



Ukiah Valley Fire District Board of Directors Regular Meeting **AGENDA**

(to be held both at the physical and virtual locations below)

Civic Center Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/87886371755>

Or you can call in using your telephone only:

- Call (toll free) 1 669 444 9171
- Enter the Access Code: 878 8637 1755
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

October 14, 2025 - 6:00 PM

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

The Ukiah Valley Fire District Board of Directors welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the District Board when this matter is considered. If you wish to speak on a matter that is not on this agenda that is within the subject matter jurisdiction of the Ukiah Valley Fire District, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

5. APPROVAL OF MINUTES

5.a. Approval of the Minutes for the August 12, 2025, Regular Meeting.

Recommended Action: Approve the Minutes for the August 12, 2025, Regular Meeting

Attachments:

1. 2025-08-12 UVFD Draft Minutes

6. UNFINISHED BUSINESS - DISCUSSION/ACTION

6.a. Adoption of an Ordinance of the Ukiah Valley Fire District Adopting the 2025 Edition of the California Fire Code, Part 9, with Amendments, as Well as the 2025 Edition of the California Wildland-Urban Interface Code, Part 7, Regulating and Governing the Safeguarding of Life and

Property From Fire and Explosion, and Providing for the Issuance of Permits, and Repealing All Other Ordinances and Parts of Ordinances of the Ukiah Valley Fire District in Conflict Herewith.
Recommended Action: Adopt an Ordinance of the Ukiah Valley Fire District Adopting the 2025 Edition of the California Fire Code, Part 9, with Amendments, as Well as the 2025 Edition of the California Wildland-Urban Interface Code, Part 7, Regulating and Governing the Safeguarding of Life and Property From Fire and Explosion, and Providing for the Issuance of Permits, and Repealing All Other Ordinances and Parts of Ordinances of the Ukiah Valley Fire District in Conflict Herewith.

Attachments:

1. Clean ORDINANCE NO 2025-XX UVFA
2. Redline ORDINANCE NO 2025-xx UVFA

7. NEW BUSINESS - DISCUSSION/ACTION

- 7.a. Receive the Final Ukiah Valley Fire District Annual Mitigation Fee Report for Fiscal Year 2024–25.

Recommended Action: Receive the final Ukiah Valley Fire District Annual Mitigation Fee Report for Fiscal Year 2024–25.

Attachments:

1. Annual Mitigation Report FY 2024-25
2. 2023-06 Resolution Impact Fee Nexus Study-City

8. COMMUNICATIONS RECEIVED AND FILED - INFORMATION

9. DIRECTOR'S REPORT

10. CHIEFS REPORTS

11. ADJOURNMENT

Please be advised that the Ukiah Valley Fire District complies with ADA requirements and needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. Materials related to an item on this Agenda submitted to the Ukiah Valley Fire District after distribution of the Agenda Packet, are available for public inspection at the front counter at the Ukiah Valley Fire District Office, 1500 South State Street, Ukiah, CA 95482, during normal business hours Monday through Friday, 8:00 am to 4:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at the following location: Ukiah Valley Fire District Office - 1500 South State Street; Ukiah, California; and online not less than 72 hours prior to the meeting set forth on this agenda. To view the meeting, click on the name of the meeting at: www.cityofukiah.com/meetings.

Araceli Sandoval, Deputy City Clerk

Dated: 10/9/25



UKIAH VALLEY FIRE DISTRICT BOARD OF DIRECTORS
 GREGORY CAVALIN – SCOTT CRATTY – KEVIN JENNINGS – MICHAEL GRAHAM – PETE BUSHBY

REGULAR MEETING MINUTES

Civic Center Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482 Zoom Link:
<https://us06web.zoom.us/j/87886371755>

August 12, 2025
6:00 P.M.

1. CALL TO ORDER and ROLL CALL

The Ukiah Valley Fire District Board of Directors met at a Regular Meeting on August 12, 2025, having been legally noticed on August 7, 2025. The meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/87886371755>. President Bushby called the meeting to order at 6:00 p.m. with the following **Directors Present:** Scott Cratty, Michael Graham, Kevin Jennings, and Pete Bushby. **Directors Absent:** Gregory Cavalin. **Staff Present:** Eric Singleton, Battalion Chief; Justin Buckingham, Battalion Chief; Matt Keizer, City of Ukiah Chief Building Official; and Araceli Sandoval, Clerk of the Board.

PRESIDENT BUSHBY PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Director Graham.

3. ANNOUNCEMENTS

No announcements were received.

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

*No public comments were received.
 Clerk states that there were no members of the public.*

5. APPROVAL OF MINUTES

a. Approval of the Minutes of June 10, 2025, a Regular Meeting.

Motion/Second: Jennings/Graham to approve the Regular meeting minutes of June 10, 2025, as submitted. Motion **carried** by the following roll call votes: AYES: Cratty, Graham, Jennings, and Bushby. NOES: None. ABSENT: Cavalin. ABSTAIN: None.

6. UNFINISHED BUSINESS

a. Adoption of an Ordinance Adopting the Updated Fire Hazard Severity Zone Map for the Ukiah Valley Fire District Local Responsibility Area, as Released by the California Department of Forestry and Fire Protection (CAL FIRE) Under the Direction of the Office of the State Fire Marshal (OSFM).

Presenter: Matt Keizer, City of Ukiah Chief Building Official.

No public comment was received.

Motion/Second: Jennings/Cratty to adopt the Ordinance adopting the updated Fire Hazard Severity Zone Map for the Ukiah Valley Fire District Local Responsibility Area, as released by CAL FIRE under the direction of the OSFM. Motion **carried** by the following roll call votes: AYES: Cratty, Graham, Jennings, and Bushby. NOES: None. ABSENT: Cavalin. ABSTAIN: None.

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE UKIAH VALLEY FIRE DISTRICT DESIGNATING FIRE HAZARD SEVERITY ZONES WITHIN THE UKIAH VALLEY FIRE DISTRICT LOCAL RESPONSIBILITY AREA

7. **NEW BUSINESS**

a. Adoption of Resolution Acknowledging a Report on the District's Compliance with SB1205 and California Health and Safety Code Section 13146.4.

Presenter: Matt Keizer, City of Ukiah Chief Building Official.

No public comment was received.

Motion/Second: Jennings/Graham to adopt Resolution (2025-03) acknowledging acceptance of a report on the Ukiah Valley Fire District's compliance with SB1205 and California Health and Safety Code Section 13146.4. Motion **carried** by the following roll call votes: AYES: Cratty, Graham, Jennings, and Bushby. NOES: None. ABSENT: Cavalin. ABSTAIN: None.

b. Introduction of an Ordinance by Title Only and Adoption of the Corresponding Resolution of the Ukiah Valley Fire District Adopting the 2025 Edition of the California Fire Code, Part 9, With Amendments, as Well as the 2025 Edition of the California Wildland-Urban Interface Code, Part 7, Regulating and Governing the Safeguarding of Life and Property From Fire and Explosion, and Providing for the Issuance of Permits, and Repealing All Other Ordinances and Parts of Ordinances of the Ukiah Valley Fire District in Conflict Herewith.

Presenter: Matt Keizer, City of Ukiah Chief Building Official.

No public comment was received.

Motion/Second: Jennings/Graham to introduce the ordinance by title only. Motion **carried** by the following roll call votes: AYES: Cratty, Graham, Jennings, and Bushby. NOES: None. ABSENT: Cavalin. ABSTAIN: None.

Clerk of the Board, Araceli Sandoval, read the following ordinance title into the record:

AN ORDINANCE OF THE UKIAH VALLEY FIRE DISTRICT ADOPTING THE 2025 EDITION OF THE CALIFORNIA FIRE CODE PART 9 WITH AMENDMENTS, AS WELL AS THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE, PART 7 REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION AND FOR PROVIDING FOR THE ISSUANCE OF PERMITS, REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES OF THE UKIAH VALLEY FIRE DISTRICT IN CONFLICT HEREWITH.

Motion/Second: Jennings/Cratty to introduce an ordinance adopting the 2025 California Fire Code and the 2025 WUI Code, and adopt a Resolution (2025-04) establishing the findings of fact, including additions or amendments, to address local conditions. Motion **carried** by the following roll call votes: AYES: Cratty, Graham, Jennings, and Bushby. NOES: None. ABSENT: Cavalin. ABSTAIN: None.

c. Discussion and Possible Adoption of the Final Fiscal Year 2025–26 Budget through Resolution for the Ukiah Valley Fire District.

Presenter: Justin Buckingham, Battalion Chief and Eric Singleton, Battalion Chief.

No public comment was received.

Motion/Second: Cratty/Jennings to adopt the final Fiscal Year 2025–26 budget for the Ukiah Valley Fire District through Resolution (2025-05). Motion **carried** by the following roll call votes: AYES: Cratty, Graham, Jennings, and Bushby. NOES: None. ABSENT: Cavalin. ABSTAIN: None.

d. Approval and Adoption of Fiscal Year 2025–26 Ukiah Valley Fire District Gann Limit Resolution.

Presenter: Eric Singleton, Battalion Chief.

No public comment was received.

Motion/Second: Jennings/Graham to approve and adopt the Gann Limit Resolution (2025-06) for Fiscal Year 2025–26. Motion **carried** by the following roll call votes: AYES: Cratty, Graham, Jennings, and Bushby. NOES: None. ABSENT: Cavalin. ABSTAIN: None.

8. COMMUNICATIONS RECEIVED AND FILED – INFORMATION

Clerk stated that no communications had been received.

9. DIRECTOR’S REPORT

No reports received.

10. CHIEF’S REPORT

Report was received.

11. ADJOURNMENT

There being no further business, the meeting adjourned at 6:57 p.m.

Pete Bushby, Board President

Araceli Sandoval, Clerk of the Board



AGENDA SUMMARY REPORT

SUBJECT: Adoption of an Ordinance of the Ukiah Valley Fire District Adopting the 2025 Edition of the California Fire Code, Part 9, with Amendments, as Well as the 2025 Edition of the California Wildland-Urban Interface Code, Part 7, Regulating and Governing the Safeguarding of Life and Property From Fire and Explosion, and Providing for the Issuance of Permits, and Repealing All Other Ordinances and Parts of Ordinances of the Ukiah Valley Fire District in Conflict Herewith.

DEPARTMENT: Community Development

PREPARED BY: Matt Keizer, Chief Building Official / Fire Code Official UVFD

PRESENTER: Matt Keizer, Chief Building Official / Fire Code Official UVFD

ATTACHMENTS:

1. Clean ORDINANCE NO 2025-XX UVFA
2. Redline ORDINANCE NO 2025-xx UVFA

Summary:The Ukiah Valley Fire District will consider adoption of an ordinance to adopt the 2025 California Fire Code and the 2025 WUI Code.

Background:The California Fire Code is part of the California Building Standards Code, and a new edition is published every three years by order of the California State Legislature. These new building and fire standards take effect January 1, 2026, unless otherwise stipulated.

A city or district may establish more restrictive standards when reasonably necessary due to local climatic, geological, or topographical conditions. These findings of local conditions and adopted local standards must be filed with the California Building Standards Commission to become effective. Previous additions and amendments do not apply without appropriate adoption.

Discussion:The Ukiah Valley Fire District has begun the process of adopting the updated 2025 California Fire Code and amending the Fire District's current Fire Prevention Code Section to include the changes of the 2025 California Fire Code and other considerations to increase safety.

In an ongoing effort to provide more consistency in the application of the Fire Codes with the greater Ukiah Valley, the Ukiah Valley Fire District shall work closely with the City of Ukiah in the evaluation of the changes to the 2025 Fire Code and creating additions and amendments to address local issues. There are no additional amendments or requested changes to the 2025 Fire Code for this code cycle.

Staff recommends adopting the ordinance (Attachment 1 - Clean and Attachment 2 - Redline) adopting the 2025 California Fire Code and the 2025 WUI Code.

Recommended Action:Adopt an Ordinance of the Ukiah Valley Fire District Adopting the 2025 Edition of the California Fire Code, Part 9, with Amendments, as Well as the 2025 Edition of the California Wildland-Urban Interface Code, Part 7, Regulating and Governing the Safeguarding of Life and Property From Fire and Explosion,

and Providing for the Issuance of Permits, and Repealing All Other Ordinances and Parts of Ordinances of the Ukiah Valley Fire District in Conflict Herewith.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH:

Approved:



Doug Hutchison, Fire Chief

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE UKIAH VALLEY FIRE DISTRICT ADOPTING THE 2025 EDITION OF THE CALIFORNIA FIRE CODE PART 9 WITH AMENDMENTS, AS WELL AS THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE, PART 7 REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION AND FOR PROVIDING FOR THE ISSUANCE OF PERMITS, REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES OF THE UKIAH VALLEY FIRE DISTRICT IN CONFLICT HEREWITH.

The Board of Directors of the Ukiah Valley Fire District does ordain as follows:

Part 1. That the California Fire Code, 2025 edition, including Appendix Chapter 4 and Appendices B, BB, C, CC, D, E, F, G, H, I, K, N, and O as published by the International Code Council, as well as the 2025 edition of the California Wildland-Urban Interface Code (WUI), including Appendix A, B, and F as published by the International Code Council, and is hereby adopted as the Fire Code of the Ukiah Valley Fire District in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Ukiah Valley Fire District are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Part 2 of this Ordinance.

Part 2. That the following sections of the 2025 edition of the California Wildland-Urban Interface Code are hereby amended and changed in the following respects:

Section 101.1 Title of Chapter 1 is amended to read as follows:

101.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code of the Ukiah Valley Fire District, hereinafter referred to as “this code.”

Section 103.1 Creation of agency. The Ukiah Valley Fire District is hereby created, and the official in charge thereof shall be known as the Fire Code Official. The function of this agency shall be the implementation, administration, and enforcement of the provisions of this code.

That the following sections of the 2025 edition of the California Fire Code are hereby amended and changed in the following respects:

Section 101.1 Title of Chapter 1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Ukiah Valley Fire District, hereinafter referred to as “this code.”

Section 105.1 General of Chapter 1 is amended to read as follows:

105.1 General. Permits shall be in accordance with Sections 105.1.1 through 105.6.25 or other provisions of this code as required by the Ukiah Valley Fire District.

Section 112 Board of Appeals Established of Chapter 1 is amended to read as follows:

112.1 Board of Appeals Established. In order to hear and decide appeals of orders, decisions, or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be the Board of Directors of the Ukiah Valley Fire District or a sub-committee as appointed by the Board of Directors of the Ukiah Valley Fire District. The fire code official shall be an ex-officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the Appellant with a duplicate copy to the fire code official.

Section 112.3 Qualifications of Chapter 1 is deleted.

Section 112.5 Appeals Process of Chapter 1 is added to read as follows:

112.5 Appeals Process. The appeals process for appeals of orders, decisions, or determinations made by the fire code official relative to the application and interpretation of this code shall be defined by sections 112.5.1 through 112.5.5.

Section 112.5.1 Initiating Appeal of Chapter 1 is added to read as follows:

Section 112.5.1 Initiating Appeal. Any beneficially interested party has the right to appeal the order served by the fire code official by filing a written “NOTICE OF APPEAL” with the office of the fire code official within ten days after service of such order and upon payment of the sum of \$150. In the event the order of the fire code official is overturned following the appeal, the fee shall be returned. The notice shall state the order appealed from, the identity and mailing address of the Appellant, and the specific grounds upon which the appeal is made.

Section 112.5.2 Stay of Order of Chapter 1 is added to read as follows:

Section 112.5.2 Stay of Order. The timely filing of a properly completed notice of appeal shall have the effect of staying the implementation of the order appealed from until the final decision of the appeal. Failure to file a timely notice of appeal waives any right to further challenge the order of the fire code official. “File” means delivered to the office of the fire code official at 300 Seminary Ln, Ukiah, California 95482.

Exception: Orders affecting acts or conditions which in the opinion of the fire code official, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion, or release are enforceable when made and are not stayed by the filing of a notice of appeal.

Section 112.5.3 Hearing of Appeal of Chapter 1 is added to read as follows:

Section 112.5.3 Hearing of Appeal. Following is the process for establishing and hearing appeals:

The Board of Appeals, or the secretary thereof, shall set the matter to be heard at a date within thirty (30) days of receipt of such notice of appeal. Written notice of the time and place set for hearing shall be served on the Appellant by first class mail to the mailing address given in the notice of appeal. A hearing may not be conducted less than 20 days after notice is given to the applicant. The Board of Appeals may adopt rules governing the conduct of its hearings. Those rules shall include, at least, the following:

1. The fire code official shall submit evidence at the hearing substantiating his/her decision. Such evidence may include testimony, fire district, police or other reports of the incident, witness statements, and other documents. Not less than 10 days prior to the scheduled hearing, the fire code official must notify the Appellant of the name, address, and phone number of any witness to the violation and furnish the Appellant with a copy of any document the fire code official intends to submit at the hearing. Not less than seven (7) days prior to the hearing, the Appellant may request the fire code official to produce at the hearing any witness he/she intends to rely upon to substantiate the violation. The written request must name the witness or witnesses who are requested to attend the hearing. The fire code official may not rely on the testimony of any witness (including such testimony contained in reports or written witness statements) whose appearance at the hearing is required by this subsection if that witness fails to appear.

2. Not less than 10 days prior to the hearing, the Appellant must notify the fire code official in writing of the name, address, and phone number of any witness the Appellant intends to call as a witness at the hearing, provide a brief description of the proposed testimony, and furnish the fire code official with a copy of any document the Appellant intends to offer as evidence at the hearing. The Appellant may not call any witness to testify at the hearing who was not identified as required by this subsection or offer any document as evidence at the hearing that was not provided to the fire code official as required by this subsection.

3. At the hearing, the Appellant may be represented by an attorney, at the Appellant's expense. Both the fire code official and the Appellant shall have the right to examine and cross-examine any witness produced at the hearing. The rules of evidence that normally apply in court shall not apply in a hearing before the Board of Appeals, but it shall only consider evidence that would be relied upon by reasonable people making an important decision and shall disregard evidence that by its nature is unreliable or not credible.

4. The entire hearing shall be electronically or stenographically recorded. The Board of Appeals shall base its decision exclusively on the evidence presented at the hearing and shall issue a written decision, which includes a statement of the relevant facts that it finds to be true and explains how the facts support its decision. The record of the hearing shall be preserved for not less than six (6) months after the decision is served on the Appellant.

Section 112.5.4 Hearing Decision of Chapter 1 is added to read as follows:

Section 112.5.4 Hearing Decision. The chairperson of the Board of Appeals shall issue the written decision required by subsection 4 of Section 112.4 Hearing of appeal. The Board of Appeals may issue a decision affirming, modifying, or vacating the order of the fire code official. The decision shall be in writing and shall be served upon the Appellant by first class mail to the mailing address given in the notice of appeal. The hearing decision shall include notice of the Appellant's right to seek review of the decision pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6.

Section 112.5.5 Finality of the Decision of the Board of Appeals of Chapter 1 is added to read as follows:

Section 112.5.5 Finality of the Decision of the Board of Appeals. The decision of the Board of Appeals shall be the final decision for the District. The Board of Appeals shall have the power to continue any hearing and may, at its discretion, take the appeal under submission. The Board of Appeals shall render a decision not later than the seventh (7th) day following the date the matter was taken under submission, and forthwith notify the interested parties as previously set forth.

Section 112.5.6 Appeal to Superior Court of Chapter 1 is added to read as follows:

Section 112.5.6 Appeal to Superior Court. Judicial review of the decision of the Board of Appeals shall be governed by the Code of Civil Procedure Sections 1094.5 and 1094.6.

Section 112.5.7 Enforcement of Decision of Chapter 1 is added to read as follows:

Section 112.5.7 Enforcement of Decision. Unless stayed by a court, any final decision of the Board of Appeals is effective immediately and may be implemented and enforced by the District. The remedies provided by this code are cumulative and in addition to any other remedies available at law or in equity.

1. Causing, permitting, aiding, abetting, or concealing a violation of any provision of this ordinance shall constitute a violation.
2. Violations of this code are hereby declared to be public nuisances.
3. A violation of this code constitutes a misdemeanor/infraction punishable by a fine of \$1,000 or by imprisonment in the County jail for six months, or both.
4. In addition to other remedies provided by this ordinance or by other law, any violation of this ordinance may be remedied by a civil action brought by the District, including, for example, administrative or judicial nuisance abatement proceedings, other legally authorized enforcement proceedings, and suits for injunctive relief.

Section 113.4 Violation Penalties of Chapter 1 is amended to read as follows:

Section 113.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor/infraction. The first citation within a 12-month period, for violations of the Fire Code and any amendments adopted herein, shall be treated as a Civil Penalty payable directly to the Ukiah Valley Fire District and is set at \$250.00 plus the actual costs of all inspections required to gain compliance at the current rate set by the Ukiah Valley Fire District, per hour with a 1-hour minimum. Said civil penalties shall be a debt owed to the District by the person responsible for the violation within thirty (30) days after the date of mailing of the citation unless an appeal is filed as provided in this section. Upon failure to pay the civil penalty when due, the responsible person shall be liable in a civil action brought by the Ukiah Valley Fire District for such penalty and costs of the litigation, including reasonable attorney's fees.

Any subsequent citations within a twenty-four (24) month period for any violations of the Fire Code and any amendments adopted herein shall be misdemeanors/infractions, and shall be subject to the penalties set forth herein, or a civil penalty shall be assessed in the sum of \$500.00 plus the actual costs of all inspections required to gain compliance at the rate set from time to time by the Ukiah Valley Fire District. The imposition of a penalty for any violation shall not excuse the violation or permit it to continue and all such persons shall be required to correct or remedy such violations or defects within a reasonable time. When not otherwise specified, each day that a violation occurs or continues after a final notice has been delivered shall constitute a separate offense. The application of both penalties shall be held to prevent the enforced correction of the prohibited condition. Nothing contained in this Section shall be construed or interpreted to prevent the Ukiah Valley Fire District from recovering all costs associated with a Fire District response as described in Ordinance 2004-1 or subsequent cost recovery ordinances.

Any violation of any provision of this Chapter shall constitute a public nuisance and shall entitle the Ukiah Valley Fire District to collect the costs of abatement and related administrative costs by a nuisance abatement lien as more particularly set forth in Government Code Section 38773.1, and by special assessment to be collected by the County Tax Collector as more particularly set forth in Government Code Section 38773.5. At least thirty (30) days prior to recordation of the lien, or submission of the report to the Tax Collector for collection of this special assessment, the record owner shall receive notice from the Chief of the Ukiah Valley Fire District of the intent to charge the property owner for all administrative costs associated with enforcement of this Ordinance and abatement of the nuisance. The notice shall include a summary of costs associated with enforcement of this Ordinance and abatement of the nuisance. The property owner may appeal the Chief's decision to the Board of Directors of the Ukiah Valley Fire District within fifteen (15) days of the date of the notice and request a public hearing prior to recordation of the lien or submission of the report to the County Tax Collector for collection of the special assessment. In addition to the foregoing, the Ukiah Valley Fire District is authorized to prosecute a civil action to collect such abatement costs from the property owner or other person in possession or control of the affected property and shall be entitled to recover such abatement costs, together with the cost of litigation, including reasonable attorney's fees.

Any person receiving a citation for a civil penalty pursuant to Section 112.3, Violation Penalties of Chapter 1, may file an appeal per Section 111.5 through 111.5.7 of this code against the imposition of the civil penalty or response costs and expense.

Section 114.4 Failure to Comply of Chapter 1 is amended to read as follows:

Section 114.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine payable directly to the Ukiah Valley Fire District set at not less than \$250.00 or more than \$1000.00 plus the actual costs of all inspections required to gain compliance at the rate set from time to time by the Ukiah Valley Fire District. This civil penalty shall be a debt owed to the District by the person responsible for the violation within thirty (30) days after the date of mailing of the citation unless an appeal is filed as provided for in Section 112.5.

Section 503 Fire Apparatus Access Roads in its entirety.

Section 503.4.2, Roadway Design Features, of Chapter 5 is hereby added to read as follows:

Section 503.3 Marking of Chapter 5 is hereby added to read as follows:

Section 503.3 Marking Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire access roadways as provided by Vehicle Code section 22500.1 (public) or 22658(a) (private).

Section 505.1 Address Identification of Chapter 5 is hereby amended to read as follows:

Section 505.1 Address Identification. Approved numbers and/or addresses shall be placed and maintained on all new and existing buildings and at appropriate additional locations so as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the minimum standards as to size: 4" high with a 0.5" stroke for residential buildings, 6" high with a 0.5" stroke for commercial and multi-residential buildings, and 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the fire code official, such as rear access doors, building corners,

and entrances to commercial centers. The fire code official may establish different minimum sizes for numbers for various categories of projects.

Section 505.3 Easement Address Signs of Chapter 5 is hereby added to read as follows:

Section 505.3 Easement Address Signs. All easements, which are not named differently from the roadway from which they originate, shall have an address sign installed and maintained, listing all street numbers occurring on that easement, located where the easement intersects the named roadway. The minimum size of numbers on that sign shall be 4” in height with a minimum stroke of 0.5” and shall contrast with the background.

Section 505.4 Map Directories of Chapter 5 is hereby added to read as follows:

Section 505.4 Map Directories. A lighted directory map, meeting current Fire District standards, shall be installed at each driveway entrance to multiple unit residential projects and mobile home parks, where the numbers of units in such projects exceed 15.

Section 505.5 Response Map Updates of Chapter 5 is hereby added to read as follows:

Section 505.5 Response Map Updates. Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways, or similar features, shall be required to provide map updates in a format (PDF and/or CAD format as approved by the fire code official) or compatible with current District mapping services and shall be charged a reasonable fee for updating all response maps.

Section 506.1 Key box where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL1037, and shall contain keys to gain necessary access as required by the fire code official.

Section 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers where required by the fire code official.

Section 506.2 Key Box Maintenance. The operator of the building shall immediately notify the fire code official and provide a new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Section 506.3 Emergency Electrical Disconnects of Chapter 5 is hereby added as follows:

Section 506.3 Emergency Electrical Disconnects. Where access to main electrical control panels requires entry to, and passage through, portions of a structure that may be involved with fire, smoke, gasses, hazardous materials, or which otherwise present unsafe conditions to emergency personnel, the fire code official may require that a means of remotely disconnecting electrical service to the structure be provided. This means of remotely disconnecting electrical service shall be by a secured key switch mechanism approved by the Fire District.

Section 1201.4 Alternate Power Sources of Chapter 12 is hereby added to read as follows:

Section 1201.4 Alternate Power Sources. All permanent installations of electrical generators, wind generators, or other power sources shall be approved by the building code official. All applicable provisions of the California Electrical Code, the California Plumbing Code, the California Building Code, California Residential Code, and this Code shall be followed for any such installation. Permanent

engraved and affixed signage, red in color, reading “WARNING – This premise is provided with an Alternate Power source, Disconnection of commercial power may not disable the electric power source”. Lettering shall be a minimum of ½” tall and shall be permanently affixed on each electrical panel subject to back-feed from alternate power sources. Any and all power disabling switches shall be clearly labeled.

Section 903.2 Where required of Chapter 9 is hereby amended to read as herein provided. This Section shall not amend the portion commencing and following Section 903.2.1

Section 903.2 Where required. Approved automatic sprinkler systems in new, additions to existing, remodeled, added to or altered buildings and structures shall be provided in the locations described in this section.

- A. Approved automatic sprinkler systems shall be provided in new buildings and structures requiring a fire flow of 2,000 gallons per minute (GPM) or greater as determined by Appendix B of this code.
- B. Approved automatic sprinkler systems shall be provided in additions to existing structures where the new total building area would require a fire flow of 2,000 gallons per minute (GPM) or greater as determined by Appendix B of this code.
- C. Approved automatic sprinkler systems shall be provided in existing structures where improvements occur during any three (3) year period which meet the definition of a “substantial remodel” and requiring a fire flow of 2,000 gallons per minute (GPM) or greater as determined by Appendix B of this code.
 - Exception:** Projects which are solely complying with statutory regulations (examples may be Health and Safety Codes, earthquake/seismic, American Disabilities Act (ADA), or façade improvements) will not trigger this requirement.
- D. Approved automatic sprinkler systems shall be provided in new structures exceeding 30 feet in height above the lowest grade level.
- E. Approved automatic sprinkler systems shall be provided in those new, additions to existing, remodeled, added to or altered buildings and structures which require a fire flow, as determined by Appendix B of this code, in excess of the capability of the available water supply.
- F. Approved automatic sprinkler systems shall be installed per 903.3.1.3 in new mobile homes, and manufactured homes.
- G. For purposes of this Section, “substantial remodel” shall mean the alteration of any structure which combined with any additions to the structure, performed within any three (3) year period, affects an area of work that exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the area of work for all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes.

Definition: Area of work: (For the purpose of determining the square footage affected by a construction permit.) An area, where work activity takes place for which a permit is required plus 5 feet in all directions and does not include adjacent spaces where no work requiring a permit is being done.

Example: A 10 foot walls are moved that will take two spaces and turn them into one. The only area of work would be the wall plus five feet on either side. Total square footage 100 square foot assuming there is no other work being done that would require a permit in the same space.

Section 3307.5 Where required of Chapter 33 is hereby amended to read as follows:

Section 3307.5 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed during construction for each story above or below the first-floor grade. Such standpipes shall be provided with fire department hose connections at locations adjacent to stairways complying with Section 3307.1.2 Such standpipes shall be extended to the floor of the highest point of construction having secured decking or flooring.

Table B105.2 Buildings other than one- and two-family dwellings of Appendix B is hereby amended as follows:

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

Section BB105.1 Fire-Flow requirements for buildings of Appendix BB is hereby amended as follows:

Section BB105.1 *The minimum fire flow and flow duration for school buildings shall be specified in Table BB105.1.*

Exception: A reduction in required fire flow of up to 50 percent is allowed when the building is provided with an approved automatic sprinkler system.

§5201 DEFINITIONS

In the California Fire Code, herein adopted, the terms used therein shall comply with the common construction given to and usage of them in the City and as hereinafter defined.

§5202 ENFORCEMENT

A. The California Fire Code (CFC) herein adopted shall be enforced by the Chief of the Valley Fire District who is hereby appointed to supervise the Bureau of Fire Prevention and such regularly employed members of said district District in accordance with the applicable provisions of the California Fire Code.

B. Section 104.3 of the California Fire Code is amended by adding subsection 104.3.2 thereto as follows:

For the purpose of providing and maintaining functions necessary for the prevention of fire and for the protection of life and property from fire and panic, there is hereby established a "self-inspection program" assuring that certain California building code (CBC) group B, F, H, L, M, and S occupancies within the city are inspected on an annual basis for fire safety.

The Ukiah Fire District shall deliver, by hand or by mail, "self-inspection worksheet" and "business and emergency record" forms as established from time to time by said District to certain CBC group B, F, H, L, M, & S occupancies within the city on an annual basis, or as may be initiated through the business license application process.

The owner or manager of said occupancy or person in highest authority in said occupancy shall be allowed thirty (30) days from issue date, as noted on the self-inspection worksheet, in which to conduct an inspection for fire safety, correct any deficiencies, complete said forms, and return completed forms to the Ukiah Valley Fire District as directed by the fire chief or his designee.

Any person who fails to comply with the requirements to return said forms duly completed and to correct the deficiencies noted in said occupancies within thirty (30) days of the issuance of said forms shall be guilty of an infraction, punishable by a fine of \$100 for a first offense, \$500 for a second offense and \$1,000 for a third or subsequent offense.

Part 3. That the geographic limits referred to in certain sections of the 2025 edition of the California Fire Code are hereby established as follows:

Section 5704.2.9.6.1 The geographic limits referred to in Section 5704.2.9.6.1 of the 2025 edition of the California Fire Code in which storage of Class I, Class II, and liquids in outside aboveground tanks is prohibited are amended as follows: In all residential areas and in all heavily populated or congested commercial areas as established by the County of Mendocino, and agricultural land of less than two (2) acres.

Section 5706.2.4.4 The geographic limits referred to in Section 5706.2.4.4. of the 2025 edition of the California Fire Code in which storage of Class I, Class II, and liquids in aboveground tanks is prohibited are amended as follows: In all residential areas and in all heavily populated or congested commercial areas as established by the County of Mendocino, and agricultural land of less than two (2) acres.

Section 5806.2 The geographic limits referred to in the 2025 edition of the California Fire Code in which the storage of flammable cryogenic fluids in stationary containers are prohibited are hereby established as follows: in all residential areas and in heavily populated or congested commercial areas, as established by the County of Mendocino.

Section 6104.2 The geographic limits referred to in Section 6104.2 of the 2025 edition of the California Fire Code in which storage of liquefied petroleum gas, the

aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7,570 liters), is restricted, are amended as follows: In all residential areas and in all heavily populated or congested commercial areas as established by the County of Mendocino.

Part 4. Upon its effective date, this Ordinance shall supersede any and all previous ordinances adopting earlier versions of the California Fire Code, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Part 5. That if any part, subpart, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors of the Ukiah Valley Fire District hereby declares that it would have passed this Ordinance, and each part, subpart, clause, or phrase thereof, irrespective of the fact that any one or more parts, subparts, sentences, clauses, and phrases be declared unconstitutional.

Part 6. That nothing in this Ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Part 4 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Part 7. That the Fire Chief of the Ukiah Valley Fire District is hereby ordered and directed to cause a notice of this Ordinance to be published in a newspaper in general circulation in accordance with Section 6066 of the California Government Code. Within fifteen (15) days after adoption, the Fire Chief of the Ukiah Valley Fire District shall also post in the office of the Ukiah Valley Fire District, a certified copy of the full text of this Ordinance along with the names of those Board of Directors members voting for and against this Ordinance.

Part 8. That this Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force upon ratification by the County of Mendocino pursuant to Health and Safety Code Section 13869.7(c). This Ordinance shall remain in full force and effect until a subsequent superseding ordinance becomes effective.

Part 9. The Fire Chief, Chief Officers, Deputy Fire Marshal, Fire Code Official, and Fire Inspectors shall have the authority to arrest or to cite any person who violates any provision of this Ordinance involving the Fire Code or the California Building Standards Code regulations relating to fire and panic safety as adopted by the State Fire Marshal, in the manner provided for the arrest or release on citation and notice to appear with respect to misdemeanors or infractions, as prescribed by Chapters 5, 5c and 5d of Title 3, Part 2 of the California Penal Code, including Section 853.6, or as the same hereafter may be amended. It is the intent of the Board of Directors of the Ukiah Valley Fire District that the immunities provided in Penal Code Section 836.5 be applicable to the aforementioned officers and employees exercising their arrest or citation authority within the course and scope of their employment pursuant to this Ordinance.

Part 10. The Board of Directors of the Ukiah Valley Fire District finds adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) under the California Code of Regulation, Title 14, Chapter 3, Article 5, § 15061(b)(3).

The foregoing Ordinance 2025-XX was read and introduced at a regular meeting of the Board of Directors of the Ukiah Valley Fire District held on xx/xx/xxxx . A second reading occurred at a regular meeting of the Board held on xx/xx/xxxx . A public hearing was held at a regular meeting of the Board on xx/xx/xxxx , and finally adopted and ordered passed to print by the following vote, to wit:

AYE NAY ABSENT

BOARD MEMBER BUSHBY
BOARD MEMBER JENNINGS
BOARD MEMBER CRATTY
BOARD MEMBER GRAHAM
BOARD MEMBER CAVALIN

Peter Bushby, President

ATTEST: _____
, Secretary

ORDINANCE NO. 2025-XX23-1

AN ORDINANCE OF THE UKIAH VALLEY FIRE DISTRICT ADOPTING THE 202522 EDITION OF THE CALIFORNIA FIRE CODE PART 9 WITH AMENDMENTS, AS WELL AS THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE, PART 7 ~~National Fire Protection Association (NFPA) 1 CHAPTER 38~~, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION AND FOR PROVIDING FOR THE ISSUANCE OF PERMITS, REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES OF THE UKIAH VALLEY FIRE DISTRICT IN CONFLICT HEREWITH.

The Board of Directors of the Ukiah Valley Fire District does ordain as follows:

Part 1. That the California Fire Code, 202522 edition, including Appendix Chapter 4 and Appendices B, BB, C, CC, D, E, F, G, H, I, K, N, and O as published by the International Code Council, as well as the 2025 edition of the California Wildland-Urban Interface Code (WUI), including Appendix A, B, and F as published by the International Code Council,~~National Fire Protection Association (NFPA) 1 Chapter 38~~, ~~be~~ and is hereby adopted as the Fire Code of the Ukiah Valley Fire District in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Ukiah Valley Fire District are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Part 2 of this Ordinance.

Part 2. That the following sections of the 2025 edition of the California Wildland-Urban Interface Code are hereby amended and changed in the following respects:

Section 101.1 Title of Chapter 1 is amended to read as follows:

101.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code of the Ukiah Valley Fire District, hereinafter referred to as “this code.”

Section 103.1 Creation of agency. The Ukiah Valley Fire District is hereby created, and the official in charge thereof shall be known as the Fire Code Official. The function of this agency shall be the implementation, administration, and enforcement of the provisions of this code.

That the following sections of the 202522 edition of the California Fire Code are hereby amended and changed in the following respects:

Section 101.1 Title of Chapter 1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Ukiah Valley Fire District, hereinafter referred to as “this code.”

Section 105.1 General of Chapter 1 is amended to read as follows:

105.1 General. Permits shall be in accordance with Sections 105.1.1 through 105.6.254 or other provisions of this code as required by the Ukiah Valley Fire District.

Section 1121.1 Board of Appeals Established of Chapter 1 is amended to read as follows:

1121.1 Board of Appeals Established. In order to hear and decide appeals of orders, decisions, or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be the Board of Directors of the Ukiah Valley Fire District or a sub-committee as appointed by the Board of Directors of the Ukiah Valley Fire District. The fire code official shall be an ex-officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the Appellant with a duplicate copy to the fire code official.

Section 1121.3 Qualifications of Chapter 1 is deleted.

Section 1121.5 Appeals Process of Chapter 1 is added to read as follows:

1121.5 Appeals Process. The appeals process for appeals of orders, decisions, or determinations made by the fire code official relative to the application and interpretation of this code shall be defined by sections 1121.5.1 through 1121.5.5.

Section 1121.5.1 Initiating Appeal of Chapter 1 is added to read as follows:

Section 1121.5.1 Initiating Appeal. Any beneficially interested party has the right to appeal the order served by the fire code official by filing a written “NOTICE OF APPEAL” with the office of the fire code official within ten days after service of such order and upon payment of the sum of \$150. In the event the order of the fire code official is overturned following the appeal, the fee shall be returned. The notice shall state the order appealed from, the identity and mailing address of the Appellant, and the specific grounds upon which the appeal is made.

Section 1121.5.2 Stay of Order of Chapter 1 is added to read as follows:

Section 1121.5.2 Stay of Order. The timely filing of a properly completed notice of appeal shall have the effect of staying the implementation of the order appealed from until the final decision of the appeal. Failure to file a timely notice of appeal waives any right to further challenge the order of the fire code official. “File” means delivered to the office of the fire code official at 300 Seminary Ln, Ukiah, California 95482.

Exception: Orders affecting acts or conditions which in the opinion of the fire code official, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion, or release are enforceable when made and are not stayed by the filing of a notice of appeal.

Section 1121.5.3 Hearing of Appeal of Chapter 1 is added to read as follows:

Section 1121.5.3 Hearing of Appeal. Following is the process for establishing and hearing appeals:

The Board of Appeals, or the secretary thereof, shall set the matter to be heard at a date within thirty (30) days of receipt of such notice of appeal. Written notice of the time and place set for hearing shall be served on the Appellant by first class mail to the mailing address given in the notice of appeal. A hearing may not be conducted less than 20 days after notice is given to the applicant. The Board of Appeals may adopt rules governing the conduct of its hearings. Those rules shall include, at least, the following:

1. The fire code official shall submit evidence at the hearing substantiating his/her decision. Such evidence may include testimony, fire district, police or other reports of the incident, witness statements, and other documents. Not less than 10 days prior to the scheduled hearing, the fire code official must notify the Appellant of the name, address, and phone number of any witness to the violation and furnish

the Appellant with a copy of any document the fire code official intends to submit at the hearing. Not less than seven (7) days prior to the hearing, the Appellant may request the fire code official to produce at the hearing any witness he/she intends to rely upon to substantiate the violation. The written request must name the witness or witnesses who are requested to attend the hearing. The fire code official may not rely on the testimony of any witness (including such testimony contained in reports or written witness statements) whose appearance at the hearing is required by this subsection if that witness fails to appear.

2. Not less than 10 days prior to the hearing, the Appellant must notify the fire code official in writing of the name, address, and phone number of any witness the Appellant intends to call as a witness at the hearing, provide a brief description of the proposed testimony, and furnish the fire code official with a copy of any document the Appellant intends to offer as evidence at the hearing. The Appellant may not call any witness to testify at the hearing who was not identified as required by this subsection or offer any document as evidence at the hearing that was not provided to the fire code official as required by this subsection.

3. At the hearing, the Appellant may be represented by an attorney, at the Appellant's expense. Both the fire code official and the Appellant shall have the right to examine and cross-examine any witness produced at the hearing. The rules of evidence that normally apply in court shall not apply in a hearing before the Board of Appeals, but it shall only consider evidence that would be relied upon by reasonable people making an important decision and shall disregard evidence that by its nature is unreliable or not credible.

4. The entire hearing shall be electronically or stenographically recorded. The Board of Appeals shall base its decision exclusively on the evidence presented at the hearing and shall issue a written decision, which includes a statement of the relevant facts that it finds to be true and explains how the facts support its decision. The record of the hearing shall be preserved for not less than six (6) months after the decision is served on the Appellant.

Section 1121.5.4 Hearing Decision of Chapter 1 is added to read as follows:

Section 1121.5.4 Hearing Decision. The chairperson of the Board of Appeals shall issue the written decision required by subsection 4 of Section 1121.4.3 Hearing of appeal. The Board of Appeals may issue a decision affirming, modifying, or vacating the order of the fire code official. The decision shall be in writing and shall be served upon the Appellant by first class mail to the mailing address given in the notice of appeal. The hearing decision shall include notice of the Appellant's right to seek review of the decision pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6.

Section 1121.5.5 Finality of the Decision of the Board of Appeals of Chapter 1 is added to read as follows:

Section 1121.5.5 Finality of the Decision of the Board of Appeals. The decision of the Board of Appeals shall be the final decision for the District. The Board of Appeals shall have the power to continue any hearing and may, at its discretion, take the appeal under submission. The Board of Appeals shall render a decision not later than the seventh (7th) day following the date the matter was taken under submission, and forthwith notify the interested parties as previously set forth.

Section 1121.5.6 Appeal to Superior Court of Chapter 1 is added to read as follows:

Section 1121.5.6 Appeal to Superior Court. Judicial review of the decision of the Board of Appeals shall be governed by the Code of Civil Procedure Sections 1094.5 and 1094.6.

Section 1121.5.7 Enforcement of Decision of Chapter 1 is added to read as follows:

Section 1121.5.7 Enforcement of Decision. Unless stayed by a court, any final decision of the Board of Appeals is effective immediately and may be implemented and enforced by the District. The remedies provided by this code are cumulative and in addition to any other remedies available at law or in equity.

1. Causing, permitting, aiding, abetting, or concealing a violation of any provision of this ordinance shall constitute a violation.
2. Violations of this code are hereby declared to be public nuisances.
3. A violation of this code constitutes a misdemeanor/infraction punishable by a fine of \$1,000 or by imprisonment in the County jail for six months, or both.
4. In addition to other remedies provided by this ordinance or by other law, any violation of this ordinance may be remedied by a civil action brought by the District, including, for example, administrative or judicial nuisance abatement proceedings, other legally authorized enforcement proceedings, and suits for injunctive relief.

Section 1132.4 Violation Penalties of Chapter 1 is amended to read as follows:

Section 1132.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor/infraction. The first citation within a 12-month period, for violations of the Fire Code and any amendments adopted herein, shall be treated as a Civil Penalty payable directly to the Ukiah Valley Fire District and is set at \$250.00 plus the actual costs of all inspections required to gain compliance at the current rate set by the Ukiah Valley Fire District, per hour with a 1-hour minimum. Said civil penalties shall be a debt owed to the District by the person responsible for the violation within thirty (30) days after the date of mailing of the citation unless an appeal is filed as provided in this section. Upon failure to pay the civil penalty when due, the responsible person shall be liable in a civil action brought by the Ukiah Valley Fire District for such penalty and costs of the litigation, including reasonable attorney's fees.

Any subsequent citations within a twenty-four (24) month period for any violations of the Fire Code and any amendments adopted herein shall be misdemeanors/infractions, and shall be subject to the penalties set forth herein, or a civil penalty shall be assessed in the sum of \$500.00 plus the actual costs of all inspections required to gain compliance at the rate set from time to time by the Ukiah Valley Fire District. The imposition of a penalty for any violation shall not excuse the violation or permit it to continue and all such persons shall be required to correct or remedy such violations or defects within a reasonable time. When not otherwise specified, each day that a violation occurs or continues after a final notice has been delivered shall constitute a separate offense. The application of both penalties shall be held to prevent the enforced correction of the prohibited condition. Nothing contained in this Section shall be construed or interpreted to prevent the Ukiah Valley Fire District from recovering all costs associated with a Fire District response as described in Ordinance 2004-1 or subsequent cost recovery ordinances.

Any violation of any provision of this Chapter shall constitute a public nuisance and shall entitle the Ukiah Valley Fire District to collect the costs of abatement and related administrative costs by a nuisance abatement lien as more particularly set forth in Government Code Section 38773.1, and by special assessment to be collected by the County Tax Collector as more particularly set forth in Government Code Section 38773.5. At least thirty (30) days prior to recordation of the lien, or submission of the report to the Tax Collector for collection of this special assessment, the record owner shall receive notice from the Chief of the Ukiah Valley Fire District of the intent to charge the property owner for all administrative costs associated with enforcement of this Ordinance and abatement of the nuisance. The notice shall

include a summary of costs associated with enforcement of this Ordinance and abatement of the nuisance. The property owner may appeal the Chief's decision to the Board of Directors of the Ukiah Valley Fire District within fifteen (15) days of the date of the notice and request a public hearing prior to recordation of the lien or submission of the report to the County Tax Collector for collection of the special assessment. In addition to the foregoing, the Ukiah Valley Fire District is authorized to prosecute a civil action to collect such abatement costs from the property owner or other person in possession or control of the affected property and shall be entitled to recover such abatement costs, together with the cost of litigation, including reasonable attorney's fees.

Any person receiving a citation for a civil penalty pursuant to Section 112.3, Violation Penalties of Chapter 1, may file an appeal per Section 111.5 through 111.5.7 of this code against the imposition of the civil penalty or response costs and expense.

Section 1143.4 Failure to Comply of Chapter 1 is amended to read as follows:

Section 1143.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine payable directly to the Ukiah Valley Fire District set at not less than \$250.00 or more than \$1000.00 plus the actual costs of all inspections required to gain compliance at the rate set from time to time by the Ukiah Valley Fire District. This civil penalty shall be a debt owed to the District by the person responsible for the violation within thirty (30) days after the date of mailing of the citation unless an appeal is filed as provided for in Section ~~112.5.108.4~~.

~~Section 315.8 Lithium battery storage and handling, of Chapter 3, is hereby added to read as follows:~~

~~**315.8 Lithium battery storage and handling.** The storage and handling of lithium ion and lithium metal batteries or cells in quantities exceeding 1,000 pounds (4086 kg) shall comply with Sections 315.8.1 through 315.8.10, and Chapter 32 where applicable.~~

~~**315.8.1 Permits.** Permits shall be required as set forth in Section 105.6.27.~~

~~**315.8.2 Maximum quantity in a fire area.** The aggregate amount of lithium batteries stored and handled in a single fire area shall not exceed 9,000 pounds (4086 kg).~~

~~**315.8.3 Construction requirements.** Fire areas shall be separated from each other by fire barriers having not less than a 2-hour fire resistance rating constructed in accordance with Section 707 of the Building Code and horizontal assemblies constructed in accordance with Section 711 of the Building Code.~~

~~**315.8.4 Number of fire areas.** The maximum number of fire areas within a building shall be four.~~

~~**315.8.5 Group H, Division 2 occupancy.** Storage and handling of more than 9,000 pounds of lithium batteries per fire area shall be in an approved Group H, Division 2 occupancy constructed in accordance with the Building Code and provided throughout with approved automatic smoke detection and radiant energy detection systems.~~

~~**315.8.6 Automatic sprinkler system.** Buildings containing fire areas used for lithium battery storage or handling shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The design of the sprinkler system within each fire area shall not be less than that required for Extra Hazard Group 2 with a minimum design area of 2,500 square feet. Where the storage~~

arrangement is required by other provisions of this code to be provided with a higher level of sprinkler system protection, the higher level of sprinkler system protection shall be provided.

~~**315.8.7 Automatic smoke detection system.** An approved automatic smoke detection system that activates an approved occupant notification system shall be provided throughout each fire area in accordance with Section 907.~~

~~**315.8.8 Radiant energy detection.** An approved radiant energy detection system that activates an approved occupant notification system shall be installed throughout each fire area in accordance with Section 907.~~

~~**315.8.9 Collection containers.** Containers used to collect or store lithium batteries shall be noncombustible and shall not have an individual capacity exceeding 30 gallons (113.6 L); or be approved for transportation in accordance with the Department of Transportation (DOT).~~

~~**315.8.10 Storage configuration.** Lithium batteries shall be considered a high hazard commodity in accordance with Chapter 32 and where applicable, lithium battery storage shall comply with Chapter 32 in addition to Section 315.8.~~

Section 503 Fire Apparatus Access Roads in its entirety.

Section 503.4.2, Roadway Design Features, of Chapter 5 is hereby added to read as follows:

Section 503.3 ~~Marking-1 Fire Lane Designation~~ of Chapter 5 is hereby added to read as follows:

~~Section 503.3 Marking-1 Fire Lane Designation.~~ Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire access roadways as provided by Vehicle Code section 22500.1 (public) or 22658(a) (private).

Section 505.1 Address Identification of Chapter 5 is hereby amended to read as follows:

Section 505.1 Address Identification. Approved numbers and/or addresses shall be placed and maintained on all new and existing buildings and at appropriate additional locations so as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the minimum standards as to size: 4" high with a 0.5" stroke for residential buildings, 6" high with a 0.5" stroke for commercial and multi-residential buildings, and 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the fire code official, such as rear access doors, building corners, and entrances to commercial centers. The fire code official may establish different minimum sizes for numbers for various categories of projects.

Section 505.3 Easement Address Signs of Chapter 5 is hereby added to read as follows:

Section 505.3 Easement Address Signs. All easements, which are not named differently from the roadway from which they originate, shall have an address sign installed and maintained, listing all street numbers occurring on that easement, located where the easement intersects the named roadway. The minimum size of numbers on that sign shall be 4" in height with a minimum stroke of 0.5" and shall contrast with the background.

Section 505.4 Map Directories of Chapter 5 is hereby added to read as follows:

Section 505.4 Map Directories. A lighted directory map, meeting current Fire District standards, shall be installed at each driveway entrance to multiple unit residential projects and mobile home parks, where the numbers of units in such projects exceed 15.

Section 505.5 Response Map Updates of Chapter 5 is hereby added to read as follows:

Section 505.5 Response Map Updates. Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways, or similar features, shall be required to provide map updates in a format (PDF and/or CAD format as approved by the fire code official) or compatible with current District mapping services and shall be charged a reasonable fee for updating all response maps.

Section 506.1 Key box where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL1037, and shall contain keys to gain necessary access as required by the fire code official.

Section 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers where required by the fire code official.

Section 506.2 Key Box Maintenance. The operator of the building shall immediately notify the fire code official and provide a new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Section 506.3 Emergency Electrical Disconnects of Chapter 5 is hereby added as follows:

Section 506.3 Emergency Electrical Disconnects. Where access to main electrical control panels requires entry to, and passage through, portions of a structure that may be involved with fire, smoke, gasses, hazardous materials, or which otherwise present unsafe conditions to emergency personnel, the fire code official may require that a means of remotely disconnecting electrical service to the structure be provided. This means of remotely disconnecting electrical service shall be by a secured key switch mechanism approved by the Fire District.

Section 1201.4 Alternate Power Sources of Chapter 12 is hereby added to read as follows:

Section 1201.4 Alternate Power Sources. All permanent installations of electrical generators, wind generators, or other power sources shall be approved by the building code official. All applicable provisions of the California Electrical Code, the California Plumbing Code, the California Building Code, California Residential Code, and this Code shall be followed for any such installation. Permanent engraved and affixed signage, red in color, reading "WARNING – This premise is provided with an Alternate Power source, Disconnection of commercial power may not disable the electric power source". Lettering shall be a minimum of ½" tall and shall be permanently affixed on each electrical panel subject to back-feed from alternate power sources. Any and all power disabling switches shall be clearly labeled.

Section 903.2 Where required of Chapter 9 is hereby amended to read as herein provided. This Section shall not amend the portion commencing and following Section 903.2.1

Section 903.2 Where required. Approved automatic sprinkler systems in new, additions to existing, remodeled, added to or altered buildings and structures shall be provided in the locations described in this section.

- A. Approved automatic sprinkler systems shall be provided in new buildings and structures requiring a fire flow of 2,000 gallons per minute (GPM) or greater as determined by Appendix B of this code.
- B. Approved automatic sprinkler systems shall be provided in additions to existing structures where the new total building area would require a fire flow of 2,000 gallons per minute (GPM) or greater as determined by Appendix B of this code.
- C. Approved automatic sprinkler systems shall be provided in existing structures where improvements occur during any three (3) year period which meet the definition of a “substantial remodel” and requiring a fire flow of 2,000 gallons per minute (GPM) or greater as determined by Appendix B of this code.
 - Exception:** Projects which are solely complying with statutory regulations (examples may be Health and Safety Codes, earthquake/seismic, American Disabilities Act (ADA), or façade improvements) will not trigger this requirement.
- D. Approved automatic sprinkler systems shall be provided in new structures exceeding 30 feet in height above the lowest grade level.
- E. Approved automatic sprinkler systems shall be provided in those new, additions to existing, remodeled, added to or altered buildings and structures which require a fire flow, as determined by Appendix B of this code, in excess of the capability of the available water supply.
- F. Approved automatic sprinkler systems shall be installed per 903.3.1.3 in new mobile homes, and manufactured homes.
- G. For purposes of this Section, “substantial remodel” shall mean the alteration of any structure which combined with any additions to the structure, performed within any three (3) year period, affects an area of work that exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the area of work for all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes.

Definition: Area of work: (For the purpose of determining the square footage affected by a construction permit.) An area, where work activity takes place for which a permit is required plus 5 feet in all directions and does not include adjacent spaces where no work requiring a permit is being done.

Example: A 10 foot walls are moved that will take two spaces and turn them into one. The only area of work would be the wall plus five feet on either side. Total square footage 100 square foot assuming there is no other work being done that would require a permit in the same space.

Section 3307.514.1 Where required of Chapter 33 is hereby amended to read as follows:

Section 3307.514.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed during construction for each story above or below the first-floor grade. Such standpipes shall be provided with fire department hose connections at locations adjacent to stairways complying with Section 3307.1.2 Such standpipes shall be extended to the floor of the highest point of construction having secured decking or flooring.

Table B105.2 Buildings other than one- and two-family dwellings of Appendix B is hereby amended as follows:

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

Section BB105.1 Fire-Flow requirements for buildings of Appendix BB is hereby amended as follows:

Section BB105.1 *The minimum fire flow and flow duration for school buildings shall be specified in Table BB105.1.*

Exception: *A reduction in required fire flow of up to 50 percent is allowed when the building is provided with an approved automatic sprinkler system.*

§5201 DEFINITIONS

In the California Fire Code, herein adopted, the terms used therein shall comply with the common construction given to and usage of them in the City and as hereinafter defined.

§5202 ENFORCEMENT

A. The California Fire Code (CFC) herein adopted shall be enforced by the Chief of the Valley Fire District who is hereby appointed to supervise the Bureau of Fire Prevention and such regularly employed members of said district District in accordance with the applicable provisions of the California Fire Code.

B. Section 104.3 of the California Fire Code is amended by adding subsection 104.3.2 thereto as follows:

For the purpose of providing and maintaining functions necessary for the prevention of fire and for the protection of life and property from fire and panic, there is hereby established a "self-inspection program" assuring that certain California building code (CBC) group B, F, H, L, M, and S occupancies within the city are inspected on an annual basis for fire safety.

The Ukiah Fire District shall deliver, by hand or by mail, "self-inspection worksheet" and "business and emergency record" forms as established from time to time by said District to certain CBC group B, F, H, L, M, & S occupancies within the city on an annual basis, or as may be initiated through the business license application process.

The owner or manager of said occupancy or person in highest authority in said occupancy shall be allowed thirty (30) days from issue date, as noted on the self-inspection worksheet, in which to conduct an inspection for fire safety, correct any deficiencies, complete said forms, and return completed forms to the Ukiah Valley Fire District as directed by the fire chief or his designee.

Any person who fails to comply with the requirements to return said forms duly completed and to correct the deficiencies noted in said occupancies within thirty (30) days of the issuance of said forms shall be guilty of an infraction, punishable by a fine of \$100 for a first offense, \$500 for a second offense and \$1,000 for a third or subsequent offense.

Part 3. That the geographic limits referred to in certain sections of the 2025~~2~~ edition of the California Fire Code are hereby established as follows:

Section 5704.2.9.6.1 The geographic limits referred to in Section 5704.2.9.6.1 of the 2025~~2~~ edition of the California Fire Code in which storage of Class I, Class II, and liquids in outside aboveground tanks is prohibited are amended as follows: In all residential areas and in all heavily populated or congested commercial areas as established by the County of Mendocino, and agricultural land of less than two (2) acres.

Section 5706.2.4.4 The geographic limits referred to in Section 5706.2.4.4. of the 2025~~2~~ edition of the California Fire Code in which storage of Class I, Class II, and liquids in aboveground tanks is prohibited are amended as follows: In all residential areas and in all heavily populated or congested commercial areas as established by the County of Mendocino, and agricultural land of less than two (2) acres.

Section 5806.2 The geographic limits referred to in the 2025~~2~~ edition of the California Fire Code in which the storage of flammable cryogenic fluids in stationary containers are prohibited are hereby established as follows: in all residential areas and in heavily populated or congested commercial areas, as established by the County of Mendocino.

Section 6104.2 The geographic limits referred to in Section 6104.2 of the 2025~~2~~ edition of the California Fire Code in which storage of liquefied petroleum gas, the

aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7,570 liters), is restricted, are amended as follows: In all residential areas and in all heavily populated or congested commercial areas as established by the County of Mendocino.

Part 4. Upon its effective date, this Ordinance shall supersede any and all previous ordinances adopting earlier versions of the California Fire Code, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Part 5. That if any part, subpart, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Directors of the Ukiah Valley Fire District hereby declares that it would have passed this Ordinance, and each part, subpart, clause, or phrase thereof, irrespective of the fact that any one or more parts, subparts, sentences, clauses, and phrases be declared unconstitutional.

Part 6. That nothing in this Ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Part 4 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Part 7. That the Fire Chief of the Ukiah Valley Fire District is hereby ordered and directed to cause a notice of this Ordinance to be published in a newspaper in general circulation in accordance with Section 6066 of the California Government Code. Within fifteen (15) days after adoption, the Fire Chief of the Ukiah Valley Fire District shall also post in the office of the Ukiah Valley Fire District, a certified copy of the full text of this Ordinance along with the names of those Board of Directors members voting for and against this Ordinance.

Part 8. That this Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force upon ratification by the County of Mendocino pursuant to Health and Safety Code Section 13869.7(c). This Ordinance shall remain in full force and effect until a subsequent superseding ordinance becomes effective.

Part 9. The Fire Chief, Chief Officers, Deputy Fire Marshal, Fire Code Official, and Fire Inspectors shall have the authority to arrest or to cite any person who violates any provision of this Ordinance involving the Fire Code or the California Building Standards Code regulations relating to fire and panic safety as adopted by the State Fire Marshal, in the manner provided for the arrest or release on citation and notice to appear with respect to misdemeanors or infractions, as prescribed by Chapters 5, 5c and 5d of Title 3, Part 2 of the California Penal Code, including Section 853.6, or as the same hereafter may be amended. It is the intent of the Board of Directors of the Ukiah Valley Fire District that the immunities provided in Penal Code Section 836.5 be applicable to the aforementioned officers and employees exercising their arrest or citation authority within the course and scope of their employment pursuant to this Ordinance.

Part 10. The Board of Directors of the Ukiah Valley Fire District finds adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") under the California Code of Regulation, Title 14, Chapter 3, Article 5, § 15061(b)(3).

The foregoing Ordinance 202~~53-XXI~~ was read and introduced at a regular meeting of the Board of Directors of the Ukiah Valley Fire District held on ~~xx/xx/xxxx~~ 12/12/23. A second reading occurred at a regular meeting of the Board held on ~~xx/xx/xxxx~~ TBD. A public hearing was held at a regular meeting of the Board on ~~xx/xx/xxxx~~ TBD, and finally adopted and ordered passed to print by the following vote, to wit:

AYE NAY ABSENT

BOARD MEMBER ~~BUSHBY BAZZANI~~
BOARD MEMBER ~~JENNINGS BUSHBY~~
BOARD MEMBER ~~CRATTY BANKS~~
BOARD MEMBER GRAHAM
BOARD MEMBER ~~CAVALIN HAAS~~

Peter Bushby, President

ATTEST: _____
, Secretary



AGENDA SUMMARY REPORT

SUBJECT: Receive the Final Ukiah Valley Fire District Annual Mitigation Fee Report for Fiscal Year 2024–25.

DEPARTMENT: Fire

PREPARED BY: Eric Singleton, Battalion Chief

PRESENTER: Eric Singleton, Battalion Chief

ATTACHMENTS:

1. Annual Mitigation Report FY 2024-25
2. 2023-06 Resolution Impact Fee Nexus Study-City
3. 7a Corresponde Received - Eric Singleton

Summary:This agenda item provides the Board with the final Mitigation Fee Report for Fiscal Year 2024–25, detailing funds received and expended in accordance with the District’s adopted Fire Impact Fee Program.

Background:On November 28, 2023, the City of Ukiah adopted Resolution No. 2023-06 (Attachment #2) on behalf of the Ukiah Valley Protection District, requesting that the County of Mendocino and the City of Ukiah implement the Fire Impact Fee Program on the District’s behalf. As part of the resolution, the District is required to submit an annual report that outlines revenue received, expenditures made, and fund balances related to mitigation fees.

Attachment #1 provides the required information for Fiscal Year 2024–25, including the beginning and ending fund balances, total mitigation revenue received, and a summary of how funds were used.

Discussion:The Board is asked to review and receive the final Mitigation Fee Report for Fiscal Year 2024–25. The report outlines the use of mitigation funds to support fire protection infrastructure, equipment purchases, and other eligible needs in accordance with District priorities.

Recommended Action:Receive the final Ukiah Valley Fire District Annual Mitigation Fee Report for Fiscal Year 2024–25.

BUDGET AMENDMENT REQUIRED: NO

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Oliver MacDonald, Senior Accountant // Doug Hutchison, Fire Chief

Approved: _____

Doug Hutchison, Fire Chief



UKIAH VALLEY FIRE DISTRICT

1500 SOUTH STATE STREET ~ UKIAH, CA 95482

Phone: (707) 462-7921 ~ Fax: (707) 462-2938 ~ Email: dhutchison@cityofukiah.com

UVFD MITIGATION FEES REPORT

Summary of Activity as of June 30, 2025

ADDITIONS:

Mitigation Fee Revenue	\$ 53,574.00
Investment Income (loss)	\$ 929.00
TOTAL ADDITIONS	<u>\$ 54,503.00</u>

DEDUCTIONS:

Lover's Lane Mortgage (70% of payment cost)	\$ 20,720.00
Capital: Replacement Water Tender (10%of cost)	\$ 20,588.00
TOTAL DEDUCTIONS	<u>\$ 41,308.00</u>

Increase (Decrease) of Mitigation Fee-Related Funds	\$ 13,195.00
Beginning Balance, Mitigation Fee-Related Funds	\$ 75,815.00
ENDING BALANCE, Mitigation Fee-Related Funds	<u>\$ 89,010.00</u>

BOARD OF DIRECTORS

Gregory Cavalin ♦ Pete Bushby ♦ Scott Cratty ♦ Michael Graham ♦ Kevin Jennings

**RESOLUTION NO. 2023-06
OF THE BOARD OF DIRECTORS
OF THE UKIAH VALLEY FIRE DISTRICT
November 28th, 2023**

**RESOLUTION APPROVING THE UKIAH VALLEY FIRE DISTRICT FIRE
IMPACT FEE NEXUS STUDY AND REQUESTING THE CITY OF UKIAH
ADOPT AND IMPLEMENT THE PROPOSED FIRE IMPACT FEE PROGRAM
ON BEHALF OF THE DISTRICT**

WHEREAS, the Board of Directors of the Ukiah Valley Fire District ("District") recognizes that continuing development within the District places added responsibilities and costs to the District; and

WHEREAS, AB 1600 was adopted and codified in California Government Code Section 66000, allowing the establishing, increasing, or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified, and reasonable relationship to the development project was demonstrated; and

WHEREAS, the District Board of Directors ("District Board") desires to establish a new Fire Impact Fee program ("Fees or Fee Program") for the District to fund fire protection facilities, apparatus, and equipment necessary to mitigate the impacts caused by new development with the District's service area; and

WHEREAS, the District Board has received and considered the District's Fire Impact Fee Nexus Study prepared by SCI Consulting Group dated August 2023 Final Report ("Nexus Study") that provides the required information to establish a new Fire Impact Fee program.

NOW, THEREFORE, IT IS HEREBY RESOLVED that:

- 1) The District Board hereby receives and approves the Nexus Study.
- 2) After considering the Nexus Study, this Resolution, and after considering the testimony received at their November 28, 2023 meeting, the District hereby makes the following findings:
 - a) The District does not have existing fire protection facilities and equipment that could provide an adequate level of services to new development within the District's service area, and
 - b) The District does not have sufficient funds available to construct additional facilities and purchase additional equipment from fund balances, capital facility funds, property tax sources, fire suppression assessments, or any other available sources, and
 - c) The lack of additional fire protection facilities and equipment to service new development projects would create a situation that is dangerous to public health and safety if fire protection mitigation fees are not levied within the District, and
 - d) The Fee Program and the Fees proposed in the Nexus Study and approved pursuant to this Resolution are for the purposes of funding the cost of fire protection

and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the District's service area; and

- e) The fee proposed in the Nexus Study and approved pursuant to this Resolution will be used to expand the District's facilities and equipment, replace and expand the District's apparatus and vehicles to serve new development, and
 - f) The uses of the Fees proposed in the Nexus Study and approved pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed in that fee revenue from the development projects will be used to expand the District's facilities and equipment, and replace and expand the District's apparatus and vehicles to meet the additional demand generated by the new residents and employees and new structural area created by the development projects, and
 - g) The Fees proposed in the Nexus Study, and approved pursuant to this Resolution, bear a reasonable relationship to the need for fire protection and emergency response facilities, apparatus, and equipment in that each development project will create additional need for the District's fire protection and emergency response services and a corresponding need for new or expanded facilities, apparatus, and equipment. The Fees will be imposed on different types of development projects in proportion to the additional service population generated and structural area created by new development projects, and
 - h) The Nexus Study demonstrates that there is a reasonable relationship between the amount of the fee and the cost of the fire protection facilities, apparatus, and equipment attributable to the development on which the fee is imposed in that the costs are based upon the level of existing development served by the District's existing fire protection facilities and applied proportionately land use categories in proportion to the need they create for expanded fire facilities, apparatus, and equipment.
- 3) The District finds pursuant to the California Environmental Quality Act ("CEQA"), this action is not a "project" because the Resolution provides a mechanism for funding fire protection and emergency response facilities, apparatus, and equipment but does not involve a commitment to any specific project for such purposes that may result in a potentially significant impact on the environment. (CEQA Guidelines § 15378.)
- 4) The District does hereby approve the following Fees on new development which shall be collected upon issuance of a building permit:

<u>Land Use</u>	<u>Fire Impact Fees</u>
<u>Residential Development</u>	<u>Per Living Area Sq. Ft.</u>
Single Family Housing	\$1.07
Multi-Family Housing	\$1.22
Mobile Home	\$1.15
ADU => 750 sq. ft.	\$1.07

ADU < 750 sq. ft.	Exempt
<u>Nonresidential Development</u>	<u>Per Building Sq. Ft.</u>
Retail / Commercial	\$0.89
Office	\$1.19
Industrial	\$0.95
Agriculture	\$0.57
Warehouse / Distribution	\$0.62
Nursing Homes	\$3,974.06 per bed

- 5) The District Board formally requests that the City Council adopt and implement this approved Fire Impact Fee program on behalf of the District with the District agreeing to be responsible for the proper accounting for and expenditure of said moneys and further agreeing to hold the City harmless from and to defend it from any action, claim, or damages related to said fees, including any challenge to the validity of or use thereof.
- 6) The District Board formally requests that the resolutions or ordinances adopted by the City Council to establish the Fire Impact Fee program on behalf of the District authorize an automatic annual inflationary adjustment.

PASSED AND ADOPTED by the Board of Directors of the Ukiah Valley Fire District, at a regularly scheduled meeting held on the 28th of November, Two-thousand and Twenty-three, by the following vote of said District Board:

AYES: Directors Jennings, Graham, Bushby, and President Haas
NOES: None
ABSTAIN: None
ABSENT: None



David B. Haas, President

ATTEST:



Kristine Lawler, CMC

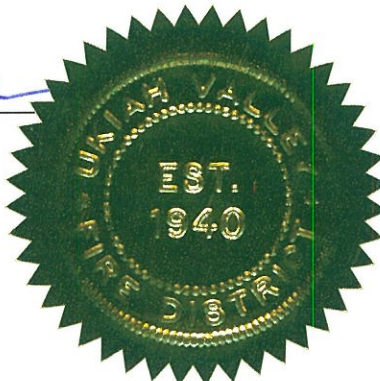
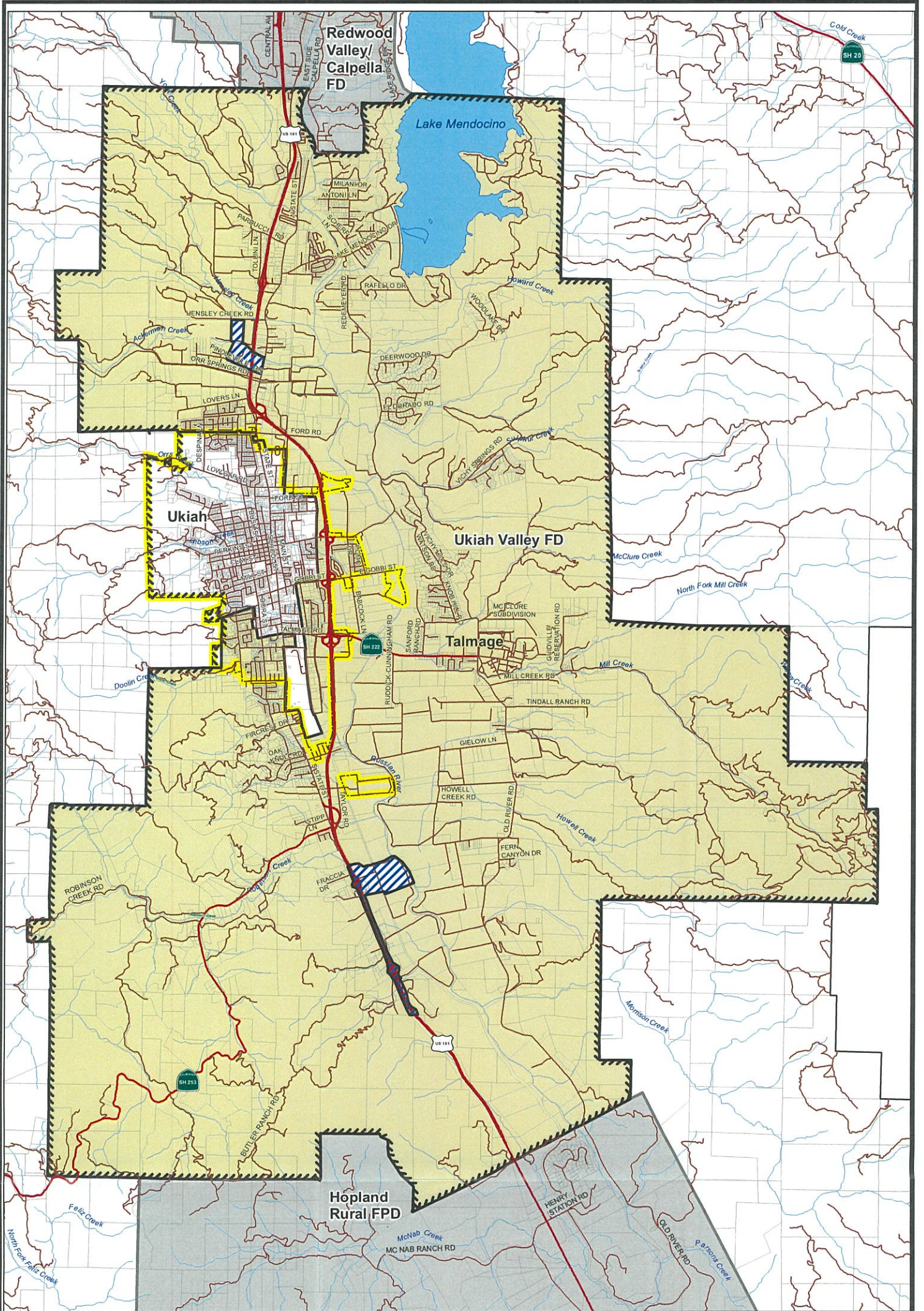


EXHIBIT "A"



Ukiah Valley Fire District

Source: This map was prepared by the Mendocino County Department of Information Services GIS Program, September 2021.
 Note: This map is not a survey product and should not be used to determine legal boundaries.

- Ukiah Valley FD
- Ukiah Valley FD SOI
- Adjacent Fire Districts
- Highways
- Roads
- Streams





UKIAH VALLEY FIRE DISTRICT

1500 SOUTH STATE STREET ~ UKIAH, CA 95482

Phone: (707) 462-7921 ~ Fax: (707) 462-2938 ~ Email: dhutchison@cityofukiah.com

UVFD MITIGATION FEES REPORT

Summary of Activity as of June 30, 2025

ADDITIONS:

Mitigation Fee Revenue	\$ 53,574.00
Investment Income (loss)	\$ 1,880.00
TOTAL ADDITIONS	\$ 55,454.00

DEDUCTIONS:

Lover's Lane Mortgage (70% of payment cost)	\$ 20,720.00
Capital: Replacement Water Tender (10%of cost)	\$ 20,588.00
TOTAL DEDUCTIONS	\$ 41,308.00

Increase (Decrease) of Mitigation Fee-Related Funds	\$ 14,146.00
Beginning Balance, Mitigation Fee-Related Funds	\$ 75,815.00
ENDING BALANCE, Mitigation Fee-Related Funds	\$ 89,961.00

BOARD OF DIRECTORS

Gregory Cavalin ♦ Pete Bushby ♦ Scott Cratty ♦ Michael Graham ♦ Kevin Jennings