

3 SAFETY

THE SAFETY ELEMENT is one of the seven mandatory General Plan elements. Its content aims at protecting people and property from natural hazards. While the Safety Element is required to address fire, flooding, geologic, and seismic hazards, the City and County are permitted to address other locally relevant safety issues.

The Safety Element is the primary method connecting safety to city and county land use decisions. The City and the County will establish land use planning programs responsive to safety issues through the Land Use Element Siting Criteria and in the land development code. The Safety Element provides a means of establishing basic hazard mitigation programs. This results in a streamlined development process, because safety related mitigation measures can be designed into project applications prior to environmental review. Decisions related to zoning, subdivisions, and other entitlements can be tied to the Element's identification of hazards and hazard abatement provisions.

3.01 Seismic safety and geologic hazards

3.01.01 Summary of major findings

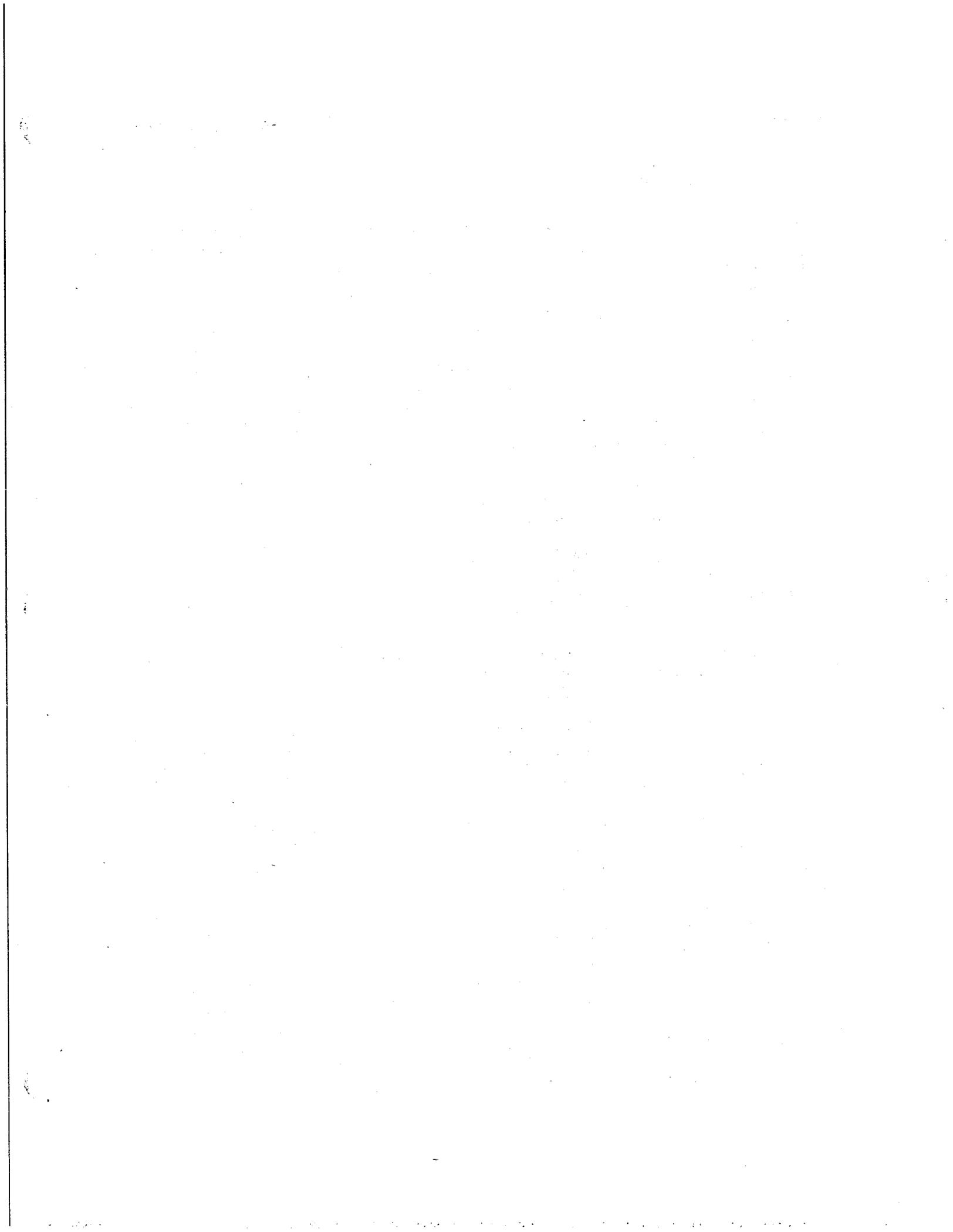
Geology is the study of the earth. In a simple model, the Valley's geology can be divided into two basic units — the *bedrock* unit and the *valley fill* unit. The bedrock unit generally follows the topography of the two mountain ranges. The valley fill unit occurs under the relatively flat areas.

On the slopes of the Mayacamas Mountain and Coastal Range, the geologic hazards related to the bedrock units include mass earth movement such as landslides and complications to grading operations on the slopes. In addition to earthquakes, potential geologic hazards within the Planning Area include slope/mass earth movement, grading, seismic activity, and flooding.

Potential geologic problems in the valley fill unit relate to shallow ground water and compressive soils — which can cause a structure to settle. In addition, during an earthquake, the earth movement generates a vibration that can induce liquefaction. Flooding is also probable in the central portion of the valley fill unit bordering the Russian River.

The entire planning area is subject to the potential for a large seismic event. A portion of the eastern part of the Ukiah Valley follows the trace of the active Mayacamas fault. "Earthquake Fault Zones" (Alquist-Priolo Fault Study Area) have been delineated by the State Division of Mines and Geology. This "zone" identifies areas for which State law requires detailed studies for development to mitigate earthquake damage through site and building design. It may also be prudent to study seismic impacts for projects located near the Special Studies Alquist-Priolo Earthquake Fault Zones. These are generally identified in Figure IV.3-M on page 3.

The planning area presents a wide variety of geotechnically related challenges to development. For the most part, these can be solved through creative design and construction techniques. Grading plans and careful site design are important means of overcoming geologic hazards. Geologic and geotechnical investigations with detailed, site specific information for grading forms the backbone for hazard mitigation in the planning processes. Implementation of the recommendations of a geotechnical team with the project design as well as during construction will greatly reduce the potential for long term geotechnical problems.



Earthquake faults identified in the Planning Area trend from the southeast to the northwest, a tendency that occurs in the Mendocino Highlands — the geologic name for this area of the state. Over millions of years, portions of the Highlands were dropped by fault movement resulting in the main north-northwesterly trending valleys in the County, including the Ukiah Valley.

Both native slopes and those modified by grading require special consideration in the Planning Area. Landslides have occurred in the Ukiah Valley over the years. Although the Ukiah Valley has not experienced landslides dropping houses into ravines or down the hills — a more common occurrence in the Bay Area and Los Angeles area — the potential for such incidents does exist.

Geologic studies in the Valley have determined that there are several large ancient landslides located in Spanish Canyon, Gibson Canyon, and the Robinson Creek drainage. Steep mountain slopes are susceptible to "colluvial debris slides." These are rapidly moving types of surface landslides that occur during torrential rains. The landslide is eminent when the ground is already saturated by high rainfall and the water becomes trapped or "perched" between the surface soils and bedrock. The excess moisture causes the topsoil to literally lift up and slide off the bedrock by force of gravity. It is similar to hydroplaning in a car.

Improper hillside grading practices have resulted in potentially unstable cut slopes and uncompacted fills in the Planning Area. The result of poorly engineered grading may be landslides or foundation failures that can adversely affect hillside residences and access roads.

Much of the Valley is located over a rock formation called "serpentine." All areas underlain by serpentine are particularly susceptible to landslides, both debris flow landslides and deeper seated bedrock landslides.

A study by the California Division of Mines and Geology in 1993 found that there are improperly compacted or uncompacted fills in the western Ukiah foothills. This may cause problems for foundations of homes built on the fills. The study also found that most of the bedrock units do not hold compacted fills wells. This is a result of over-sized rock fragments and an inadequate percentage of cohesive native material in the mix to ensure that a fill adheres to the side of a hill.

When discussions occur about "slopes" and "grades," the terminology includes both percent of slope and degrees of slopes. Environmental and technical professionals utilize the terminology for different purposes — even though both are descriptions of slope steepness.

Table IV.3-10 provides a conversion of common slope factors. The first column measures the slope in terms of a *distance/elevation ratio*. For example a horizontal to vertical ratio (horizontal distance:vertical distance) shows the distance on level ground (horizontal) it takes for the ground to rise a certain distance (vertical). This ratio is then shown as *degrees of slope* in the second column. The third column converts the ratio to a *percentage*. The fourth column provides very broad and general development considerations and comments describing the slope.

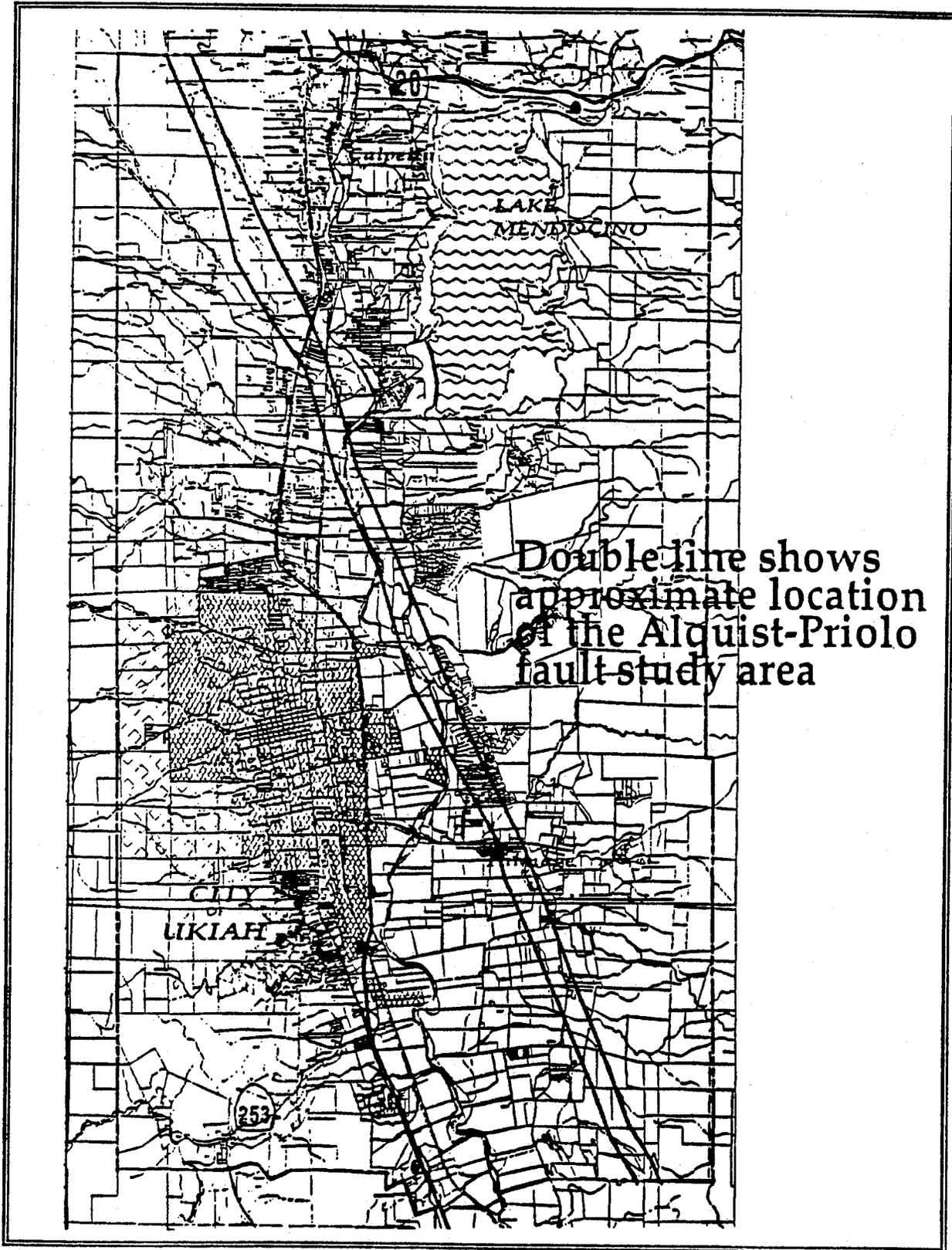


Figure IV.3-M: Location of Alquist-Priolo Special Study Zones

Table IV.3-10: Slope Conversions and Development Considerations

Slope Ratio		Degrees	Percent Grade	Development Considerations and Notations
Hor.	Vert.			
½	1	≈63°	200%	Slopes that may be roughly termed "vertical cliffs" are actually about this steep. There are very few of these steep cliffs in the Ukiah area.
1	1	45°	100%	Rock cut slopes in exceptionally hard and unjointed bedrock may perform adequately at 45 degrees; however, a detailed geological investigation is needed on a site-specific basis.
1½	1	≈33°	66.6%	Debris flows typically originate on slopes of 30 to 35 degrees. The angle of response of many earth materials is usually about 30 to 35 degrees, depending on grain size and angularity of particles. Fill slopes are nearly always unstable at this angle and erode by ordinary seasonal rainfall. Roadcuts in hard unjointed bedrock may locally be stable at this slope angle, provided the slope is carefully investigated by a Certified Engineering Geologist.
2	1	≈26½°	50%	This is the cut and fill slope and fill slope specified by Chapter 70 of the 1991 Uniform Building Code (Refer to Sections 7009 and 7010). This is the steepest fill slope which is recommended for grading in the Ukiah area.
3	1	≈18½°	33.3%	Unsupported planes of discontinuity (joints, foliation, or bedding planes) which dip out-of-slope at about 18 degrees represent a slope stability concern if they occur on steeper natural slopes (on the order of 30 to 35 degrees). A theoretical maximum volume of landslide mass is thereby developed.
5	1	≈11°	20%	Many natural slopes considered to be relatively "gentle" are about 5:1; in the Ukiah hillside area this category includes many ridge crests and topographic saddles. It is anticipated that there will be continuing pressure to develop homes on 5:1 slopes since grading is typically feasible. However, roadway access to these spots is usually across much steeper slopes (±2:1) and therein lies a principal constraint.
6½	1	≈9.1°	16%	This is the legal maximum design grade for a road which can be negotiated by a fire truck.
10	1	≈6°	10%	This is the recommended maximum grade for sheet-flow.
12	1	≈5°	8.3%	A paved state highway at about 8 percent grade is considered a very steep highway. Caltrans uses yellow warning signs for truck drivers at this grade.
≈16.6	1	≈3½°	6%	Concrete-lined terrace drains across a graded slope face should be designed for a minimum of 6 percent grade.
50	1	≈1°	2%	"Level" pads for homes should be designed for at least 2 percent grade for adequate positive drainage of rainwater away from the perimeter of the home. No house pad should ever be at less than a 2 percent grade.

3.01.02 General Plan goals, policies, and implementing programs

Goal SF-1: Regulate new development in fault zones.

Policy SF-1.1: Avoid urban-scale development within Alquist-Priolo Earthquake Fault Zones.

Implementation Measure SF-1.1(a): No new construction shall be permitted within Alquist-Priolo Fault Zones without appropriate geotechnical studies which define setbacks and appropriate density or intensity of development. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Department of Planning, Department of Planning and Building]

Implementation Measure SF-1.1(b): With the exception of the already-developed Talmage Rural Community, new Medium Density Residential, High Density Residential, or Commercial land uses shall not be sited within the Alquist Priolo Special Studies Zone. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Department of Planning, Department of Planning and Building]

Implementation Measure SF-1.1(c): Geotechnical evaluations prepared by a California licensed engineering geologist (CEG) shall be submitted to the City or County prior to road, infrastructure, or site development within the Alquist-Priolo Special Study Zones. If a discretionary permit is required, the geotechnical report shall be submitted with the application for the permit. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Department of Planning, Department of Planning and Building]

Goal SF-2: Regulate development across or near earthquake faults outside the Alquist-Priolo Earthquake Zone.

Policy SF-2.1: Provide development guidelines for building outside Alquist-Priolo Earthquake Fault Zones.

Implementation Measure SF-2.1(a): Geotechnical evaluations prepared by a California licensed engineering geologist shall be submitted to the City or County prior to site development along or near identified active and potentially active faults. If a discretionary permit is required, the geotechnical report shall be submitted with the application for the permit. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Department of Planning, Department of Planning and Building]

Implementation Measure SF-2.1(b): The Land Development Code shall address minimum standards for development near earthquake faults to provide a method for implementing site-specific geotechnical studies. The Land Development Code shall define the distance within which the studies are required based on information and support from the California Division of Mines and Geology. Emphasis of geotechnical analyses shall address seismic reaction of soils — both saturated and unsaturated conditions — slope stability under static and seismic loads with implications to roads, utilities, and other infrastructure. [Timeframe for completion:

Short-term planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* Department of Planning, Department of Planning and Building]

Policy SF-2.2: Protect people and property from landslide danger.

Implementation Measure SF-2.2(a): Geotechnical evaluations prepared by a California licensed geologist shall be submitted to the City or County prior to site development along identified areas of potential landslide or earth movement activity. If a discretionary permit is required, the geotechnical report shall be submitted with the application for the permit. [*Timeframe for completion:* Ongoing planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* Department of Planning, Department of Planning and Building]

Implementation Measure SF-2.2(b): The Land Development Code shall contain provisions for development on hillsides in general and for development on hillsides that may be prone to slide or earth movement. [*Timeframe for completion:* Short-term planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* Department of Planning, Department of Planning and Building]

Implementation Measure SF-2.2(c): Provisions of the Hillside Development ordinances shall be incorporated into the Land Development Code. [*Timeframe for completion:* Short-term planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* Department of Planning, Department of Planning and Building]

3.02 Flooding, dam inundation, high groundwater

3.02.01 Summary of major findings

There are two types of flood hazards in the Ukiah Valley: One, potential inundation if the Coyote Dam at Lake Mendocino were to break; two, flooding which results from heavy rains overloading the drainage system.

3.02.01(A) Coyote Dam Inundation

The width and elevation of the Ukiah Valley on each side of the Russian River provides a large, wide channel through which water can flow if Coyote Dam were to fail. Because of the volume of water in the lake, the wall of water from a total failure and a full reservoir would travel north up the Russian River channel to a point north of Highway 20, and then south well out of the Planning Area. The topography of the channel would keep the water constrained between the bluffs and North State Street until the Rural Community of Calpella. The dam inundation area shows the potential for the community to be flooded.

The greatest damage will likely occur to the south. Inundation is predicted to occur within most creek channels from the river nearly to the base of the foothills on the west side of the Valley. The main channel of flooding would likely follow US 101 or State Street, whichever is further west. The depth of the inundation water is such that it could reach Pinoleville on either side of Ackerman Creek. Within the City of Ukiah, the inundation limits reach Dora Street between Gobbi Street and a line coming west from Talmage Road. Figure IV.3-N shows the projected innundation area.

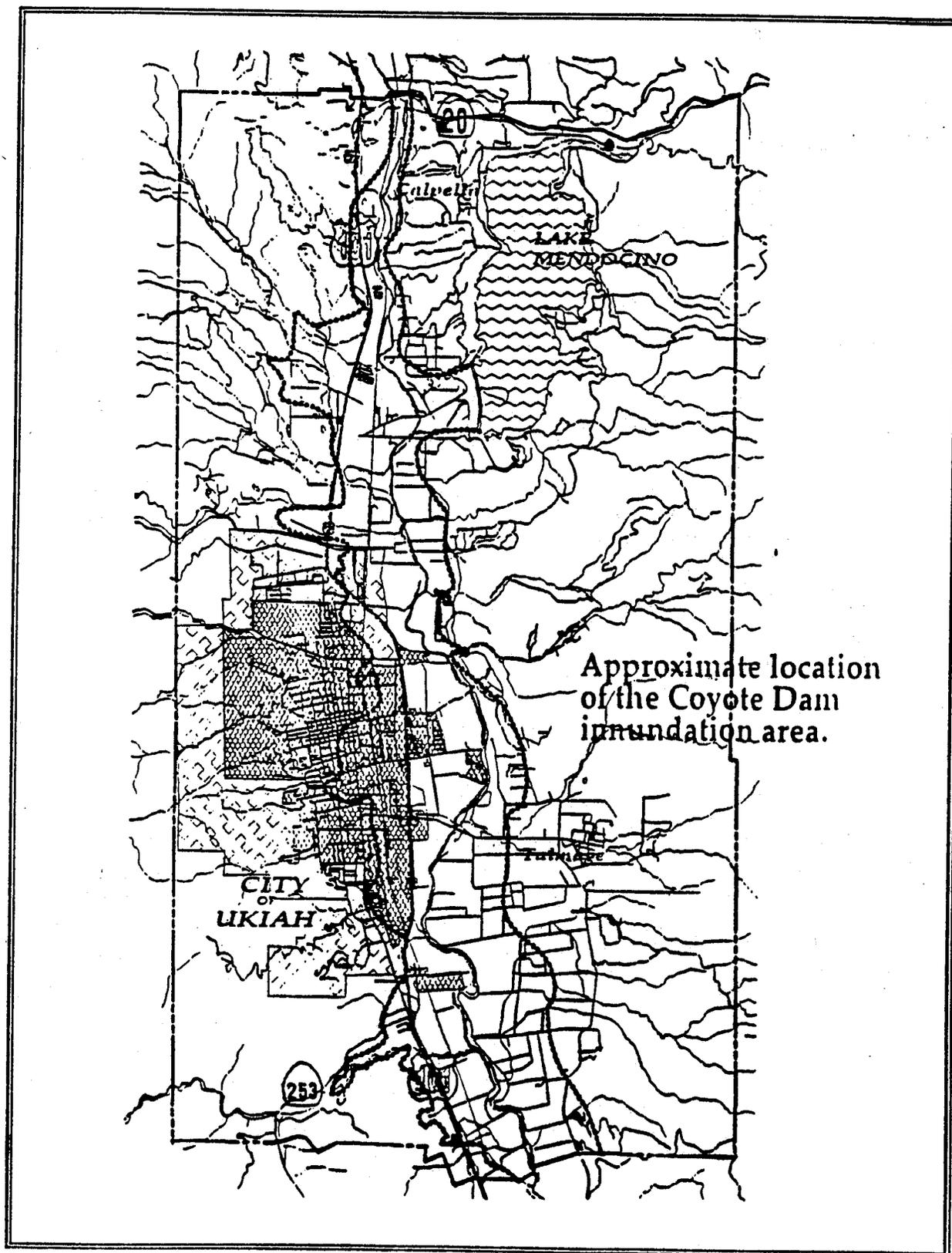


Figure IV.3-N: Lake Mendocino Dam Inundation Area

In the southern portions of the Planning Area, the water has a large land area in which to fan both east and west of the Russian River, although the model projects that most segments of US 101 south of Talmage Road will be underwater. The Rural Community of Talmage would have portions of its west side inundated.

All of the Valley's water treatment facilities and sewage disposal facilities are within the inundation limits of a Coyote Dam failure. The two hospitals in Ukiah are outside the boundaries, although Adventist Hospital on Hospital Drive is at the edge of the inundation area. The City's police, fire, and Civic Center are outside the inundation limits. The Ukiah Valley Fire Station on South State Street borders the limit line. The Mendocino County Sheriff's Department is also very close to the line. Ukiah's Municipal Airport has portions of the south end of the runway within the limits of the dam inundation area.

3.02.01(B) Flooding as a result of storms

Studies by the Federal Emergency Management Agency (FEMA) with later supplemental studies submitted by the City or County report areas of potential flooding due to severe storms. Because of the size of the basin draining into the Russian River and its historic channels, the width of the Russian River channel through the Planning Area ranges from a narrow point of six hundred feet at the Rural Community of Calpella to a bulge of 7,500 feet just north of Plant Road. In normal years, the river maintains the current channel it has carved through the center of the Valley. During moderately severe storms (called ten year and fifty year storm events), the river can rise within this channel and overtop its current banks.

Within flood plains established by FEMA, property owners may be required to obtain flood insurance as a condition of mortgage approval. The areas subject to flooding are shown on maps called the Flood Insurance Rate Maps (FIRM) that are prepared by FEMA. The City and County participate in the FEMA flood insurance program. This allows property owners to obtain subsidized insurance rates. It also requires the City and County to establish development standards for construction within the One Hundred Year Flood Plain. The "One Hundred Year Flood" refers to the severity of the storm; one hundred year floods have a one percent chance of occurring during any given year. Typically the standards developed by a City or County can range from limits on the intensity of development to requirements to raise the "habitable floor" of the structure to at least one foot above the One Hundred Year Flood peak elevation.

Primary areas subject to one hundred year storm-induced flooding include The Forks Rural Community and North State Complex. Within the City, the one hundred year flood can reach as far west as US 101. Although flood-proofing measures have been used for many years to reduce flood damage in areas of inundation, development in the City and to the north increases the velocity of floodwater and expands the width of the flood zone in the agricultural lands south of the City.

When the Russian River overtops its banks, flooding is also likely to occur on the tributary creeks that traverse the canyons into the river. Orr Creek, Doolin Creek, Gibson Creek, and Robinson Creek have flood channels with the potential to inundate significant portions of residential areas near the channels' centerline. Mill Creek and Sulphur Creek have a record of flooding a zone nearly one thousand feet wide through Talmage and the Vichy Springs Road area respectively.

3.02.02 General Plan goals, policies, and implementing programs

Goal SF-3: Protect new development from flooding.

Policy SF-3.1: Ensure adequate standards for development within the One Hundred Year Flood Plain.

Implementation Measure SF-3.1(a): The Land Development Code shall incorporate standards and restrictions for development within identified floodplains or areas subject to inundation by a one hundred year flood. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Department of Planning, Department of Planning and Building]

Policy SF-3.2: Avoid development in the Russian River floodway.

Implementation Measure SF-3.2(a): Establish site development standards to ensure that new development within the Russian River floodway is kept to the absolute minimum. The standards shall prohibit development within the floodway except as permitted by Federal Emergency Management Agency Flood Insurance Program standards and regulations. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Department of Planning, Department of Planning and Building]

Goal SF-4: Strive for a flood-safe community.

Policy SF-4.1: Avoid critical public facilities in areas subject to flooding.

Implementation Measure SF-4.1(a): To the extent feasible, the public agencies shall avoid constructing new critical facilities — public safety, public health, water and sewer treatment facilities — within areas subject to one hundred year floods. It is recognized that certain facilities must be sited to meet other development or regulatory criteria, and as such are not precluded from building within a flood plain if the flood-prone location is a feasible site. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Council, Board of Supervisors]

3.03 Fire and wildland fire protection and prevention

3.03.01 Summary of major findings

Fire protection is provided in the Planning Area by three agencies. The California Department of Forestry and Fire Protection (CDFFP) has primary responsibility for wildland fire suppression. Within the City limits, the Ukiah Department of Public Safety — combined police and fire departments — has primarily responsibility. In most of the unincorporated Planning Area, the Ukiah Valley Fire District has primary responsibility. Within the City limits, the City is also responsible for primary response to wild land fires.

3.03.01(A) Urban fire protection and prevention

The City of Ukiah provides fire protection as one of its City services. Prior to 1988, the City also served as the fire department for the Ukiah Valley Fire District. Beginning in 1988, the District implemented its own administration, prevention programs, and suppression responsibility. Both the City and the District utilize a combination of paid firefighters and reserve volunteers.

During the period of 1973 through 1994, the number of fire calls have decreased, while the number of medical calls increased significantly to nearly three-quarters of all fire department calls in both the City

and the District. The number of emergency responses in the Planning Area has increased significantly over the past 20 years. Combining District and City data, the average annual number of responses have increased from 793 (1973-1977) to 826 (1978-1982) to 1,130 (1983-1987) to 2,706 in 1993.

The dollar loss from fire damage has been decreasing as a result of fewer emergency calls for fire suppression. The decrease in fire calls and losses come from a combination of sources. Increased training and more available full time and volunteer staff provide better response to fire calls. The equipment used by firefighters has improved and been modernized by the City and the District. New fire regulations and new building technology at the local and state level have improved the resistance of structures to fire. Development of low cost smoke detectors and requirements for mandatory installation of detectors in residences also has had a significant effect in the reduction of fire damage.

There are still opportunities for improvement and enhancement to the fire services. As the Valley increases its role as the center of business and commerce for the Mendocino-Lake County areas, more commercial and industrial buildings will be constructed. Commercial and industrial uses have larger buildings, higher property values, and a greater number of persons exposed to risk. In addition, most commercial and industrial buildings have some hazardous or toxic materials stored or in use. Pre-planning from the permitting through the construction stage ensures that the primary fire responder has information about the design of the building, location of storage, and the types of materials in the building. In addition to pre-planning, a secure "key vault" allowing fire department access to the building can save time and damage when an emergency occurs. Fire control sprinklers greatly decrease risk from fire danger in these buildings.

As residential development begins to move higher up the hillside, urban development is encroaching into high fire danger areas. Within the City, the western hills are a high fire danger area, where special development requirements are needed to ensure safe emergency access, appropriate onsite water supplies, and proper structural materials and landscaping to resist fire. Additionally, evacuation routes may be required to move residents out of fire-prone areas and move in fire equipment.

In the County, similar conditions also occur within the Ukiah Valley Fire District territory. Some of the private property may be in areas in which the State imposes its "fire safe standards." To provide flexibility between both local needs and State requirements, the Land Use Element requires conformance to "fire safety standards" for all new subdivisions and building permits.¹ In addition, the District has the flexibility to enact its own local ordinance or adopt development requirements.

Ongoing development will increase demand for service in both the City and the County Fire Districts. The fire departments will need to accumulate funds for capital equipment or facilities. These funds can be collected through impact fees, special assessments approved by voters, or through the sale of voter-approved bonds. Imposing any special revenue program requires conformance to State laws related to public funding.

The City has a Catastrophic Event Response Plan, sometimes called an "emergency response plan," that provides for emergency evacuation routes and the management of the emergency with other area agencies. This Plan is incorporated into the General Plan by reference so that the General Plan does not need to be revised every time the City revises the response plan. The Catastrophic Event Response Plan

¹"Fire Safe Standards," 14 CCR 1207, are the minimum requirements established for public and private development by the California Department of Forestry and Fire Prevention.

is periodically updated by the Public Safety Department. The last update was in 1994 and 1995, which had not been presented to the Council at the time the General Plan was first adopted.

The City is moving towards increasing the technology of fire prevention and "fast response." For many years, commercial and industrial land uses have been required to install sprinkler systems. Recently, home-based sprinkler systems that are acceptable from both an aesthetic and functional basis have begun appearing in residences. The City Fire Department wants to see sprinkler systems required in all new construction — residential, as well as commercial and industrial.

3.03.01(B) Wildland fires

The California Department of Forestry and Fire Protection is responsible for wildland fire response and suppression. The Department also provides structure protection services to the County for areas not within the Ukiah Valley Fire District boundaries. CDFFP has flying tankers based at the Ukiah Municipal Airport during the fire season as well.

Wildland fires move quickly through the dry brush on the hillsides. The manzanita and scrub vegetation have high oil and fuel contents that burn quickly with extreme heat. To minimize the impact of fire on residences and other structures, CDFFP imposes the "Fire Safe Regulations" that require minimum standards for access, lengths of dead end roads, slope of roads, and clearance of flammable vegetation around structures. Of the 113 total number of CDFFP fire responses in Fiscal 1993-94, 36 were from careless burning, ten caused by campfires, and eleven were arson.

The City also enforces fire code regulations in hillside areas within the incorporated boundaries using the state standards as the model.

3.03.01(C) The Valley-Wide Task Force

In 1991, the joint citizen committee called the "Valley-Wide Task Force" was seated with the responsibility of review and recommending changes in the administration and management of public services in the Ukiah Valley. The Task Force completed its work with a series of findings and recommendations, many of which are incorporated into the General Plan. The role of the Task Force was to find a way to provide the citizens of the Ukiah Valley with better and more efficient governmental services.

The Committee concluded that fire service in the Ukiah Valley is above average based on the expectations of the area and service in similar communities.² The City of Ukiah and the Ukiah Valley Fire District work effectively together to provide the most efficient response possible.

Both the City and the District increasingly integrate volunteer firefighters into operations. The volunteers greatly enhance the service level in the Valley, and improve the cost effectiveness of the agencies. As the population grows, the need for cooperation will be even greater. The issues related to jurisdiction and efficient response may, in the long term, lead to the consolidation of the two agencies.

The Task Force was concerned that the Valley's current catastrophic emergency response capabilities are at unacceptable levels. Steps must be taken to develop and implement an Action Plan to coordinate the resources of both the public and private sectors in responding to catastrophes. Since the Task Force submitted its recommendations, a Valley-wide "Emergency Response Plan" has been prepared. The Plan was undergoing review at the time the General Plan was being prepared for adoption.

²Ukiah Valley-Wide Task Force, "Report and Recommendations" (Ukiah: City of Ukiah, August, 1991), p. 12+.

The Task Force recommended the formation of a Joint Powers Authority (JPA) to optimize the delivery of fire service in the Ukiah Valley. The JPA is intended to include representatives from the City of Ukiah and the Ukiah Valley Fire District. The goal of the JPA is to provide training, hazardous material response, and coordinated purchasing.

3.03.02 General Plan goals, policies, and implementing programs

Goal SF-5: Standardize the delivery of fire protection services.

Policy SF-5.1: Improve the quality of service throughout the Planning Area.

Implementation Measure SF-5.1(a): By the conclusion of the long-term planning period, achieve a maximum response time appropriate to the size of the territory served by the Fire Protection agency. [Timeframe for completion: Long-term planning period ♦ Measure applies to: City and Ukiah Valley Fire District ♦ Agency/Department responsible: City Fire Department, Ukiah Valley Fire District]

Implementation Measure SF-5.1(b): Provide coordinated training between the City and District fire fighters. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and Ukiah Valley Fire District ♦ Agency/Department responsible: Fire Departments]

Goal SF-6: Improve Insurance Service Office (ISO) ratings.

Policy SF-6.1: Optimize the ISO ratings of the individual fire service organizations, while continuing to balance cost/quality trade-offs.

Implementation Measure SF-6.1(a): The City, County, Special Districts, and the State shall work together to implement ISO recommendations and take steps necessary to maintain or improve the areas' ISO ratings.³ [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City, County,⁴ and Ukiah Valley Fire District; State involvement cannot be mandated ♦ Agency/Department responsible: City Council, Board of Supervisors, Fire District Board]

Goal SF-7: Improve the fire safety of new buildings as appropriate to protect life and property.

Policy SF-7.1: Improve fire safety systems as appropriate for residential, and appropriate commercial, and industrial uses.

Implementation Measure SF-7.1(a): Within the land development code or the building code, develop standards when to require the installation of sprinkler systems in all residential, and appropriate commercial and industrial uses as prescribed in the Uniform Fire Code as amended locally. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Division of Public Safety Department]

³It is recognized that based on Insurance Services Office ratings, the City and the District will ultimately reach an ISO level that is the best achievable level for either the City or the District. The intent of this measure is to ensure that the agencies work to maintain ISO levels that are cost effective for the communities.

⁴County involvement is through the Development Review process. The County has the ability to enforce fire safety standards needed by the District through its Zoning, Subdivision, and other Development Codes.

Goal SF-8: Continue to maintain cooperative and mutual aid agreements.

Policy SF-8.1: Maintain aid agreements between agencies to ensure maximum utilization of Valley resources.

Implementation Measure SF-8.1(a): Review resources available to each fire service provider and define the most appropriate agreements to provide Valley residents with maximum fire protection. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City, County, and Ukiah Valley Fire District ♦ Agency/Department responsible: City Council, Board of Supervisors, Fire District Board]

Goal SF-9: Coordinate equipment and inter-agency communications.

Policy SF-9.1: Maintain common or inter-linked communications facilities.

Implementation Measure SF-9.1(a): Ensure that all communication equipment is capable of receiving and transmitting to other emergency response agencies in the Valley. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City, County, and Ukiah Valley Fire District ♦ Agency/Department responsible: City Council, County Sheriff and Emergency Services, Fire District Board]

Policy SF-9.2: Coordinate equipment purchases for financial savings and compatibility.

Implementation Measure SF-9.2(a): Join together to purchase equipment in order to increase agencies' buying power when feasible and ensure the compatibility of equipment. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City, County, and Ukiah Valley Fire District ♦ Agency/Department responsible: City Council, Board of Supervisors, Fire District Board]

Goal SF-10: Increase public education of fire prevention.

Policy SF-10.1: Inform property owners and residents of the need to prevent fires and protect people and property from damage.

Implementation Measure SF-10.1(a): During the short-term planning period, the District and the City shall work together to prepare an informational brochure that explains how to implement fire safety standards at home, work, and play. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and Ukiah Valley Fire District ♦ Agency/Department responsible: Fire Departments]

Goal SF-11: Develop a Valley-Wide Catastrophic Emergency Response Plan.

Policy SF-11.1: Develop a plan to address immediate-term emergency response in the hours and days following a catastrophic emergency.

Implementation Measure SF-11.1(a): Using a mutually empowered group or joint powers authority — and incorporating private sector expertise — during the short-term planning period, the City, the Ukiah Valley Fire District, California Highway Patrol, and CDFFP, and the County Emergency Services Office shall work together to prepare a Valley-wide Catastrophic Emergency Response Action Plan. The Plan shall be developed by a committee of representatives from both the public and private sectors. [Timeframe for completion: Short-term planning period ♦ Measure ap-

plies to: City, County, and Ukiah Valley Fire District ♦ *Agency/Department responsible:* City Council, County Office of Emergency Services, Fire District]

Implementation Measure SF-11.1(b): The Action Plan shall be a practical, working document, which addresses the first seventy-two hours following the catastrophe. The plan shall, at a minimum, define emergency response process, identify available resources and a comprehensive communications strategy. [*Timeframe for completion:* Short-term planning period ♦ *Measure applies to:* City, County, and Ukiah Valley Fire District ♦ *Agency/Department responsible:* City Council, County Office of Emergency Services, Fire District]

Implementation Measure SF-11.1(c): As part of the Plan's development, the Committee shall conduct a public assessment of local emergency needs and investigate how other areas are handling emergency preparedness. [*Timeframe for completion:* Short-term planning period ♦ *Measure applies to:* City, County, and Ukiah Valley Fire District ♦ *Agency/Department responsible:* City Council, County Office of Emergency Services, Fire District]

Goal SF-12: Establish "Fire Safety Standards."

Policy SF-12.1: In coordination with the State Fire Safe Standards (14 CCR §1207), ensure locally-oriented fire safety requirements.

Implementation Measure SF-12.1(a): During the short-term planning period, the City, County, and Ukiah Valley Fire District shall prepare and adopt "Ukiah Valley Fire Safety Requirements" that, at a minimum, are equal to or greater than the State of California's standards and that address site development standards, structure flammable vegetation clearance⁵, road access, and provisions for peakload water supply. [*Timeframe for completion:* Short-term planning period ♦ *Measure applies to:* City, County, and Ukiah Valley Fire District ♦ *Agency/Department responsible:* City Council, County Office of Emergency Services, Fire District]

3.04 Police services and public safety

The City of Ukiah maintains a 24-officer Police Department, consisting of the Public Safety Director, 2 Captains, 5 Sergeants, and 16 Patrol Officers, in addition to 2 part-time Community Service Officers, and 1 part-time Animal Control Officer. The Department performs all the duties and assignments typically associated with protecting the community, and securing the public's safety, and the Department maintains an exemplary record in performing these functions to the highest standards.

In addition to the typical police and public safety functions, the Department maintains the 9-1-1 emergency dispatch service; provides animal control; maintains both a police cadet and police reserve program; provides in-school programs to teach self esteem and drug awareness; contributes one officer to the Mendocino County Drug Task Force; cooperates and coordinates with outlying police agencies (sheriff, highway patrol, etc.) to provide service beyond the City limits; and maintains the Community Oriented Policing program which assists community groups such as Neighborhood Watch in deterring crime in various areas of the community.

⁵Fire clearance on hillside lots should be done to hillside development zone standards.

In order to provide the highest quality police services to the community, the Department functions according to a Mission Statement, which includes the following tenets:

- Provide the highest possible level of service to our community;
- Ensure the safety of those who live and visit here;
- Protect the lives and property entrusted to our care;
- Defend the constitutional rights of all people, and;
- Help create and preserve a safe and secure environment.

Beyond the City limits, the Mendocino County Sheriff's Department provides police and public safety services for County residents. The Sheriff's Department also maintains the County jail, and provides bailiffs for Superior Court. Both the County jail and the Sheriff's Department headquarters are located within the City limits on Low Gap Road.

