



7 Safety Element



Safety Element

To maintain a high quality of life for Ukiah residents, the City must minimize natural hazard risks, such as earthquakes, wildfire, and flooding, as well as man-made hazards, such as noise. Increasingly, climate change is also a risk for which the city must adapt. This Safety Element addresses these risks along with disaster preparedness and emergency response. These actions aim to protect the health and safety of residents and visitors, reduce damage and destruction of public and private property, minimize interruption to important services, protect local ecosystems, and keep the city’s economy diverse and resilient.

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7.1 Regulatory Background

The State requires that general plans include background information and supporting exhibits within the Safety Element to identify potential hazards, including slope instability, seismic risk, flooding, and wildland and urban fires. Recently, identifying approaches to climate adaptation and resilience have also become mandatory. Information on most of these hazards, including supporting exhibits, is already included in the 2020 Multi-Jurisdictional Hazard Mitigation Plan – City of Ukiah Jurisdictional Annex (MJHMP). To reduce duplication and possible confusion, the City replaces repetitive descriptions and exhibits within the Safety Element with references to the MJHMP. The 2020 MJHMP is sufficient to satisfy most State requirements, and where additional information is required, the City coordinates with the County of Mendocino and critical safety partners, such as CAL FIRE or the Mendocino County Sheriff's Office (MCSO). As an example, the Climate Vulnerability Assessment (CAVA) cited below was prepared by the County of Mendocino, but will help the City of Ukiah to follow State laws, including Senate Bill (SB) 379, SB 1035, SB 99, SB 244, and Assembly Bill (AB) 747.

This Element includes references to the following plans prepared by the City or on the City's behalf:

- City of Ukiah Emergency Operations Plan (May 13, 2021)
- County of Mendocino Multi-Jurisdictional Hazard Mitigation Plan (2021)
- City of Ukiah Jurisdictional Annex (November 18, 2020)
- Mendocino County Climate Vulnerability Analysis (April 15, 2021)
- Ukiah Valley Area Plan – Section 8 Health and Safety (2011)

In accordance with Government Code §65302.6 these documents have been incorporated by reference into the City of Ukiah General Plan. Additional details of these plans are provided Sections 7.3 (Wildfire) and 7.4 (Climate Change Hazards).

7.2 Geologic and Seismic Hazards

Seismic risks are high for communities across California. Mendocino County has five fault zones that are considered potentially active. The northern section of the Maacama fault is the closest to Ukiah. Historically, the Maacama Fault has generated only moderate earthquakes. Several earthquakes in the magnitude range of 4, with the strongest at magnitude 4.9, were recorded in the Ukiah area in 1977-78. Surface fault creep, very slow movements across known fault locations, has been documented along the Maacama fault at locations east of Willits and Ukiah. The slip rate for this fault is estimated between 5-8 millimeters per year. The Maacama fault extends north near Laytonville, CA and runs south to Sonoma County passing through residential subdivisions and agricultural lands within the Ukiah Valley. Figure 7-1 depicts seismic hazards resulting from the Maacama fault in and around Ukiah.

The primary risk associated with earthquakes is ground shaking. Groundshaking severity is measured by the Modified Mercalli Intensity (MMI) scale, which measures ground shaking severity at a given site based on damage

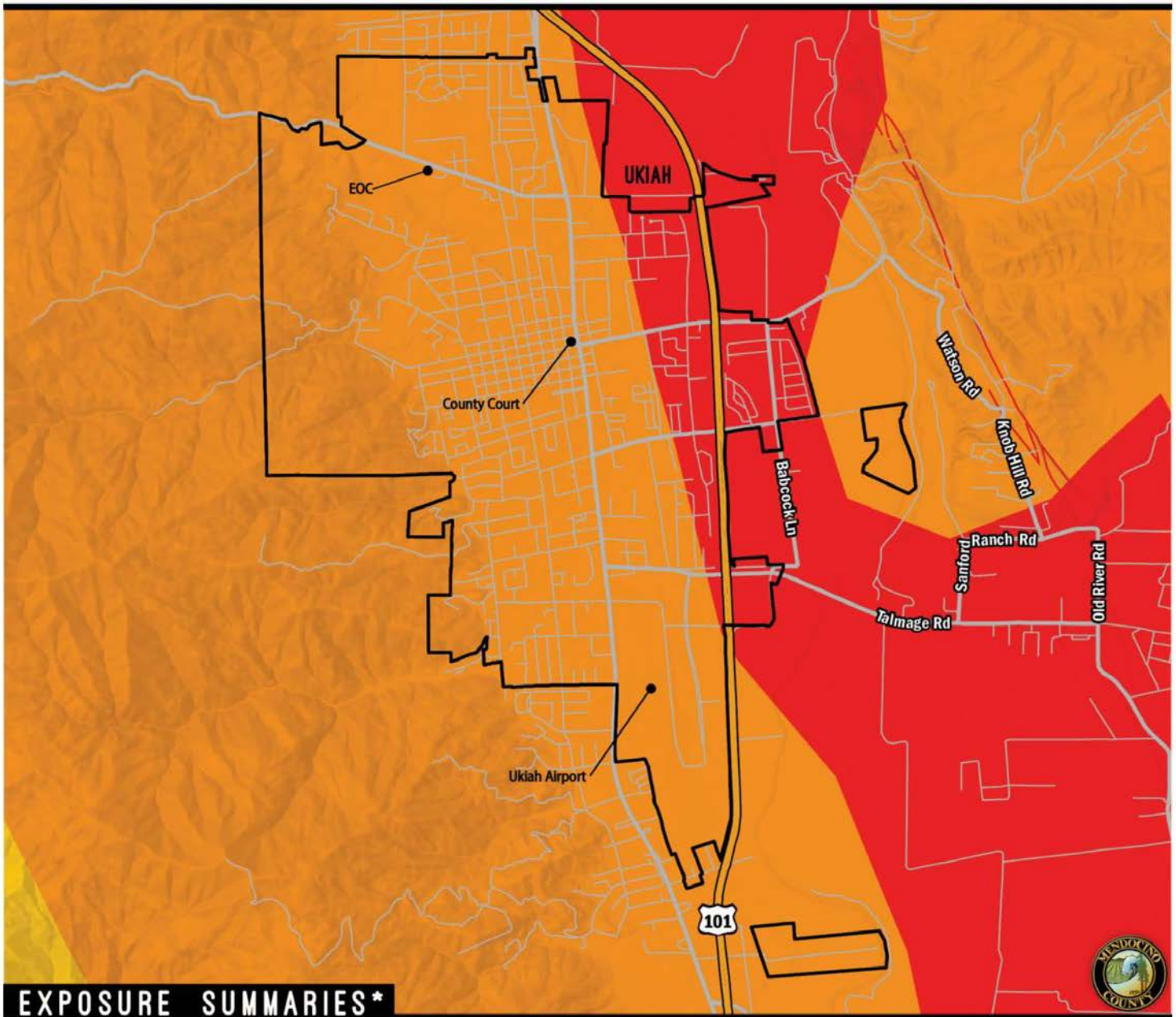
done to structures, changes in the earth surface, and personal accounts. An earthquake's ground motion is what causes building and infrastructure damage along fault lines. In the event of an earthquake, Ukiah would experience a level of 6 (VI) on the MMI scale and a peak ground acceleration rating of 80 percent of gravity(g). This would likely result in considerable damage to unreinforced structures, and slight damage to buildings designed to withstand severe ground shaking. Actual damage caused is dependent on the severity of the earthquake, the specific buildings and infrastructure involved, and other various factors.

In addition to ground shaking, fault rupture or surface rupture is another major risk associated with earthquakes. Surface ruptures are tears in the ground as a result of seismic forces that push the ground apart and upward. Surface ruptures typically occur on existing fault lines in the event of seismic activity. However, they may occur anywhere within a fault zone. These ruptures can occur slowly over time, but have the potential to occur suddenly. The likelihood of surface ruptures is directly proportional to the magnitude of the earthquake. Damage associated with surface ruptures can range in severity, with the potential to cause significant damage to nearby structures and natural features. Earthquakes are a threat to life and property to the City of Ukiah. A moderate to severe seismic incident on any fault zone in close proximity is expected to cause:

- Extensive property damage, particularly to pre-1930's unreinforced masonry structures,
- Possible fatalities and injuries,
- Damage to water and sewage systems,
- Disruption of communications systems,
- Broken gas mains and pipelines,
- Disruption to Electrical Utility Lines,
- Disruption of transportation arteries, and
- Competing requests for regional aid resources.

Linear utilities and transportation routes are vulnerable to rupture and damage during and after a significant earthquake event. The cascading impact of a single failure can have effects across multiple systems and utility sectors. Degrading infrastructure systems and future large earthquakes with epicenters close to critical City infrastructure could result in system outages that last weeks for the most reliable systems, and multiple months for others. Additionally, earthquakes may cause the loss of function of cell towers, which can hinder emergency services and evacuation.

Figure 7-1 Seismic Hazards | Maacama Garberville Fault Scenario



EXPOSURE SUMMARIES*

POPULATION COUNT IN HAZARD AREA

Count	Exp. Rate**
15,917	100%
Count Includes: S+++E	

PARCEL COUNT IN HAZARD AREA

Count	Exp. Rate**
4,547	100%
Count Includes: S+++E	

PARCEL VALUE IN HAZARD AREA

Sum of Improvement Value	Exp. Rate**
\$1,115,545,392	100%
Sum of Content Value	
\$717,347,318	100%
Count Includes: S+++E	

CRITICAL INFRASTRUCTURE COUNTS IN HAZARD AREA

Infrastructure Category	Count	Exp. Rate**	Count/Sum Includes:
Essential Facilities	10	100%	S+++E
High Potential Loss	192	100%	Sum of Transportation & Lifeline Linear Mileage
Transportation & Lifeline	19	100%	

MAP LEGEND



*Exposure summaries include violent, severe, very strong and strong shake zones. Hazard data source: USGS.

**Exposure Rate - Exposed summary or count as a percentage of total summary or count within jurisdiction.

Dynamic Planning + Science for Mendocino County, 2020

Source: Mendocino County Multi-Hazard Mitigation Plan, Volume 2, Figure 1-4: City of Ukiah Maacama Garberville Scenario Earthquake Exposure Summary, 2020.

Landslides and Liquefaction

When strong ground shaking occurs, it can lead to liquefaction and landslides. Liquefaction occurs when loosely packed, water-logged soil at or near the surface loses its strength in response to ground shaking. This sudden loss of strength can result in major damage to buildings and other structures as the ground underneath loses its stability. Ukiah is not highly susceptible to liquefaction; however, there is moderate risk of liquefaction along creeks and rivers.

The term landslide refers to a wide range of ground movement, including rock falls, deep slope failures, and shallow debris flows. A variety of ground conditions, including soil type, soil strength, and slope height, may predispose slopes for landslide risk. Precipitation, vegetation, human modifications, and groundwater seepage can also affect landslide risk. Landslides can block transportation routes, dam creeks or drainages, and contaminate water supplies pertinent to the City's operation. With regard to transportation, landslides impacting transportation corridors are not uncommon, especially along highway segments near the Mendocino County – Sonoma County border. When landslides affect transportation routes, they can be difficult to clean-up and create substantial economic or operational impacts.

Landslides have occurred in the Ukiah Valley over the years and geologic studies have revealed several large ancient landslides located in Spanish Canyon, Gibson Canyon, and the Robinson Creek drainage. Steep mountain slopes are susceptible to rapidly moving surface landslides that occur during torrential rains. The risk of these slides is increased when the ground is already saturated by high rainfall and the water becomes trapped between the surface soils and bedrock. The California Geological Survey (CGS) has not yet assessed the potential for liquefaction and seismically induced landslides in the Ukiah area. However, information related to landslide susceptibility throughout the state is available in CGS Map Sheet 58.

The following goals and policies address geologic and seismic hazards in Ukiah.

Goals and Policies

SAF-1 *Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation (Source: UVAP Policy HS1.1)*

SAF-1.1 Building Code Requirements

The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines. *(Source: New Policy)*

SAF-1.2 Geotechnical Report

Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. *(Source: UVAP, HS1.1c)*

SAF-1.3 Resilient Infrastructure – Gathering Places

Encourage privately owned critical facilities (e.g., churches, hotels, other gathering facilities) to evaluate the ability of the buildings to withstand earthquakes and to address any deficiencies identified. *(Source: MJHMP, 2021)*

SAF-1.4 Resilient Infrastructure – Unreinforced Masonry

Continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings to understand earthquake risks and precautions and, for owners, to understand retrofitting options and available funding mechanisms. *(Source: MJHMP, 2021)*

7.3 Climate Change Hazards

As part of the 2020 Mendocino County MJHMP Update, a Climate Adaptation Vulnerability Assessment (CAVA) was prepared to assist the Ukiah community in adapting to potential harm caused by climate change hazards. The CAVA looks at how likely climate change hazards will affect the people and assets of the city and identifies which groups of people and assets face the greatest threat. Resulting from this assessment are goals, policies, and programs that will assist in making the City of Ukiah more resilient in the future.

Based on the results of the CAVA, multiple populations and assets within the City of Ukiah are highly or severely vulnerable to one or more hazard conditions exacerbated by climate change. Wildfire, extreme heat, drought and smoke are responsible for a majority of these impacts, followed by inland flooding and landslides. The resilience of senior citizens, especially those living alone, as well as undocumented persons, were found to be of particular concern in Ukiah. Regarding infrastructure, increased flooding would be particularly challenging to the City’s water and wastewater facilities, which are inversely challenged by drought considerations as well. As the climate changes, the implementation of adaptation measures that reduce the harmful effects of actual or expected changes to natural and human systems is increasingly needed.

Goals and Policies

SAF-2 *To create a more resilient community that is prepared for, responsive to, and recoverable from hazards created or made worse by climate change. (Source: CAVA).*

SAF-2.1 Community Service Organization Coordination

The City shall collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available to persons with limited transportation, communication, and other lifeline resources and services *(Source: New Policy)*

SAF-2.2 Vulnerable Populations Coordination

The City shall coordinate with the Mendocino County Homeless Services Continuum of Care and other existing programs to ensure that emergency shelters are available during extreme heat events, severe weather and flooding events, and other highly hazardous conditions. *(Source: New Policy)*

7.4 Flood Hazards

Major flood-related concerns in the Ukiah Valley include flooding as a result of heavy storms and the potential failure of the Coyote Dam at the base of Lake Mendocino, as well as the Mill Creek Dam near Talmage. In the absence of flood conditions, inadequate drainage systems may also adversely affect properties and resources. Flooding can also occur as a result of inadequate infrastructure, such as insufficient stormwater conveyance that leads to localized flooding during heavy rains.

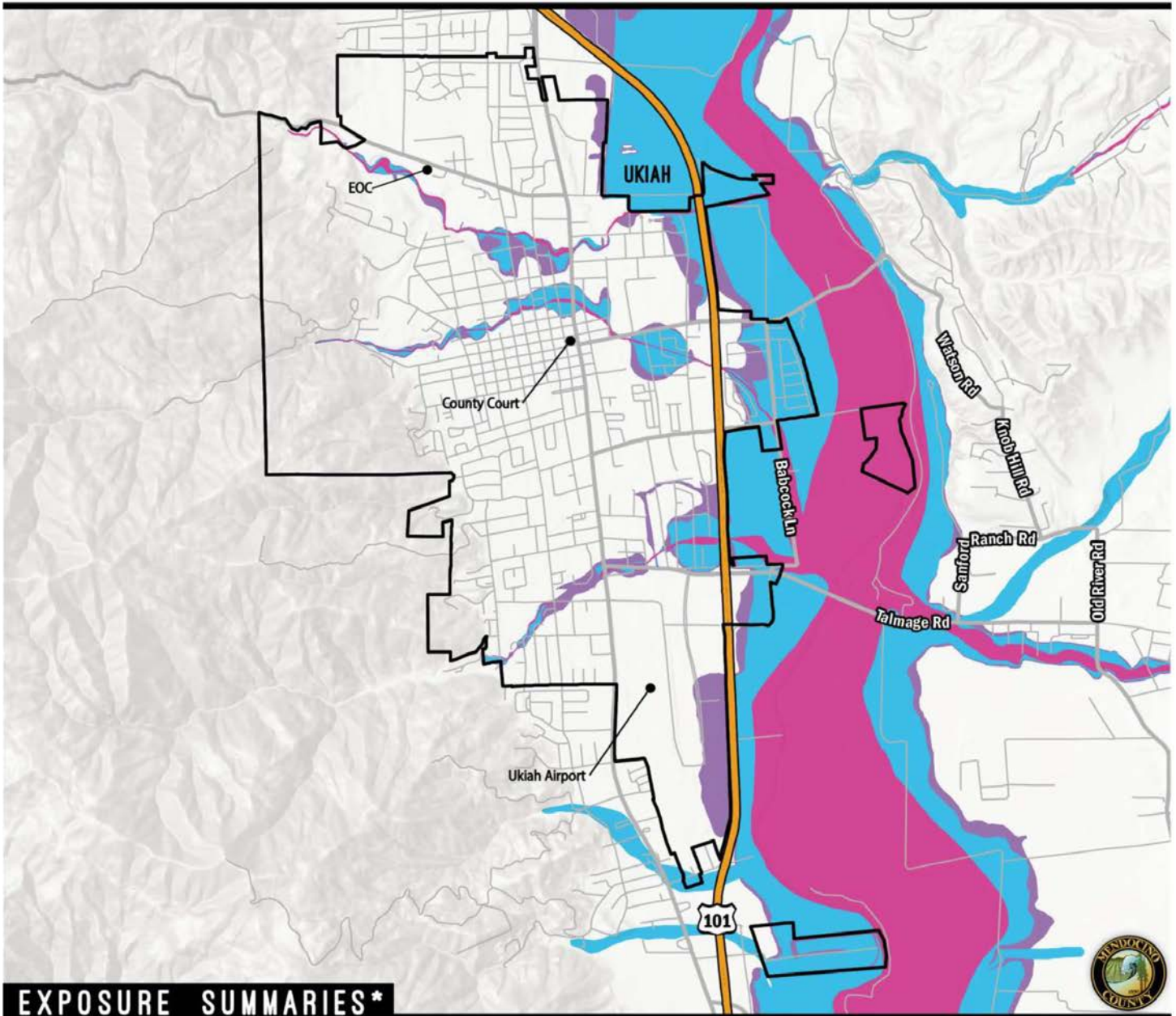
In Mendocino County, riverine flooding can occur anytime during the period from November through April. Flooding is more severe when antecedent rainfall has resulted in saturated ground conditions. Over time, a combination of factors has altered the natural drainage patterns of the Ukiah Valley. These include increasing the portion of the Valley covered with impervious surfaces, inadequate stormwater systems, creek channelization, and improper heavy rainfall site grading. This has led to increased erosion and a greater vulnerability to flash flooding during periods of intense rainfall.

FEMA Flood Zones

The Federal Emergency Management Agency (FEMA) maps geographic areas that are defined according to their level of flood risk. The FEMA flood risk levels for the City of Ukiah are shown in Figure 7-2. Ukiah is primarily susceptible to flooding on the eastern border of the city limits, although localized flooding may occur in other areas as a result of heavy storms or infrastructure damage. Areas within a 100-year floodplain have a one percent chance of flooding in any given year, while areas in a 500-year floodplain have a 0.2 percent chance of flooding in any given year. Within Ukiah, the 100- and 500-year floodplains extend the length of the Russian River from the northeastern city limits through the southeastern city limits. Areas within the city limits along Gibson Creek and Doolin Creek are in the 100-year and 500-year floodplain as well. The Russian River, located along the eastern portion of the city, has been a repeated source of flooding in Ukiah and is currently the primary flood risk within the city.

When the Russian River overtops its banks, flooding is also likely to occur along its tributaries. Orr Creek, Doolin Creek, Gibson Creek and Robinson Creek each have the potential to inundate portions of residential areas near the channel centerline. Mill Creek and Sulphur Creek have a record of flooding a zone nearly one thousand feet wide through the Talmage and the Vichy Springs Road areas. Flood risk also grows with increased paving and development that creates compacted and impermeable surfaces, preventing natural percolation of water into the water table and increasing runoff. Per the Mendocino County CAVA, approximately 6,846 people, or 12 percent of the population in Mendocino County (both unincorporated and incorporated areas) live in a flood hazard area. The majority of those individuals identified live within Ukiah or its immediate environs.

Figure 7-2 FEMA Flood Hazard Zones



EXPOSURE SUMMARIES*

POPULATION COUNT IN HAZARD AREA

Count	Exp. Rate**
2,764	17%
Count Includes: 100 - 500	

PARCEL COUNT IN HAZARD AREA

Count	Exp. Rate**
738	16%
Count Includes: 100 - 500	

PARCEL VALUE IN HAZARD AREA

Sum of Improvement Value	Exp. Rate**
\$172,144,238	15%
Sum of Content Value	16%
\$113,840,867	
Count Includes: 100 - 500	

CRITICAL INFRASTRUCTURE COUNTS IN HAZARD AREA

Infrastructure Category	Count	Exp. Rate**	Count/Sum Includes:
Essential Facilities	0	0%	100 - 500
High Potential Loss	17	9%	Sum of Transportation & Lifeline Linear Mileage
Transportation & Lifeline	8	42%	

MAP LEGEND

100-YR
100-YR COASTAL 100-YR FLOODWAY
500-YR

*Exposure summaries include 100YR, 500YR and 100YR Coastal Zones. Hazard data source: FEMA.

**Exposure Rate - Exposed summary or count as a percentage of total summary or count within jurisdiction.

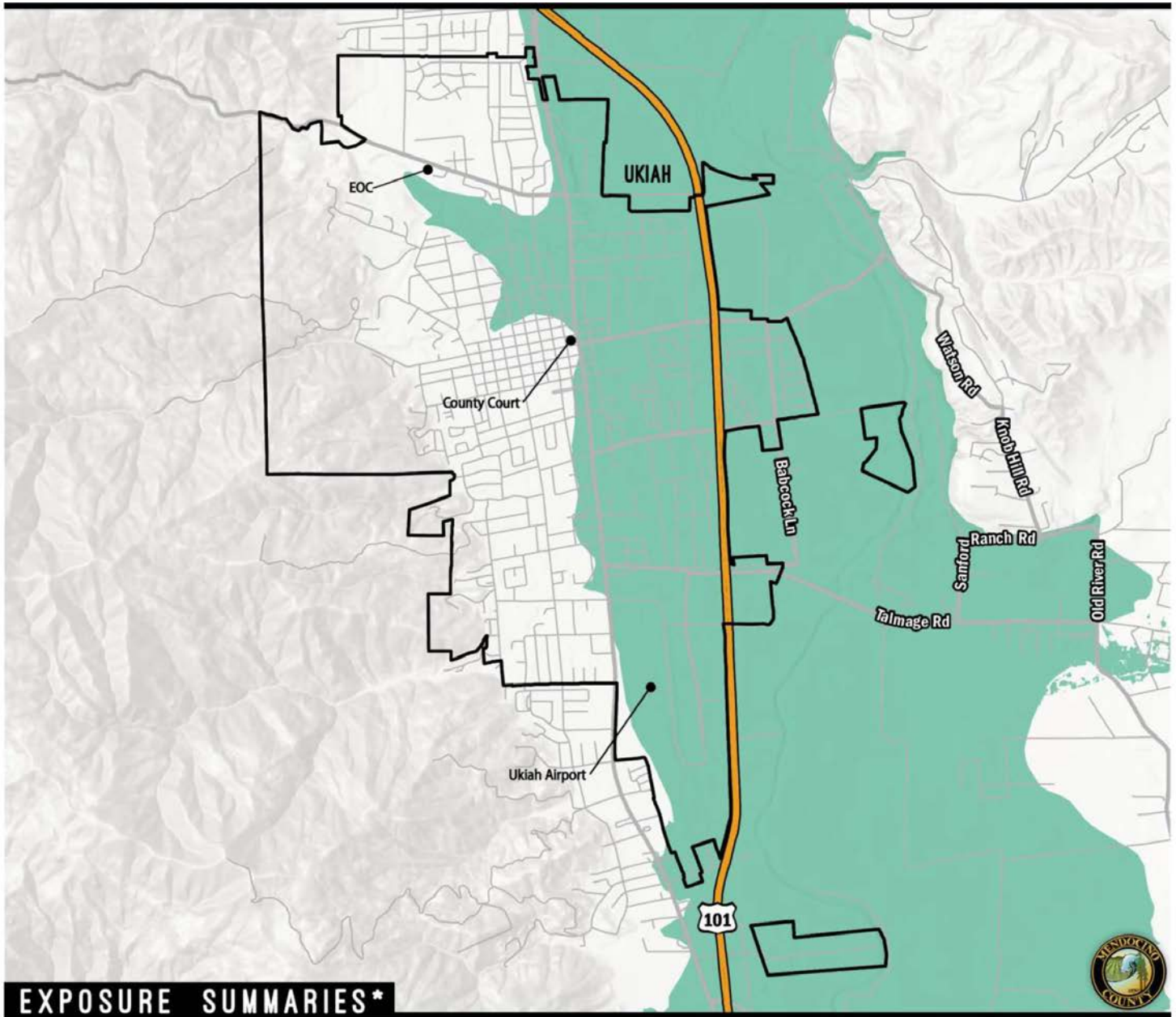
Dynamic Planning + Science for Mendocino County, 2020

Source: Mendocino County Multi-Hazard Mitigation Plan, Volume 2, Figure 1-6: City of Ukiah FEMA Flood Risk Exposure, 2020.

Dam Inundation

While Ukiah does not have any dams within the City limits, significant portions of the City are located within a dam inundation zone and may be exposed to flood risks if dam failure occurs. The areas of the City within dam inundation zones are located along the eastern city boundary. The dam that poses the highest risks for inundation is the Coyote Dam, located at Lake Mendocino. Additionally, areas within the Ukiah Valley are also subject to inundation from dams located along Mill Creek. Figure 7-3 depicts the dam inundation areas within the City of Ukiah and the immediate vicinity.

Figure 7-3 Dam Inundation Area



EXPOSURE SUMMARIES *

POPULATION COUNT IN HAZARD AREA

Count	Exp. Rate**
7,364	46%
Count Includes:	INUNDATION

PARCEL COUNT IN HAZARD AREA

Count	Exp. Rate**
1,766	39%
Count Includes:	INUNDATION

PARCEL VALUE IN HAZARD AREA

Sum of Improvement Value	Exp. Rate**
\$544,418,689	49%
Sum of Content Value	
\$385,162,189	54%
Count Includes:	INUNDATION

CRITICAL INFRASTRUCTURE COUNTS IN HAZARD AREA

Infrastructure Category	Count	Exp. Rate**	Count/Sum Includes:
Essential Facilities	5	50%	INUNDATION
High Potential Loss	84	44%	Sum of Transportation & Lifeline Linear Mileage
Transportation & Lifeline	19	100%	

MAP LEGEND

INUNDATION ZONE

*Exposure summaries include dam inundation boundaries. Hazard data source: CGS, DWR.

**Exposure Rate - Exposed summary or count as a percentage of total summary or count within jurisdiction.

Source: Mendocino County Multi-Hazard Mitigation Plan, Volume 2, Figure 1-3: City of Ukiah Dam Inundation, 2020.

The following goals and policies address flood hazards in Ukiah.

Goals and Policies

SAF-3 *Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices. (Source: New Goal)*

SAF-3.1 Flood Control Regulation

The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines. *(Source: New Policy)*

SAF-3.2 Flood Plain Management Ordinance

The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas. *(Source: New Policy)*

SAF-3.3 National Flood Insurance Program

The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP). *(Source: New Policy)*

7.5 Wildfire

Mendocino County, like much of California, is highly susceptible to wildfires. Climate conditions, topography and landscape patterns are all key contributors to the fire hazard potential of an area. The regional Mediterranean climate in California creates an environment hospitable to fire development, and the shrubs and trees native to the California landscape are often highly susceptible to burning. Mendocino County has this natural environment of large, forested areas, brush, and mixed chaparral that are conducive to burning. Similarly, the steep terrain on either side of the Ukiah Valley is susceptible to wildland fires. The area is fairly inaccessible to emergency vehicles and consists of manzanita and scrub vegetation with a high oil and fuel content that will burn quickly with extreme heat. Under dry and/or windy weather conditions a small fire could move quickly through the dry brush and grow out of control. Fires in the Valley's hilly areas are not only a threat to residences located in the hills but could endanger the more heavily populated areas along the base of the slopes, or even the City of Ukiah itself.

Wildfires in Mendocino County are a common occurrence, with a declared fire season typically lasting from early June to mid or late October. Climate change has exacerbated fire hazard risk by creating warmer temperatures and variations in rainfall, resulting in more intense wildfires. The County has experienced historic wildfires that have burned thousands of acres and resulted in considerable damage to property and human life. The following is a list of recent historic wildfires within close proximity to the City of Ukiah (as shown on Figure 7-4).

- August Complex Fires (2020) - The August Complex Fire consisted of multiple wildfires sparked by erratic summer thunderstorms across northern California. The fires burned over 1 million acres across seven counties including over 600,000 acres within the Mendocino National Forest from August through

November of 2020. The August Complex Fires combined accounted for \$319 million in damages and became one of the single-largest wildfire events in California history.

- Mendocino Complex Fire - Ranch and River Fires (2018) - The Mendocino Complex Fire consisted of multiple wildfires that burned across northern California in late 2018. The Mendocino Complex Fire burned 410,203 acres over 3 counties, including Mendocino, Colusa, and Glenn Counties. The Ranch Fire, a component of the Mendocino Complex Fire, burned approximately 8 miles northeast of Ukiah.
- Redwood Complex Fire (2017) - The Redwood Complex Fire consisted of multiple fires that burned 36,523 acres of land north of Ukiah in Mendocino County. The fire complex destroyed over 500 structures and burned for 21 days.
- Hopkins Fire (2021) - The Hopkins Fire was the result of arson and burned 257 acres of land north of Ukiah. The fire complex destroyed over 46 structures, and damaged at least 5 more.

Data and mapping of historic wildfires throughout the state is maintained by the California State Board of Forestry and Fire Protection . Additionally, the U.S. Geological Survey (USGS) LANDFIRE (LF) products (available online) can be used by local jurisdiction in support of strategic vegetation, fire, and fuels management planning to evaluate management alternatives across boundaries and facilitate national- and regional-level strategic planning and reporting of wildland fire management activities.

Severity Zones

The California Department of Forestry and Fire Protection (CAL FIRE) is the fire department for the California Natural Resources Agency and is responsible for oversight of the State's private and public forests, as well as providing emergency services to local governments through agreements. CAL FIRE has identified fire hazard severity levels for the areas within its state responsibility area (SRA). Levels may be identified as Moderate Fire Hazard Severity, High Fire Hazard Severity, Very High Fire Hazard Severity, or Unzoned based on a number of factors, such as fuel, slope, fire weather, et. Lands within the City limits are not located within the SRA but are included in the Local Responsibility Area (LRA) and under the jurisdiction of the Ukiah Valley Fire Authority. However, the City of Ukiah contains approximately 387 acres of Very High Fire Hazard Severity Zone (VHFHSZ) in an LRA along the western city limits, and is bounded by a VHFHSZ in an SRA to the west. Figure 7-5 depicts the Fire Hazard Severity Zones within the City of Ukiah and the immediate vicinity. CAL FIRE maintains the most up to date Fire Hazard Severity Zones through CAL FIRE's Fire Resource Assessment Program (FRAP).

There are no critical City facilities or infrastructure currently located within a VHFHSZ or in an area lacking service (see Figure 7-5). However, as conveyed on Figure 2-1 of the Land Use Element, areas that contain VHFHSZ lands include Recreational (Low Gap Regional Park and Ukiah Golf Course), Public Facilities (open land and Public uses such as the landfill within future Annexation Areas), Rural Residential, Low-Density Residential, and Hillside Residential Land Uses. Presently, existing development in the VHFHSZ include only recreation opportunities and limited residential and the low-intensity recreational uses listed above.

Although properties within the City limits are not located within an SRA, the City of Ukiah (Ukiah City Code Section 5200) has adopted the SRA regulations for lands within the City limits located in High or VHFHSZs. This includes

development standards contained within Public Resources Code Sections 4290 and 4291, which are designed to provide defensible space and fire protection for new construction and ensure adequate emergency access. Additionally, the City's Hillside Overlay Zoning District (which also generally overlaps lands within VHFHSZs) includes development standards for residential development relating to fire hazards, including increased setbacks, the restriction of using combustible roof materials, water and fire hydrant requirements, slope requirements, etc.

Ukiah is also susceptible to wildfire threats starting outside of the City boundaries. Ukiah is in a region with large stretches of high fire severity hazard zones located to the west, southwest, and northwest. Although the risk from those areas is lessened due to their relative distance from Ukiah, fire in these areas could spread to the city, as demonstrated in recent urban conflagrations in Santa Rosa and Paradise. Brush fires in Ukiah and the surrounding area are common during the summer but are generally extinguished before developed areas sustain much damage. Large fires in the surrounding area do pose threats to the City of Ukiah.

In 2003, CAL FIRE constructed a shaded fuel break (north to south) along the base of the western hills along the entire length of the city to reduce fuel loads and protect the community from wildfire risk. A shaded fuel break is a forest management strategy used for mitigating the threat of wildfire leading to a dangerous buildup of combustible vegetation. The goal of a shaded fuel break is to thin the surface vegetation, conduct selective thinning, remove dead and down woody material, and remove ladder fuels to prevent a catastrophic fire and prevent the loss of structures. Maintenance was performed on the 100-foot wide, 2.6-mile fuel break in late 2018 and early 2019, with ongoing annual maintenance performed by the property owners and the City.

Figure 7-4 [Historic Wildfires Around Ukiah \(new figure\)](#)

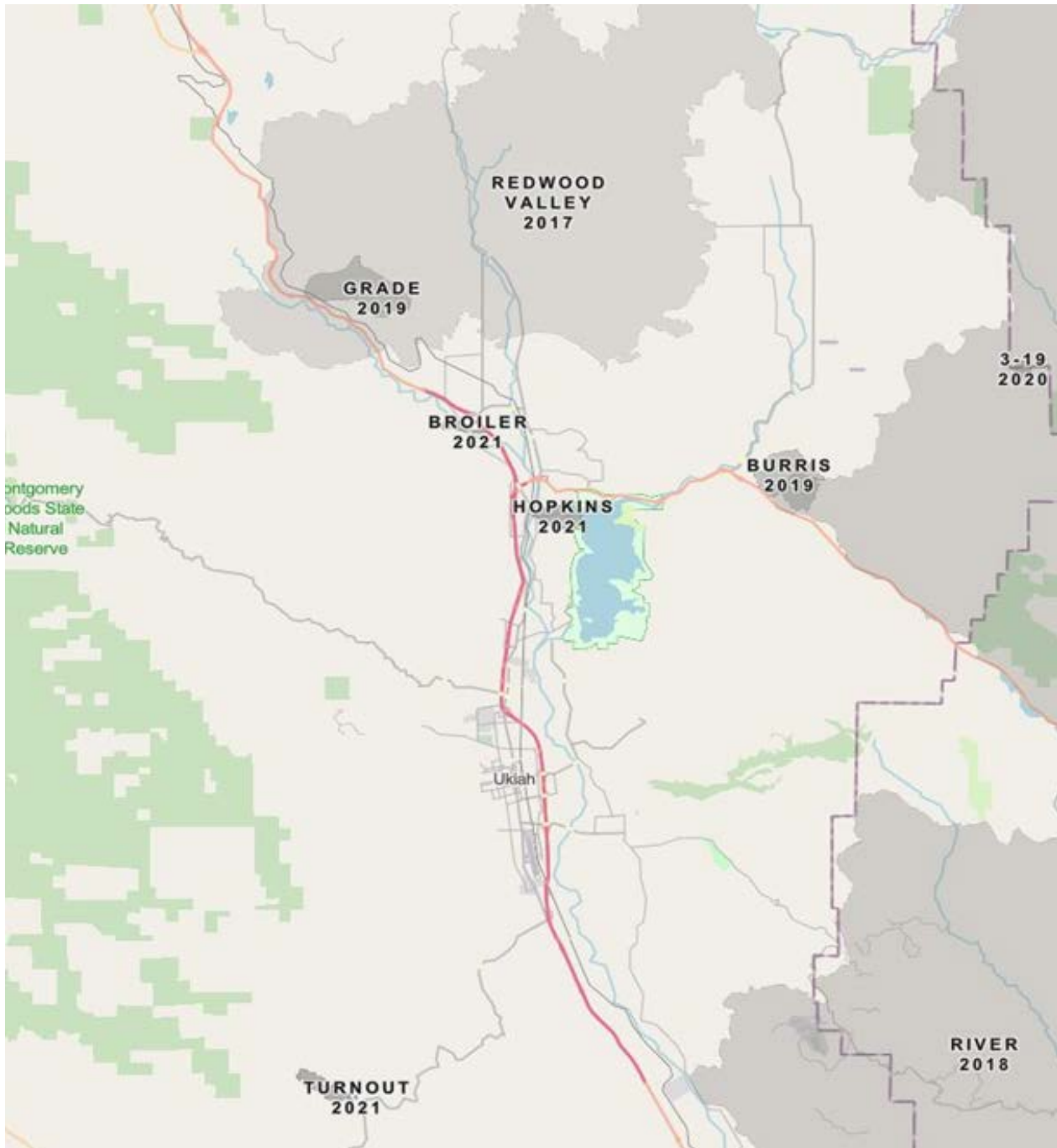
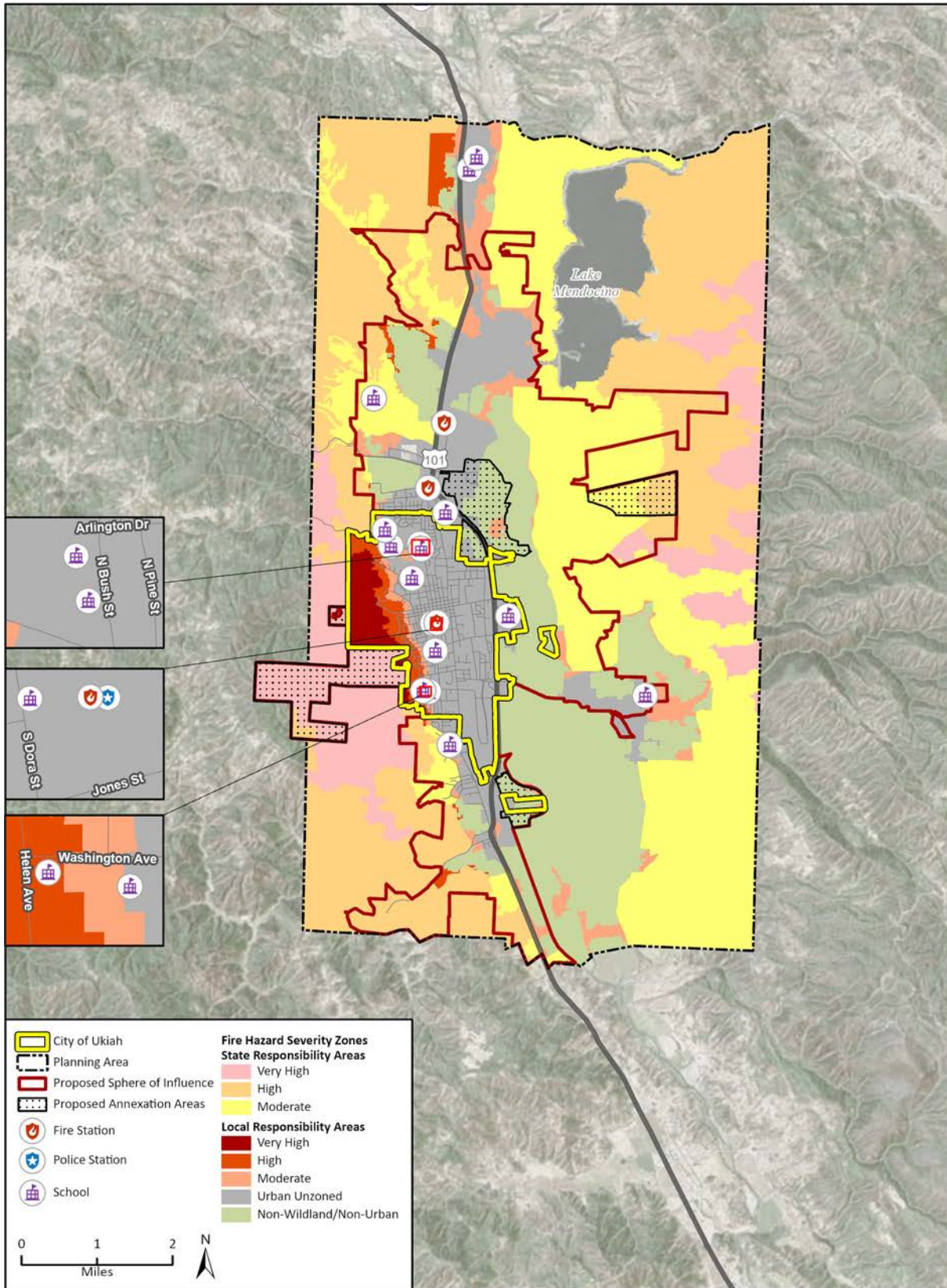


Figure 7-5 Fire Hazard Severity Zones



Imagery and basemap data provided by Esri and its licensors © 2022.
 Additional data provided by Mendocino County and Cal Dept of Conservation, 2015; CAL FIRE, 2007.

19-07409 Ukiah GP Update and EIR

Fire Protection

Ukiah Valley Fire Authority

The Ukiah Valley Fire Authority (UVFA) is responsible for fire protection services within the City of Ukiah and the Ukiah Valley. The UVFA is a consolidated body of two previously separate fire agencies; the City of Ukiah Fire Department and the Ukiah Valley Fire District. As of July 2017, under a Joint Powers Agreement (JPA) between the City of Ukiah and the Ukiah Valley Fire Protection District, the UVFA became permanently effective as a joint organization to maximize the use of existing resources, reduce costs, and deliver effective fire services. The Agreement jointly manages, equips, maintains and operates all-risk fire, emergency medical and rescue services to the City and Fire District. This relationship was further strengthened in October 2021 when the Mendocino Local Agency Formation Commission (LAFCo) approved the Ukiah Valley Fire Protection District's annexation of the City of Ukiah. A primary purpose of the annexation was to ensure fiscal stability of fire and emergency medical response services for the long-term benefit of Ukiah Valley residents served by the UVFA.

The service area for UVFA covers approximately 90 square miles, including the city of Ukiah and a majority of the Ukiah Valley. The UVFA is organized into four divisions: Administration, Operations, Training and Safety, and Fire Prevention. There are four fire stations operated by the UVFA, two of which are staffed with career personnel. There are sixteen full-time safety employees, including a Fire Chief, two Battalion Chiefs, six Captains, six Engineers, and three Firefighters. The safety employees are supplemented by UVFA's Volunteer Fire Division, consisting of up to twenty dedicated volunteer firefighters. The UVFA responds to fires, medical emergencies, traffic collisions, technical rescues, hazardous materials, explosions, floods and earthquakes, as well as non-emergency public service calls, through a consistent state of readiness. Volunteer Firefighters participate in training activities and augment career staffing during emergency and non-emergency activities.

CAL FIRE Mendocino Unit

The majority of areas within Mendocino County are considered State Responsibility Areas for fire protection. The CAL FIRE Mendocino Unit is geographically divided into six battalions. During the fire season, the CAL FIRE Mendocino Unit includes approximately 125 career personnel and approximately 120 seasonal personnel. The unit has 10 fire stations, 16 engines, 5 bulldozers, and other fire suppression equipment. CAL FIRE has two stations in the planning area: one just North of Hopland and one north of Ukiah on North State Street near Hensley Creek.

The Ukiah Valley includes the densest population centers in Mendocino County, including the city of Ukiah. CAL FIRE works in coordination with the Ukiah Valley Fire Authority to mitigate the fire hazards and protect the community from fire-related damage.

Mutual Aid Agreements

The UVFA primarily serves residents and property within the District and City jurisdictional boundaries. However, due to the critical need for rapid response in emergency situations, when a call for service is received, the nearest available response unit is dispatched regardless of jurisdictional boundary. Therefore, the UVFA response area is larger than the UVFA and the City boundaries based on the Countywide Mutual Aid System. Mutual aid refers to reciprocal service and support provided to another agency upon request under a mutual aid agreement between one

or more agencies. Automatic aid differs in that no request for aid is necessary for reciprocal service and support between agencies within the automatic aid agreement. These types of pre-arrangements allow for the dispatch and use of additional equipment and personnel that a single jurisdiction cannot provide on its own and also entails a reciprocal return of resources when needed.

According to the 2015 Mendocino County Community Wildfire Protection Plan, the UVFA is within Mutual Aid/Planning Zone 2, which includes the City of Ukiah, Ukiah Valley Fire District, Potter Valley Community Services District, Redwood Valley-Calpella Fire District, and Hopland Fire Protection District. The UVFA maintains verbal mutual aid agreements with the Redwood Valley-Calpella Fire District, Hopland Fire Protection District, Potter Valley Community Services District and Little Lake Fire Protection District, as well as an automatic aid agreement with CAL FIRE. In addition to the local mutual aid system, the UVFA participates in the California Fire Service and Rescue Emergency Mutual Aid System for wildland fire incidents throughout the State. UVFA responds to out-of-County fire incidents upon request and when the remaining equipment and personnel are capable of providing adequate service levels in the District and City boundaries.

Lastly, the UVFA participates in the following regional and service-specific associations and organizations:

- The Fire Chief is an active member of the Mendocino County Fire Chief's Association, the Mendocino County Association of Fire Districts, the Fire Districts Association of California, and the California Fire Chiefs Association.
- The District is a sponsor of the Mendocino Fire Safe Council.

Below are examples of the UVFA's interagency collaborative arrangements and efforts:

- Actively participates in Redwood Empire Hazardous Incident Team.
- Is a County Emergency Medical Services (EMS) System participant.
- Works with CAL FIRE in implementing vegetation fuel management grants to reduce vegetative fire hazards in and around the District, such as when the District as part of the UVFA cooperated with CAL FIRE on the Western Hills Fuel Break.

Regional Wildfire Plans

Regional plans also contribute to wildfire mitigation and readiness of the area. Mendocino County has three regional fire plans:

CAL FIRE Mendocino Unit Strategic Fire Plan. The Mendocino Unit Strategic Fire Plan was developed in 2020 by the CAL FIRE Mendocino Unit. It is focused on fire suppression capabilities and proposed pre-fire projects to reduce future fire impacts. The Plan expands on the broad goals set forth in the 2019 Strategic Fire Plan for California to establish an appropriate community context and was most recently updated in 2021.

The Mendocino County Community Wildfire Protection Plan (MCCWPP). The MCCWPP (2015) is a cooperative effort of the Mendocino County Fire Safe Council and CAL FIRE's Mendocino Unit, with input from local fire departments and engaged citizens. The Plan establishes goals and policies for pre-fire projects, local fire safe councils, mutual aid agreements and relationships, and establishes a Community Wildland Protection Plan.

Mendocino County Fire Vulnerability Analysis: The overall goal of the Mendocino County Fire Vulnerability Assessment (FVA) is to prevent loss of life, minimize property damage caused by wildfires and reduce recovery effort spending. To accomplish this, County areas and populations that are most vulnerable to fire (critical facilities, infrastructure, commercial buildings, vulnerable population locations and private property (residential units) have been identified and recommendations are made on how to improve the County's existing strategies and practices.

See Section 7.6, *Emergency Planning*, below for a discussion of other regional and local hazard mitigation and emergency response plans, including information related to evacuation. Water supply, fire protection and emergency response is also further discussed in Section 5.1 *Water*, and Section 5.6 *Emergency Services* in the Public Facilities, Services, and Infrastructure Element.

The following goals and policies address wildfire hazards in Ukiah.

Goals and Policies

SAF-4 *To maintain adequate and effective fire protection services for Ukiah. (Source: New Goal)*

SAF-4.1 **Fire Service Rating**

The City shall optimize the ISO ratings of the Ukiah Valley Fire Authority to Class 1 by prioritizing agency needs and balancing cost/quality trade-offs. *(Source: New Policy)*

SAF-4.2 **Fire Service Funding**

The City shall explore opportunities for increased funding for the Ukiah Valley Fire Authority in order to expand services appropriately. *(Source: New Policy)*

SAF-4.3 **Fire Protection Resources**

The City shall foster cooperative working relationships with public fire agencies, including CAL FIRE, to optimize fire protection resources within Ukiah. *(Source: New Policy)*

SAF-4.4 **Mutual Aid Participation**

The City shall continue to participate in existing mutual aid systems and agreements, and participate in opportunities for new agreements, to supplement the capacity of the Ukiah Valley Fire Authority. *(Source: New Policy)*

SAF-4.5 **Regional Fire Protection Plans**

The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans. *(Source: New Policy)*

SAF-4.6 **Local Fire Protection Plans**

The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs, particularly for new development in VHFHSZs. *(Source: New Policy)*

SAF-5 *To minimize wildland fire risk to protect life and property. (Source: Existing GP Goal SF-7, modified)*

SAF-5.1 Public Facilities Hazard Mitigation

The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones or areas lacking service. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard by requiring the incorporation of hazard mitigation measures during planned improvements. If facilities are proposed in areas lacking existing service, service shall be expanded to such areas to provide adequate fire protection. *(Source: New Policy)*

SAF-5.2 Vegetation and Fuel Management

The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code and Public Resources Code 4291. *(Source: New Policy)*

SAF-5.3 Evacuation Routes

The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99. The City shall also work with the County to update the Mendocino Evacuation Plan accordingly. *(Source: New Policy)*

SAF-5.4 Roadway Vegetation Clearance

The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards. *(Source: New Policy)*

SAF-5.5 Fuel Breaks

The City shall prioritize increasing funding for and the maintenance of appropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages. *(Source: New Policy)*

SAF-5.6 Water Supply Infrastructure

The City shall regularly assess the integrity of water supply infrastructure for existing and proposed development to ensure adequate fire suppression needs are met. *(Source: New Policy)*

SAF-5.7 Fire Code Compliance

The City shall require that all new or significantly renovated structures and facilities within Ukiah comply with local, State, and Federal regulatory standards including the California Building and Fire

Codes as well as other applicable fire safety standards, including but not limited to, Public Resources Code 4291. *(Source: New Policy)*

SAF-5.8 Site Design Standards for Fire Hazard Reduction

The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized. *(Source: New Policy)*

SAF-5.9 Adequate Water Supply Infrastructure

All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure. *(Source: New Policy)*

SAF-5.10 Fire Safety Education Programs

The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening. *(Source: Existing Policy SF-10.1, modified)*



For goals and policies relating to water supply, fire protection and emergency response please refer to Section 5.1 (Water) and Section 5.6 (Emergency Services) in the Public Facilities, Services, and Infrastructure Element.

7.6 Emergency Planning and Awareness

The State of California requires all municipal governments to prepare and plan for potential emergencies including natural, man-made, and health-related events. Ukiah seeks to keep residents, property, and infrastructure as safe as possible in the event of a disaster through land use controls, hazard mitigation and emergency response efforts, and community programs. The City also works with Mendocino County on a number of plans and programs to coordinate preparedness efforts and resources. Emergency preparedness efforts in Ukiah include:

- Participation in the Mendocino County Multi-Hazard Mitigation Plan
- Participation in the North Coast Opportunities Disaster Preparedness Training Programs
- Training for residents in community preparedness and resilience skills
- Upgrades to structures to comply with building and fire codes
- Support for and information on creating a Family Disaster Plan for residents

In addition to the plans discussed in Section 7.5, *Wildfire* above, Mendocino County, as well as the City of Ukiah maintains multiple emergency planning documents to prepare for regional emergency events and hazard risks. A summary of these plans is provided below.

Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City’s Jurisdictional Annex (Local Hazard Mitigation Plan): The MJHMP provides a discussion of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources.

The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a “jurisdictional annex” to the MJHMP). The MJHMP (and the City’s Jurisdictional Annex, which serves as the Local Hazard Mitigation Plan) was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA’s Local Hazard Mitigation Plan guidance. Within the City’s Annex, hazards are identified and profiled, people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City’s jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

Mendocino County Fire Vulnerability Assessment: As discussed in Section 7.5 *Wildfire* above, wildland fires in Mendocino County have historically burned thousands of acres and engendered considerable property loss with occasional loss of life. The overall goal of the Mendocino County Fire Vulnerability Assessment (FVA), which was adopted in August 2020, is to prevent loss of life, minimize property damage caused by wildfires and reduce recovery effort spending. To accomplish this, County areas and populations that are most vulnerable to fire have

been identified and recommendations are made on how to improve the County's existing strategies and practices. The Mendocino County Fire Vulnerability Assessment also lists and provides addresses for all critical public facilities and infrastructure.

Mendocino County/Operational Area Emergency Operations Plan (EOP): The Mendocino County EOP was adopted in September, 2016, and is in the process of being updated by the County. The Mendocino County EOP addresses response to and short term recovery from disasters and emergency situations affecting the Mendocino County Operational Area, which consists of the cities, special districts and the unincorporated areas of the County. This document serves as the legal and conceptual framework for emergency management in the Mendocino County Operational Area. However, notes that there are a number of separately published documents that support the EOP.

The Mendocino Evacuation Plan: The Mendocino Evacuation Plan (July, 2020) is an annex to the EOP and identifies evacuation routes within the County. This Plan describes existign conditions, access concerns, and strategies for managing evacuations which exceed the day-to-day capabilities of the various public safety agencies in Mendocino County. The City of Ukiah is identified as being located within "Planning Area 2" and "Zone 2f" of the Evacuation Plan. A detailed disucssion of Planning Area 2, including climate, disaster history, access issues, evacuation routes, and critical infrastructure and facilities is provided within the Evacuation Plan (p.72).

City of Ukiah Emergency Operation Plan: The City of Ukiah Emergency Operation Plan (May, 2021) is designed to ensure continuity of operations and essential services, such as police, fire, utilities, and other day-to-day operations during and after an emergency or disaster. This plan was developed in consultation with the Ukiah Disaster Council it complies with all local ordinances, state law, and aligns with contemporary emergency planning guidance. This plan serves as the primary guide for reducing emergency and disaster risk within the City of Ukiah, and establishes roles and procdures for deployment of the City's Emergency Operations Center. A current map of evacuation zones and routes is also maintained on the City of Ukiah's Office of Emergency Management webpage.

Additioanlly, a map of evacuation zones, and critical infrastructure such as hospitals, fire stations and law enforcement facilities is also maintained online by the County of Mendocino through their public Geographic Information System (GIS) portal. The following goals and policies address emergency planning and awareness in Ukiah. Emergency response is also further discussed in Section 5.6, *Emergency Services*, in the Public Facilities, Services, and Infrastructure Element.

Goals and Policies

SAF-6 *To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures. (Source: New Goal)*

SAF-6.1 Evacuation Route Coordination

The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, and evacuation routes and associated plans to assess their effectiveness. *(Source: New Policy)*

SAF-6.2 Hazard Mitigation Plan

The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events. *(Source: New Policy)*

SAF-6.3 Locally Focused Plans

The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events. *(Source: New Policy)*

7.7 Noise

The noise environment within a community often plays a significant role in the quality of life for residents and workers. When noise levels are excessive, they are often perceived as intrusive or irritating. Perception of noise is highly variable and can be influenced by the time of day, distance from the noise source, qualities of the noise source, and characteristics of the noise receptor. Given the range of factors that can impact noise perception, public agencies typically establish their noise standards in a manner that considers timing, receptor-types, and source-types.

Sensitive noise receptors are of critical significance to the assessment of noise within a community. Sensitive receptors are key locations or people within a community that may have increased sensitivity to noise levels. Sensitive receptors typically include, but are not limited to, schools, libraries, residences, hospitals, daycare facilities, elderly housing, and convalescent facilities. Cities and counties can protect the sensitive receptors within their communities by adopting land use policies that mandate the placement of significant noise producers away from sensitive receptors or require noise mitigation.

Noise Measurement

Noise is typically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. Noise loudness is measured in decibels (dB). Decibels (dB) are based on a logarithmic scale that condenses the range in sound pressure levels to a more usable number range. A weighted decibel (dBA) is an additional measure of sound that adjusts the sound rating scale to levels consistent with the sensitivity range of the human ear. For example, people perceive a sound 10 dBA higher than another sound as being twice as loud, and 20 dBA higher as being four times as loud, and so forth. Everyday sounds normally range from 30 dBA (very quiet) to 100 dBA (very loud).

In California, land use compatibility is primarily measured using Community Noise Equivalent Level (CNEL). The CNEL rating is the average sound level over a 24-hour period, with a penalty of 5 dB added between 7 pm and 10 pm,

and a penalty of 10 dB added for the nighttime hours of 10 pm to 7 am. The noise levels identified within this element are discussed using dBA CNEL, unless otherwise indicated.

Office of Planning and Research


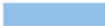


The State of California Office of Planning and Research (OPR) Noise Element Guidelines (Guidelines) include recommended noise level standards for cities and counties. The recommended standards may be used to prevent the development of land uses that are incompatible with the surrounding community due to noise impacts.

Figure 7-6 shows the OPR guidelines by land use category. For example, the OPR recommends a noise standard of 50 dBA CNEL to 60 dBA CNEL for residential-low density uses. This noise range is considered to be “normally acceptable” for residential uses, and areas where noise levels exceed 60 dBA CNEL would be deemed inappropriate for residential uses. Similar noise standards are recommended for a variety of land use types with varying levels of acceptable noise.

Figure 7-6 Typical Community Noise Exposure Level

Land Use Category	55	60	65	70	75	>80
Residential - Low-density Single-family, Duplex, Triplex, and Similar	Dark Blue	Dark Blue	Light Blue	Light Blue	Light Orange	Dark Orange
Residential - Multi Family	Dark Blue	Dark Blue	Light Blue	Light Blue	Light Orange	Dark Orange
Transient Lodging - Motels, Hotels	Dark Blue	Dark Blue	Light Blue	Light Blue	Light Orange	Dark Orange
Schools, Libraries, Churches, Hospitals, Nursing homes	Dark Blue	Dark Blue	Light Blue	Light Blue	Light Orange	Dark Orange
Auditoriums, Concert Halls, Amphitheaters	Dark Blue	Dark Blue	Light Orange	Light Orange	Light Orange	Dark Orange
Sports Arenas, Outdoor Spectator Sports	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Orange	Dark Orange
Playground, Neighborhood Parks	Dark Blue	Dark Blue	Dark Blue	Light Orange	Light Orange	Dark Orange
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Orange	Dark Orange
Office Buildings, Business Commercial and Professional	Dark Blue	Dark Blue	Dark Blue	Light Blue	Light Orange	Dark Orange
Industrial, Manufacturing, Utilities, Agriculture	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Light Blue	Dark Orange

Legend

<p></p> <p>Normally Acceptable Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p>	<p></p> <p>Conditionally Acceptable New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.</p>	<p></p> <p>Normally Unacceptable New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p>	<p></p> <p>Clearly Unacceptable New construction or development generally should not be undertaken.</p>
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Source: California Office of Planning and Research, General Plan Guidelines, 2017

Local Noise Standards

Article 6 of the Ukiah City Municipal Code regulates “unnecessary, excessive, and annoying noises” including stationary, temporary, and mobile noise sources in the city. Section 6048 sets noise limits for the different zones in the city. In addition to the identified ambient noise standard limitations, the Municipal Code describes limitation on noise by land use type. In an effort to better reflect current best practices the City will update the noise regulations outlined in Article 6 per Policy SAF-8.1 in this Element.

Local Noise Sources

Ukiah has a number of noise sources located within and near the city that affects residents and are taken into account in making land use decisions. Stationary sources of noise include local businesses and operations that generate noise from a single point. Non-stationary sources are mobile sources of noise that move within and through the city, and generally consist of transportation-related noise sources (Figure 7-7).

Stationary Noise Sources

Ukiah Municipal Airport: Airport noise can impact surrounding sensitive receptors including residential uses, schools, and certain public facilities like libraries and hospitals. There is currently one airport within the City of Ukiah, the Ukiah Municipal Airport. The Ukiah Municipal Airport Land Use Compatibility Plan establishes criteria and policies to be used by the Mendocino County Airport Land Use Commission in assessing compatibility between the public-use airports in Mendocino County and the proposed land uses in the airport adjacent areas. The Plan establishes airport compatibility zones, which were adopted into the City of Ukiah Municipal Airport Master Plan. The compatibility zones impose additional standards for proposed developments in order to mitigate airport impacts.

Industrial Operations: Industrial operations located in close proximity to residential land uses generate stationary noise impacts within Ukiah. Common noise sources associated with industrial operations include but are not limited to: delivery trucks, loading and unloading activity, generators, lumber tools, mechanical equipment.

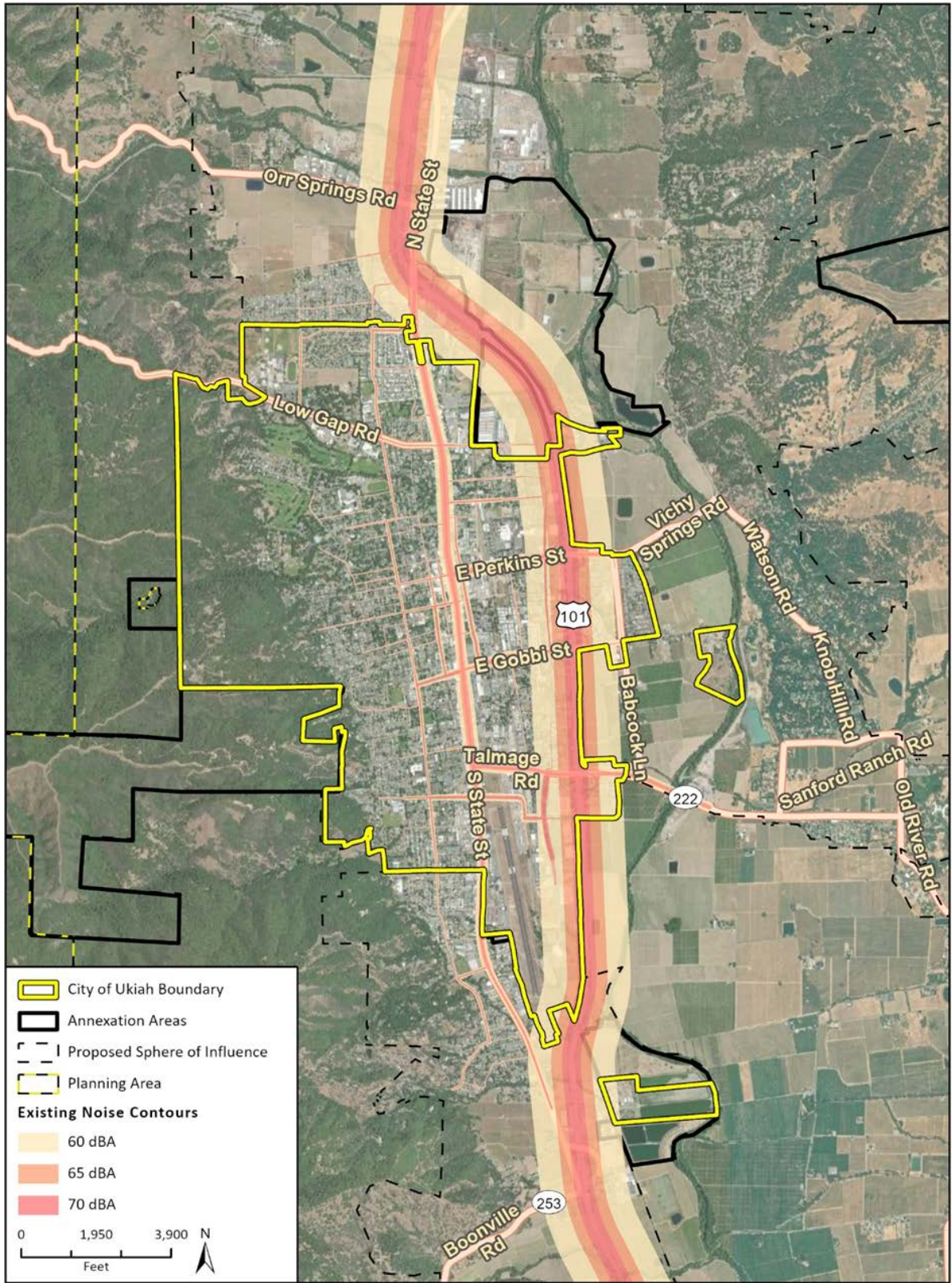
Commercial Operations: Commercial operations located adjacent to residential land uses generate stationary noise impacts within Ukiah. Common noise sources associated with commercial operations include but are not limited to: generators, speakers, HVAC equipment, and delivery trucks.

Non-stationary Noise Sources

Vehicular: The primary source of non-stationary noise in Ukiah is vehicular traffic, predominantly generated by nearby highways and major corridors. California Highway 101, which traverses the city’s southeastern, eastern and northeastern edge, is the largest source of non-stationary noise. Traffic noise also develops from high traffic corridors including, North State Street, East Gobbi Street, and East Perkins Street.

Construction: Construction activity is a common source of noise in residential neighborhoods and can lead to increased noise impacts as a result of the increase in traffic-related noise associated employees traveling to and from the construction site, and from construction equipment operations.

Figure 7-7 Existing Traffic Noise Contours

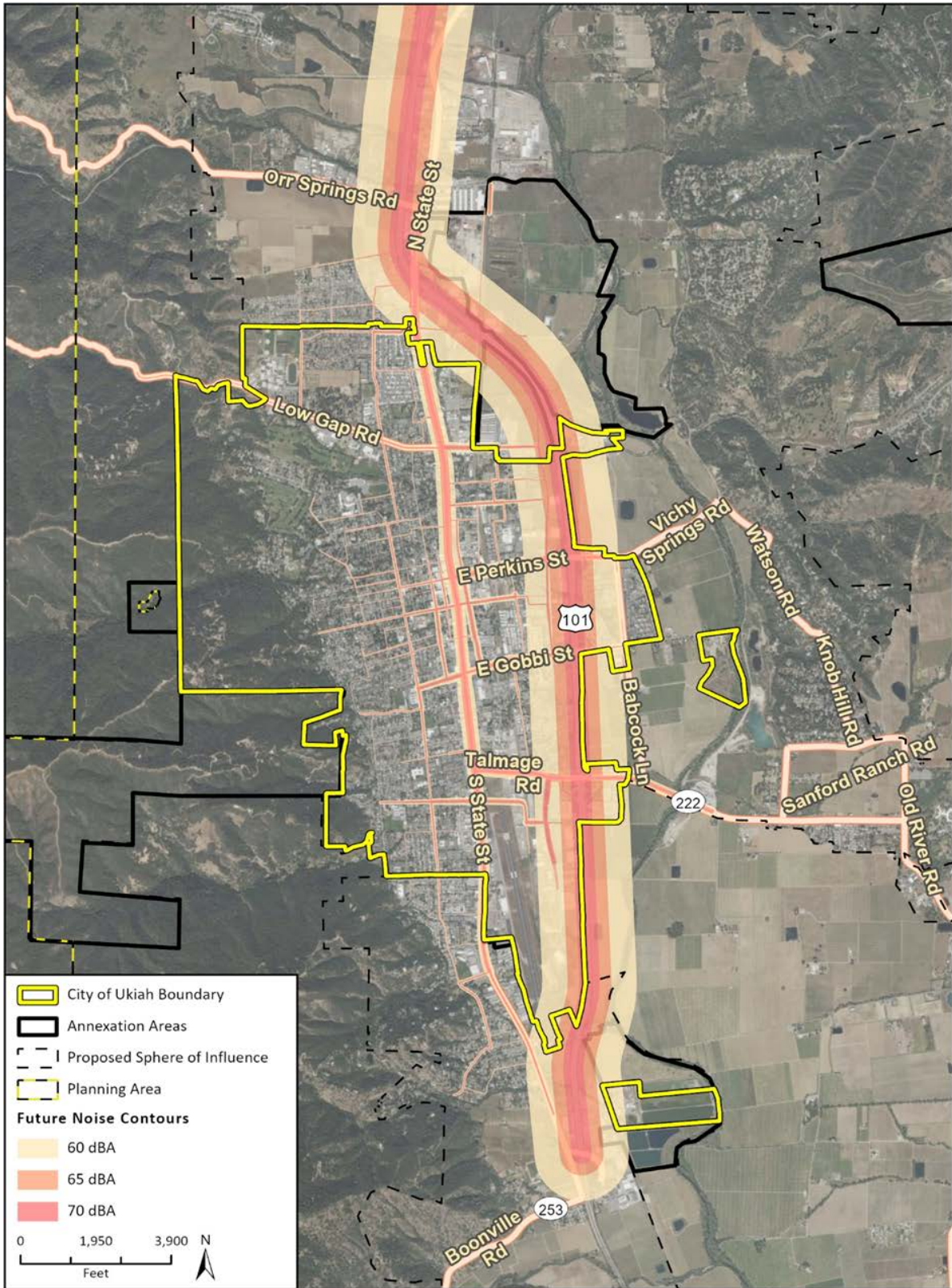


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Future (2040) Noise Contours

The future noise contours for the City of Ukiah are depicted in Figure 7-8 below. Implementation of Ukiah 2040 could result in additional buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to traffic noise. The traffic noise increase shown in Figure 7-8 results from the difference between the projected future noise level and the existing noise levels. The following Ukiah 2040 proposed goals and policies are intended to help reduce traffic-related noise associated with future buildout.

Figure 7-8 2040 Traffic Noise Contours



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Noise Contours
2040 Noise Contours Overview Map

Goals and Policies

SAF-7 *To stabilize or reduce transportation noise impacts on residential uses. (Source: Existing GP Goal NZ-1)*

SAF-7.1 Noise Inventory

The City shall inventory noise contours for major traffic corridors and the airport. *(Source: Existing Policy NZ-1.1)*

SAF-7.2 Sound Attenuation Strategies

The City shall require all new residential development located along major transportation corridors to incorporate sound attenuation strategies to mitigate noise levels to acceptable levels. *(Source: New Policy)*

SAF-7.3 Airport Noise Disclosure

The City shall require disclosure of potential airport noise impacts for property transactions located within the 55 to 65 decibel airport noise contours. *(Source: Existing Policy NZ-1.5- Modified)*

SAF-7.4 Airport Noise Attenuation

The City shall require the incorporation of sound reducing measures in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. *(Source: New Policy)*

SAF-7.5 Roadway Expansion

The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). *(Source: Existing Program NZ-1.2c, modified)*

SAF-7.6 Noise Equipment

The City shall require that commercial passenger service aircraft comply with the best available noise equipment standards to reduce noise impacts on the ground. *(Source: Existing Program NZ-1.4c)*

SAF-8 *To reduce noise impacts through the enforcement of appropriate building and land use codes. (Source: Existing GP Goal NZ-2- Modified)*

SAF-8.1 Update Noise Attenuation Standards

The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards. *(Source: New Policy)*

SAF-8.2 Noise Impact Analysis

The City shall ensure adequate analysis of noise impacts when reviewing project permits. *(Source: Existing Policy NZ-2.2)*

SAF-8.3 Noise Attenuation Requirements

The City shall require all new commercial and manufacturing uses that could produce excessive noise to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. *(Source: New Policy)*

SAF-8.4 Acoustical Studies

The City shall require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures. *(Source: New Policy)*

7.8 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>A Building and Zoning Code The City shall review and update the building and zoning code upon amendments to the California Building Code, Alquist-Priolo Act, and all published regulations related to development and construction. <i>(Source: New Implementation Program)</i></p>	SAF – 1.1	Community Development					■
<p>B Geotechnical Report The City shall update Municipal Code with provisions to require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. <i>(Source: UVAP, HS1.1c)</i></p>	SAF – 1.2	Community Development		■			
<p>C Resilient Infrastructure The City shall reach out to property owners of privately owned critical facilities (e.g., hospitals, emergency shelters) and coordinate building inspections to evaluate the ability of the buildings to withstands moderate to significant earthquakes and to address any deficiencies identified. <i>(Source: New Implementation Program)</i></p>	SAF – 1.3	Community Development					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>D Resilient Infrastructure The City shall continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings and provide ongoing information regarding earthquake risks, precautions, retrofitting options, and available funding mechanisms. <i>(Source: MJHMP, 2021, modified)</i></p>	SAF – 1.4	Community Development					■
<p>E Floodplain Development The City shall review and update the City Code to incorporate FEMA Flood Insurance Program standards and regulations for development within identified floodplains or areas subject to inundation by a one-hundred-year flood. The standards shall prohibit development within floodways except as permitted by Federal Emergency Management Agency Flood Insurance Program. <i>(Source: Existing Program SF-3.1a)</i></p>	SAF – 3.1 SAF – 3.2 SAF – 3.3	Community Development		■			
<p>F Resilient Communities The City shall coordinate and collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available through handouts, outreach meetings, and online resources to persons with limited transportation, communication, and other lifeline resources and services. <i>(Source: New Implementation Program)</i></p>	SAF -2.1 SAF -2.2	City Manager Ukiah Valley Fire Authority	■				

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
G Storm Drain Maintenance for Flood Control The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows. <i>(Source: New Implementation Program)</i>	SAF – 3.1 SAF – 3.3	Public Works					■
H Fire Protection Rating Monitor the City’s fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies. <i>(Source: New Implementation Program)</i>	SAF – 4.1	City Manager Ukiah Valley Fire Authority				■	
I Insurance Services Officer (ISO) The City shall work with the County, special districts, and the State to implement ISO recommendations and take steps necessary to maintain or improve the areas’ ISO Rating. <i>(Source: Existing Program SF-6.1a)</i>	SAF – 4.1	City Manager Community Development					■
J Fire Service Funding The City shall explore opportunities such as state and federal grants and partnerships with other organizations for increased funding related to fire risk mitigation. Funding opportunities for private landowners will be promoted through City communications channels. <i>(Source: New Implementation Program)</i>	SAF – 4.2	Ukiah Valley Fire Authority					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
K Fire Liaison Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues. <i>(Source: New Implementation Program)</i>	SAF – 4.3	City Manager Ukiiah Valley Fire Authority					■
L Mutual Aid Participation The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiiah Valley Fire Authority. <i>(Source: New Implementation Program)</i>	SAF – 4.4	City Manager Ukiiah Valley Fire Authority					■
M Regional Fire Protection Plans The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly review and update regional fire protection plans, such as the Mendocino County Wildfire Protection Plan, Mendocino County Fire Vulnerability Analysis, Mendocino County/Operational Area Emergency Operations Plan, Mendocino Evacuation Plan, etc. <i>(Source: New Implementation Program)</i>	SAF – 4.5 SAF- 5.3	City Manager CAL FIRE Mendocino Mendocino County Fire Safe Council					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>N Local Fire Protection Plans</p> <p>The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs. If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:</p> <ul style="list-style-type: none"> • Risk Analysis. • Fire Response Capabilities • Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance. • Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification. • Wildfire Education Maintenance and Limitations. <p><i>(Source: New Implementation Program)</i></p>	SAF – 4.6	<p>City Manager</p> <hr/> <p>Ukiah Valley Fire Authority</p>					■
<p>O Fire Safety Standards</p> <p>The City shall review the Ukiah City Code every five years to confirm compliance with all applicable State regulatory standards related to fire safety and update the Code as necessary.</p> <p><i>(Source: New Implementation Program)</i></p>	SAF – 5	Community Development	■	■	■		

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
P Fire Hazard Zone Update The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur. <i>(Source: New Implementation Program)</i>	SAF – 5	Community Development					■
Q Public Facilities Hazard Mitigation The City shall require the incorporation of hazard mitigation measures during planned improvements for public facilities located in the Very High Fire Hazard Severity Zone. <i>(Source: New Implementation Program)</i>	SAF – 5.1	Community Development					■
R Evacuation Route Standards The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards. <i>(Source: New Implementation Program)</i>	SAF – 5.2 SAF – 5.3 SAF – 6.1	City Manager Ukiah Valley Fire Authority Community Development	■				
S Out of Compliance Roadways The City shall identify all road networks in VHFHSZs that do not meet State standards outlined in Title 14, Chapter 7 of the California Code of Regulations and prepare recommendations and a program for bringing the roadways into compliance with State standards. <i>(Source: New Implementation Program)</i>	SAF – 5.4	Public Works Ukiah Valley Fire Authority		■			

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
T Fuel Break Assessment The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city. <i>(Source: New Implementation Program)</i>	SAF – 5.5	Community Development Ukiyah Valley Fire Authority		■			
U Cooperative Pest Management The City shall collaborate with state and federal land management agencies on pest and fuel management activities. <i>(Source: New Implementation Program)</i>	SAF – 5.5	Community Development Ukiyah Valley Fire Authority	■				
V Community Chipper Program The City shall participate annually and expand the Mendocino County Fire Safe Council’s Community Chipper Program to provide a free service to chip and haul limbs and brush for residences defensible space. <i>(Source: New Implementation Program)</i>	SAF – 5.5	Community Development Ukiyah Valley Fire Authority Mendocino County Fire Safe Council				■	
W Water Supply Infrastructure The City shall regularly assess the integrity of existing water supply infrastructure through water tests and inspections of water lines. Future development will be assessed to ensure adequate water for fire suppression needs is provided. Developments in areas with adequate water supply infrastructure will be prioritized. <i>(Source: New Implementation Program)</i>	SAF – 5.6 SAF – 5.9	Public Works				■	

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
X Hillside Development Standards The City shall review and update the Hillside Development Standards outlined within the Ukiah City Code by 2030 for consistency with new wildfire safety legislation. <i>(Source: New Implementation Program)</i>	SAF – 5.7 SAF – 5.8 SAF – 5.10	Community Development	■				
Y Site Design Standards The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions. <i>(Source: New Implementation Program)</i>	SAF – 5.8	Community Development Ukiah Valley Fire Authority				■	
Z Public Information Program The City shall develop a comprehensive public information program related to fire safety to inform residents, particularly those that include at-risk populations, of present hazards and strategies for mitigation. <i>(Source: New Implementation Program)</i>	SAF – 5.10	City Manager Ukiah Valley Fire Authority			■		
AA Communities at Risk The City shall identify and map existing multi-family housing, group homes, or other community housing located in VHFHSZs and require the development of adequate evacuation or shelter in place plans. <i>(Source: New Implementation Program)</i>	SAF – 5.10	City Manager Community Development Police Department Ukiah Valley Fire Authority	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
BB Fire Safety Education The City shall coordinate with the Ukiah Valley Fire Authority to schedule and host annual public meetings to review established wildfire prevention and protection measures as well as emergency response plans, especially evacuation plans and routes. <i>(Source: New Implementation Program)</i>	SAF – 5.10	City Manager Ukiah Valley Fire Authority				■	
CC Mendocino MJHMP The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan. <i>(Source: New Implementation Program)</i>	SAF – 6.2	Police Department Community Development	■				
DD Mendocino County EOP The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan. This shall include developing a plan for repopulation and redevelopment after large disaster events. <i>(Source: New Implementation Program)</i>	SAF – 6.3	Police Department City Manager Community Development	■	■	■		
EE Sound Attenuation Regulations The City shall require any new residential development located along a major transportation corridor to reduce any potential noise impacts to a less than significant level by using current best practices, including building materials, site design, barriers and berms, and other methods of noise reduction. <i>(Source: New Implementation Program)</i>	SAF – 7.2	Community Development	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>FF Airport Disclosure</p> <p>The City shall prepare an ordinance requiring that the following statement be included in all property transactions or as a part of the issuance of use permits for property or projects within the airport's area of influence, both core and peripheral.</p> <ul style="list-style-type: none"> <i>This project/residence is in close proximity to the Ukiah Municipal Airport which is a major noise generating source. Development in this area will be subject to overflights of aircraft taking off from and landing at the airport. These aircraft include privately-owned corporate jets and firefighting air tankers from the California Department of Forestry. It is anticipated that the volume of traffic and resulting noise may increase in future years.</i> <p><i>(Source: Existing Program NZ-1.5a)</i></p>	SAF – 7.3	Planning Services Building Services	■	■			
<p>GG Airport Noise Attenuation</p> <p>The City shall update the Municipal Code to require the incorporation of sound reducing measures, as needed, in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. <i>(Source: New Implementation Program)</i></p>	SAF – 7.4	Planning Services Building Services	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
HH Roadway Expansion The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads where such expansion has the potential to result in a noise impact that can be feasibly mitigated. Examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). <i>(Source: New Implementation Program)</i>	SAF – 7.5	Public Works Department					■
II Noise Attenuation The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards, and to include a requirement for all new commercial and manufacturing uses that could produce noise that exceeds the noise limit regulations listed in Article 6 to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. <i>(Source: New Implementation Program)</i>	SAF – 8.1 SAF – 8.3	Planning Services <hr/> Building Services	■				■

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
JJ Noise Impact Analysis Where noise analysis has been required as a condition of project approval, the City shall ensure adequate analysis of noise impacts when reviewing project permits by requiring noise details and specifications as part of the submittal packet. <i>(Source: Existing Policy NZ-2.2)</i>	SAF – 8.2	Planning Services <hr/> Building Services					■
KK Acoustical Studies The City shall add provision to Municipal Code to require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures. <i>(Source: New Implementation Program)</i>	SAF – 8.4	Planning Services <hr/> Building Services					■

Links to Referenced Documents and Plans

California Geological Survey (CGS) Map Sheet 58, Susceptibility to Deep-Seated Landslides in California, 2011.
http://www.conservation.ca.gov/cgs/Documents/Publications/Map-Sheets/MS_058.pdf

City of Ukiah 2040 General Plan Land Use Element (Draft)
http://ukiah2040.com/images/docs/UKGP_02_PRD_LU_Element_2022_08_02_BG.pdf

Ukiah City Code Section 5200 (SRA Regulations adopted into City Code)
<https://www.codepublishing.com/CA/Ukiah/#!/html/Ukiah06/Ukiah0603-0100.html>

Ukiah City Code Section 9135-9139 (Hillside Overlay District)
<https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1100.html>

CAL FIRE Mendocino Unit Strategic Fire Plan https://osfm.fire.ca.gov/media/cisd30yl/2021_meu_fireplan.pdf

The Mendocino County Community Wildfire Protection Plan <https://firesafemendocino.org/mccwpp/>

Mendocino County Fire Vulnerability Analysis
<https://www.mendocinocog.org/files/7261d7732/FireVulnerabilityAssessment.pdf>

City of Ukiah 2040 General Plan Public Facilities, Services, and Infrastructure Element (Draft)
http://ukiah2040.com/images/docs/UKGP_05_PRD_PFS_Element_2022_08_02_BG.pdf

Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), Vol. 1
<https://www.mendocinocounty.org/home/showpublisheddocument/43436/637587367488300000>

MJHMP, Vol. 2
<https://www.mendocinocounty.org/home/showpublisheddocument/43438/637587367973030000>

MJHMP-City of Ukiah Jurisdictional Annex <https://cityofukiah.com/wp-content/uploads/2021/10/Mendocino-MJHMP-City-of-Ukiah.pdf>

Mendocino County/Operational Area Emergency Operations Plan
<https://www.mendocinocounty.org/home/showpublisheddocument/8211/636329380557000000>

The Mendocino Evacuation Plan
<https://www.mendocinocog.org/files/cbb6532a3/%2307c+EvacuationPlan071520.pdf>.

City of Ukiah Emergency Operation Plan <https://cityofukiah.com/wp-content/uploads/2021/10/City-of-Ukiah-Emergency-Operation-Plan.pdf>

City of Ukiah's Office of Emergency Management webpage <https://cityofukiah.com/office-of-emergency-management/>

County of Mendocino Geographic Information System (GIS) evacuation map and critical facilities
<https://gis.mendocinocounty.org/portal/apps/webappviewer/index.html?id=96e8ab92ca234a74b66a9df596108e34>