the consent calendar an updated map showing Sebastopol has Moderate Fire Hazard risk on the West, South and East sides of the city. This was new information. In the past Sebastopol was not in a Fire Hazard Area.

Local Responsibility is at the top of the map. Presumably local responsibility includes ensuring the hydrants in the higher risk areas deliver sufficient water to ensure maximum ability to stop fires from encroaching into the commercial and residential areas of the city. Since the water tanks are critical in an emergency, ensuring their function is also important. The ability to move water between zones in an emergency was highlighted in the tour of the systems. Finally, having high confidence in this study and its findings and acting as a priority to ensure fire safety must be a priority.

### **MULTIPLE HYDRANTS FAIL TO MEET REQUIREMENT ALONG THE ENTIRE WEST SIDE OF THE CITY WHICH HAS RECENTLY BEEN IDENTIFIED AT INCREASED RISK OF WILDFIRE!**

The western border of the city was identified as moderate for wildfire risk (See map below). Looking at Figure 13, the majority of the hydrants operating at less than required flows\* are distributed along the western border of the city where there is higher wildfire risk.

All our wells are located on the eastern border of the city, which is also identified as a moderate wildfire risk. Is there a risk mitigation plan. Should that not be discussed in this study?

Was the consultant made aware of the recently identified wildfire risks to the city infrastructure?

(\*Note: the text describes hydrants that are based on a model below 1500 GPM at 20PSI. The map offers labels for <500 L/s, 500-1000 L/s and more than 1500 L/s. Switching from GPM to L/s is confusing. Particularly confusing because 500 L/s is actually 7,925 GPM. This is nonsensical so I am assuming that the chart label should be GPM and not L/s.)

### **WATER TANKS NOT PROPERLY INSPECTED, NOT PROPERLY SECURED AND IN THE NEWLY IDENTIFIED HEIGHTENED WILDFIRE RISK AREA**

The water storage tanks are identified as a critical source of water in an emergency such as wildfire. The first responsibility of the city is to maintain them at least according to the fire code. The Fire code requires a “proper” inspection every five years. This study documents only one inadequate inspection.

Second note the fire risk on the south side of the city. Although only the area within the city limits is identified, the fire risk is obviously more widespread. Note that the locations of our

storage tanks are all within 2,000 feet of the identified hazard area. It is likely that the Pleasant Hill tanks are located in the wildfire risk area and at the top of a hill.

There is no discussion here of any measure that has been taken to ensure the safety and operation of these tanks in the event of wildfire. Is the hillside clear? Does Gold Ridge have a plan to protect this vital infrastructure? Does or EOP include actions to protect this critical infrastructure?

### **SYSTEM DEPENDS ON ABILITY TO MOVE WATER BETWEEN ZONES – HOWEVER, PRESURE REGULATING VALVES ARE NON-FUNCTIONING**

The system is designed so that water can be moved between zones in an emergency. Yet it appears the valves necessary to make that happen are all non-functioning. Why? How long has this been a problem? Why has it not been raised as an issue?

### **CONFIDENCE IN THE STUDY FINDINGS ARE IMPORTANT – REASONS FOR DOUBT?**

The study has basic issues that suggest there has not been a careful review of the document. Many of the references to figures include an error message. More critically the map of hydrants with lower than required flows is mislabeled L/s rather than GPM.

Most of the conclusions of the study are based on a model. There are a number of limitations described for the model but how those imitations impact confidence in the conclusions is not discussed:

- Why is the model limited to actual data from only 20 fire hydrants?
- Why are the actual hydrants that fail to meet requirements not included in the appendix?
- Why are the wells modeled as reservoirs with no pumps. “There is an absence of wet well pump details such as pump curves and pump models....it is recommended this data be used in future models.” The required data is widely available for pumps on the internet – is there doubt that our pumps operate at labeled efficiency? The result of this approach is that flows may be overstated or understated.
- There is an assumption that demand is uniform across the city. However, Zone 1 is largely commercial and potentially a source of higher use than the largely residential Zone2.
- No SCADA data on tank water levels
- There is no data on locations of meters. There is no data available on peak use level. What are we doing with all the data collected from our \$2.6MM wireless water meters?

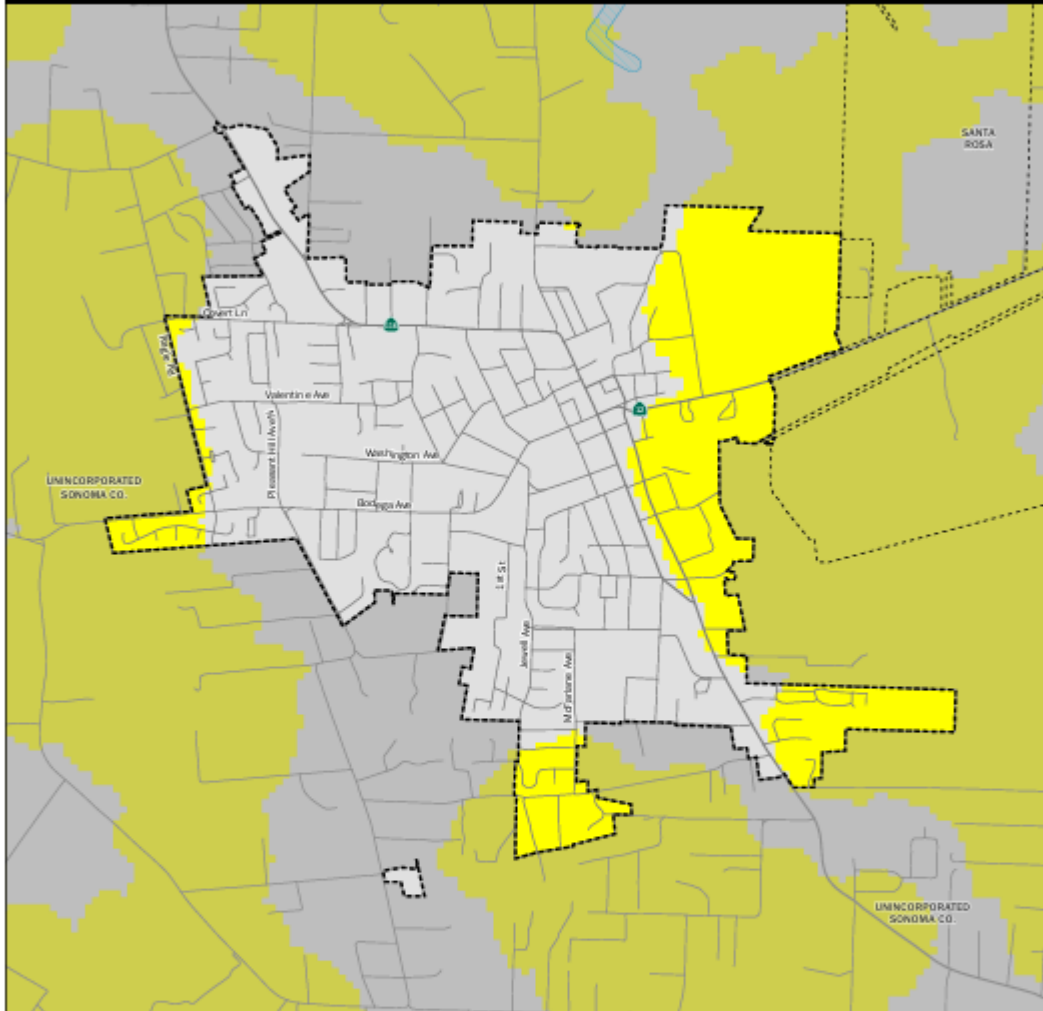
### **HAS GOLD RIDGE BEEN INCLUDED IN ALL OF THIS?**



# Local Responsibility Area Fire Hazard Severity Zones

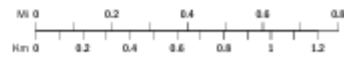
As Identified by the  
State Fire Marshal

February 24, 2025



**Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal**

Moderate



Projection: NAD 83 California Teale Albers  
Scale: 1:17,000 at 11" x 17"

Incorporated City     Waterbody  
 Unzoned LRA

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party an account of, or arising from, the use of data or maps.

Garvin Newsom, Governor, State of California  
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency  
Joe Tyler, Director, Fire Chief, CA Department of Forestry and Fire Protection  
David Berland, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:  
CAL FIRE Fire Hazard Severity Zones (FHSZSR425\_3, FHSZLRA\_25\_1);  
CAL FIRE State Responsibility Areas (SRAS\_1);  
City and County boundaries as of 10/22/24 (CA Board of Equalization)

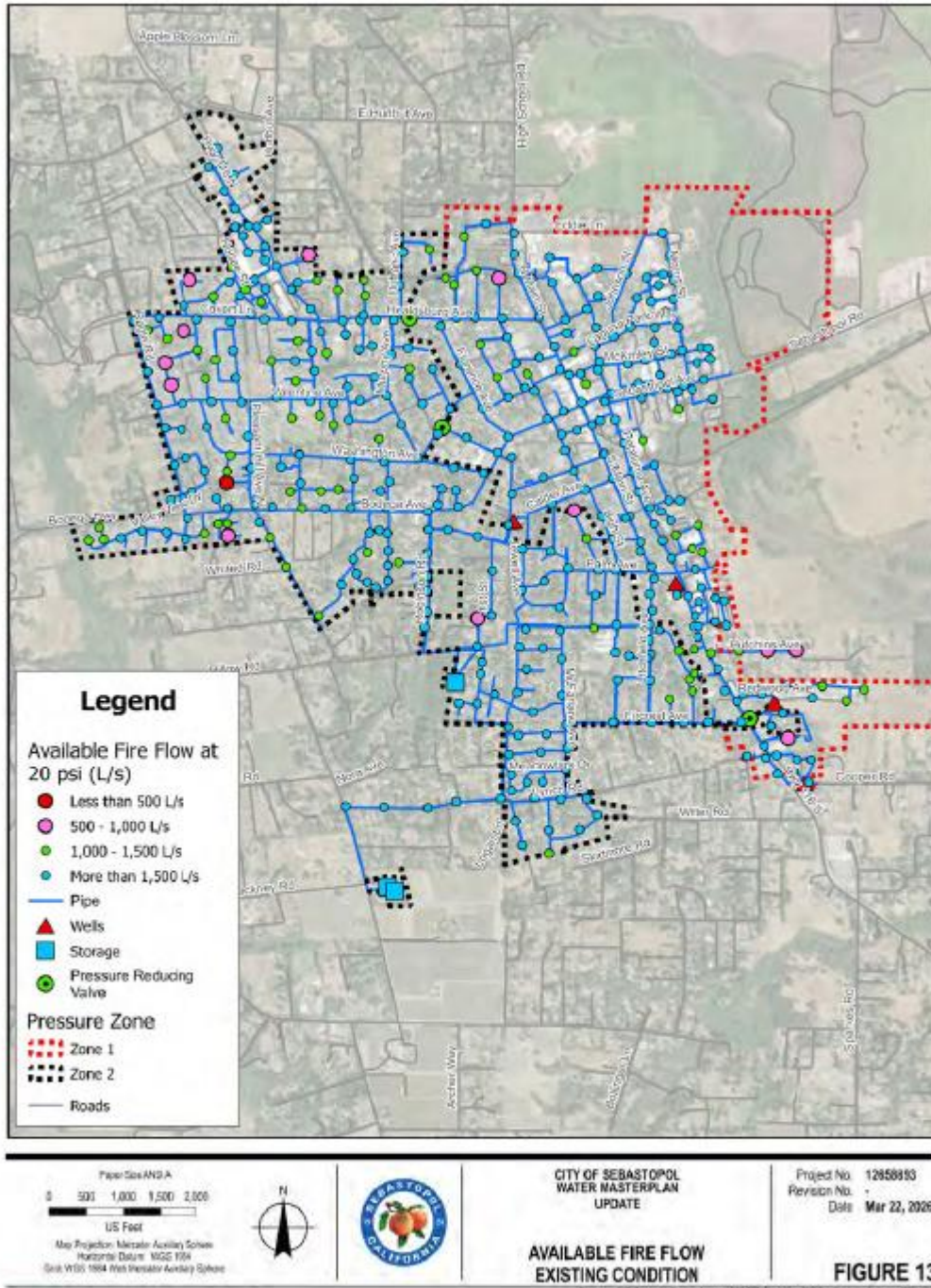


Figure 13 Available fire flow at 20 psi under the existing MDD+FF condition.