TOWN OF
YUCCA VALLEY

SAFETY ELEMENT

Public Draft
July 2021

PLACEWORKS

RPC 2(i)(ii)

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for the **Town of Yucca Valley**

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The Town of Yucca Valley is committed to maintaining access to vital services and protecting the community from geologic and seismic hazards, flooding, wildland fires, extreme weather and climate-related hazards, hazardous materials incidents, and other emergencies, such as urban fires and crime. Implementation of the Safety Element minimizes potential human injury and property damage by reducing exposure to these hazards and the risks of their occurrence. This Element enhances public safety through advance preparation for and proactive mitigation of potential hazards that could adversely affect residents, visitors, economic activities, and the built and natural environments.

Purpose, Scope, and Content

The Safety Element is a state-mandated General Plan element that must identify potential natural and human-created hazards that could affect the Town of Yucca Valley's (Town's) residents, businesses, and services. The purpose of the Safety Element is to establish a framework that anticipates these hazards and prepares the community to mitigate exposure to these risks.

The Safety Element conveys the Town's goals, policies, and actions to minimize the hazards to safety in and around Yucca Valley. It identifies the natural and human-caused hazards that affect existing and future development and provides guidelines for protecting residents, employees, visitors, and other community members from injury and death. It describes present and expected future conditions and sets policies and standards for improved public safety. The Safety Element also seeks to minimize physical harm to the buildings and infrastructure in and around Yucca Valley to reduce damage to local economic systems, community services, and ecosystems.

Some degree of risk is inevitable because the potential for many disasters cannot be completely eliminated and the ability to predict such disasters is limited. The goal of the Safety Element is to reduce the risk of injury, death, property loss, and other hardships to acceptable levels.

The Safety Element serves the following functions:

- Develops a framework by which safety considerations are introduced into the land use planning process.
- Facilitates the identification and mitigation of hazards for new development, and thus strengthens existing codes, project review, and permitting processes.
- Presents policies directed at identifying and reducing hazards in existing development.

- Strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-disaster reconstruction policies.

- Identifies how hazards are likely to increase in frequency and intensity in the future and provides policies to increase community resilience.

Regulatory Framework

Under state law, all counties and incorporated communities in California must prepare a General Plan, which must address several topics, one of which is public health and safety. The Safety Element addresses this topic in accordance with state requirements, which are laid out in California law, particularly Section 65302(g) of the California Government Code. State law requires that the Safety Element address the following:

- Protect the community from risks associated with a variety of hazards, including seismic activity, landslides, flooding, and wildfire, as required by California Government Code Section 65302(g)(1).

- Map and assess the risk associated with flood hazards, develop policies to minimize the flood risk to new development and essential public facilities, and establish effective working relationships among agencies with flood protection responsibilities, as required by California Government Code Section 65302(g)(2).

- Map and assess the risk associated with wildfire hazards, develop policies to reduce the wildfire risk to new land uses and essential facilities, ensure there is adequate road and water infrastructure to respond to wildfire emergencies, and establish cooperative relationships between wildfire protection agencies, as required by California Government Code Section 65302(g)(3).

- Assess the risks associated with climate change on local assets, populations, and resources. Note existing and planned development in at-risk areas and identify agencies responsible for providing public health and safety and environmental protection. Develop goals, policies, and objectives to reduce the risks associated with climate change impacts, including locating new public facilities outside of at-risk areas, providing adequate infrastructure in at-risk areas, and supporting natural infrastructure for climate adaptation, as required by California Government Code Section 65302(g)(4).

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- Identify residential developments in any hazard area identified that do not have at least two emergency evacuation routes, as required by California Government Code Section 65302(g)(5).

Relationship to Other Documents

The Yucca Valley Safety Element does not exist in a vacuum but is instead one of several plans that address public safety and related topics. The Safety Element is part of a comprehensive effort to address the impacts of hazards in Yucca Valley. The Safety Element must be consistent with these other plans to minimize conflicts between documents and ensure that the Town has a unified strategy to address public safety issues. The Safety Element incorporates information, technical analyses, and policies from these other documents where appropriate to help support this consistency.

The Safety Element is complementary to the Town of Yucca Valley's emergency preparedness planning documents, including the Hazard Mitigation Plan and Emergency Operations Plan. The Safety Element Technical Background Report is a comprehensive study of local geologic, seismic, flooding, fire, hazardous materials, and weather conditions prepared in association with the General Plan. The Safety Element Technical Background Report is a reference document for additional information on those hazards.

Other General Plan Elements

The Safety Element is one of several elements of the Yucca Valley General Plan. Other social, economic, political, and aesthetic factors must be considered and balanced with safety needs. Rather than compete with the policies of related elements, the Safety Element provides policy direction and designs safety improvements that complement the intent and policies of other General Plan elements. Crucial relationships exist between the Safety Element and the other General Plan elements. How land uses are determined in areas prone to natural hazards, what regulations limit development in these areas, and how hazards are mitigated for existing development, are all issues that tie the elements together. For instance, Land Use Element policies must consider the potential for various hazards identified in the Safety Element and must be consistent with the policies to address those hazards. The Open Space and Conservation Element is also closely tied to the Safety Element. Floodplains, for example, are not only hazard areas, but often serve as sensitive habitat for threatened or endangered species or provide recreation or passive open space opportunities for residents and visitors. As such, flood and inundation policies balance the need to protect public health and safety with the need to protect habitat and open space. Safety Element policies, especially those concerning evacuation routes and critical facilities, must also be consistent with those of the Circulation Element. The Town's Circulation Plan routes are considered the backbone routes for

evacuation purposes. Policies and information in this Safety Element should not conflict with those in other elements.

San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan

San Bernardino County's Multi-Jurisdictional Hazard Mitigation Plan (MHMP) is a plan to identify and profile hazard conditions, analyze risk to people and facilities, and develop mitigation actions to reduce or eliminate hazard risks in San Bernardino County and in incorporated jurisdictions in the county. The MHMP and the Safety Element address similar issues, but the Safety Element provides a higher-level framework and set of policies, and the MHMP focuses on more specific mitigation actions. The MHMP, as its name implies, focuses on mitigation-related actions; the Safety Element also includes policies related to emergency response, recovery, and preparation activities. The most recent version of San Bernardino County's MHMP can be found online.

Climate Change Vulnerability

Changes to the global climate system are expected to affect future occurrences of natural hazards in and around Yucca Valley. Many hazards are projected to occur more frequently and intensely in coming years and decades, and in some cases, these trends have already begun. According to California's *Statewide Summary Report: Fourth Climate Change Assessment,*[1] Yucca Valley can expect to experience various changes to climate-related hazard events.

Under California law, the Safety Element is required to include a vulnerability assessment that looks at how people, buildings, infrastructure, and other key community assets may be affected by climate change. The Town conducted a Climate Change Vulnerability Assessment in spring of 2021, to analyze Yucca Valley's susceptibility to climate-related hazards. The Vulnerability Assessment, prepared in accordance with the most recent available guidance in the *California Adaptation Planning Guide*, assesses how eight different climate-related hazards (air quality, drought, extreme heat, flooding, human health hazards, landslides, severe weather, and wildfire) may affect 58 different population groups and community assets. The Yucca Valley Climate Change Vulnerability Assessment conducted for this Safety Element indicated that Yucca Valley's populations and assets are most vulnerable to extreme heat, flooding, landslides, and wildfire. Populations in Yucca Valley tend to be most vulnerable to extreme heat, human health hazards, and wildfire, which directly affect health

[1] Bedsworth, Louise, Dan Cayan, Guido Franco, Leah Fisher, Sonya Ziaja. (California Governor's Office of Planning and Research, Scripps Institution of Oceanography, California Energy Commission, California Public Utilities Commission). 2018. *Statewide Summary Report. California's Fourth Climate Change Assessment.* Publication number: SUMCCCA4-2018-013.

outcomes. Throughout the town, energy delivery is vulnerable to multiple hazards, including severe weather, such as high winds that can trigger public safety power shutoff (PSPS) events, extreme heat that reduces the capacity and strains the system, and wildfires that damage the system, ultimately disrupting energy service. An increase in droughts, extreme heat, and wildfire create higher vulnerabilities for chaparral, woodland, shrubland, and grassland ecosystems.

The results of the Vulnerability Assessment are integrated into the discussion of hazards and other public safety issues throughout this Safety Element. A detailed discussion of expected future climate-related hazard events in Yucca Valley and a detailed discussion of the Vulnerability Assessment results is also provided in **Appendix C.**

Safety Element Organization

This Element outlines the existing and likely future hazardous conditions and other public safety issues in Yucca Valley, including:

- Seismic and geologic hazards
- Flood and inundation hazards
- Fire hazards (urban and wildland)
- Hazardous waste and materials
- Disaster preparedness, response, and recovery
- Drought
- Extreme heat
- Severe weather

This Element provides details pertaining to probable locations of each hazard or issue likely to occur (per availability of data), past notable events in and around Yucca Valley, agencies responsible for providing protection from these public safety issues, and other background information required by the State of California Government Code Section 65302(g)(4). Goals and policies are identified following the discussion of each hazard, and implementation strategies that support one or more of the Safety Element policies are in the General Plan Implementation Strategies.

Policy S 3-13 Support the policies and implementation actions of other General Plan elements that would limit and mitigate flood inundation hazards, including policies LU 1-14; OSC 1-6, 4-7, 4-12, and 4-13; and implementation actions: LU 2; OSC 9, OSC 10, OSC 15, OSC 16, OSC 17, OSC 20, OSC 21, and OSC 22.

6.4 Fire Hazards

Fire hazards include both wildfires and urban fires. California is recognized as one of the most fire-prone and consequently fire-adapted landscapes in the world. The combination of complex terrain, Mediterranean climate, and productive natural plant communities, along with ample natural ignition sources, has created conditions for extensive wildfires. Wildfire is an ongoing concern for the Town of Yucca Valley. Generally, the fire season extends from early spring through late fall of each year during the hotter, drier months. Fire conditions arise from a combination of high temperatures, low-moisture content in the air and plant matter, an accumulation of vegetation, and high winds. Three types of fires are of concern to Yucca Valley: (1) wildfires, (2) wildland-urban interface fires, and (3) structural fires.

Wildfires

Wildfires can occur on mountains, hillsides, and grasslands. Vegetation, wind, temperature, humidity, and slope are all factors that affect how these fires spread. In Yucca Valley, native vegetation, such as chaparral, desert scrub, and grassland provide fuel that allows fire to spread easily across large tracts of land. These plant species are capable of regeneration after a fire, making periodic wildfires a natural part of the ecology of these areas. Portions of the town are undeveloped and consist of rugged topography with highly flammable vegetation. In particular, the hillside terrain in the northwestern and southern regions of the town have a substantial fire risk due to weather patterns, topography, and vegetation. Although wildland fires are often considered disruptive and dangerous, they are a necessary part of the ecosystem.

Wildland fires can reduce the amount of fuel build-up, thereby lowering the likelihood of a potentially large wildland fire. Fires often remove invasive plants that compete with native species for nutrients and space, and remove undergrowth, which allows sunlight to reach the forest floor, thereby supporting the growth of native species. The ashes that remain after a fire add nutrients often locked in older vegetation to the soil for trees and other vegetation. Fires can also provide a way for controlling insect pests by killing off the older or diseased trees and leaving the younger, healthier trees. Overall, wildland fires promote biological diversity and healthy ecosystems.

A wildland fire becomes a hazard when it grows out of control. When this happens, damage, loss of property, and sometimes loss of life are potential risks.

Undeveloped hillside areas in and adjacent to the town present a serious hazard because of the potential for large-scale wildland fires. Fire potential for Yucca Valley can occur at any time of the year from hot and dry conditions of the desert region. These conditions are now occurring later into the fall, which is when the Santa Ana winds typically begin, creating dangerous conditions that can quickly spread wildfires. Seasonal drought conditions exacerbate fire hazards.

Wildland-Urban Interface Fires

The wildland-urban interface is an area where buildings and infrastructure (e.g., cell towers, schools, water supply facilities) mix with areas of flammable wildland vegetation. This interface is sometimes divided into the defense zone (areas in close proximity to communities, usually about a quarter-mile-thick) and threat zones (an approximately one-and-a-quarter-mile buffer around the defense zone). A wildland-urban interface defense zone is the area directly adjoining structures and evacuation routes that is converted to a less-flammable state to increase defensible space and firefighter safety. The wildland-urban interface threat zone is an additional strip of vegetation modified to reduce flame heights and radiant heat.

Hundreds of homes now border major forests and brush areas in California. With thousands of people living near and visiting wildland areas, the probability of human-caused fires is growing. Wildland-urban interface fires have occurred close to or encroached into the town, especially in large areas of grassland, scrub, and chapparal.

In the wildland-urban interface, efforts to prevent ignitions and limit wildfire loss hinge on hardening structures and creating defensible space through a multi-faceted approach, which includes engineering, enforcement, education, emergency response, and economic incentive. Different strategies in the defense and threat zones of the wildland-urban interface help to limit the spread of fire and reduce the risk to people and property.

Wildfire threat within California is described by Fire Hazard Severity Zones, which designate wildfire areas as moderate, high, or very high severity. Incorporated areas, such as Yucca Valley, are considered Local Responsibility Areas (LRAs) and only have designations of very high fire hazard severity zones within the town's limits. Significant portions of the town are located within a very high fire hazard severity zone. Figure S-5 shows the fire hazard severity zones in and around Yucca Valley and Figure S-6 identifies the wildland-urban interface. Wildland fires pose a significant threat to large areas of Yucca Valley, mostly in the west-northwest and south parts of town. Areas adjacent to the town that are susceptible to wildfires are also of concern as these conditions could exacerbate vulnerabilities within the town. A

combination of factors including weather, topography, and vegetation put these areas at a high risk. Although wildland fires are often considered disruptive and dangerous, they are a necessary part of the ecosystem. A wildland fire becomes a hazard when it grows out of control. When this happens, damage and loss of property and sometimes loss of life are potential risks.

Structural Fires

Urban fires occur in built-up environments, destroying buildings and other human-made structures. These disasters are often because of faulty wiring or mechanical equipment, combustible construction materials, or the absence of fire alarms and fire sprinkler systems. Structural fires are largely from human accidents, although deliberate fires (arson) may be a cause of some events. Older buildings that lack modern fire-safety features may face greater risk of damage from fires. To minimize fire damage and loss, the Town's Fire and Building Codes, based on the California Fire and Building Codes, sets standards for building and construction. It requires the provision of adequate water supply for firefighting, fire-retardant construction, and minimum street widths, among other things. Fire prevention awareness programs and fire drills are conducted to train residents to respond quickly and correctly to reduce injury and losses during fires.

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Figure S-5
Fire Hazard Severity Zones

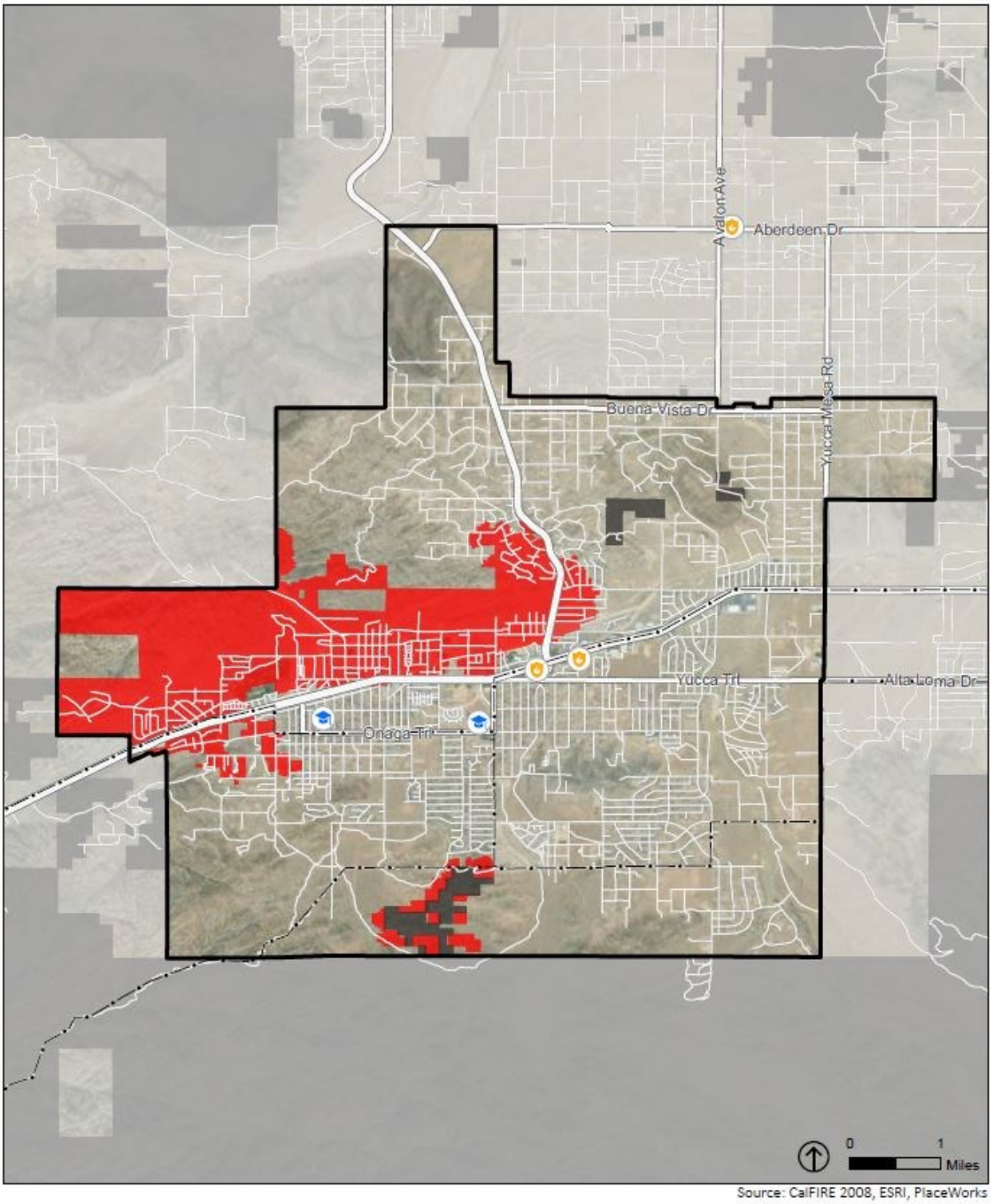
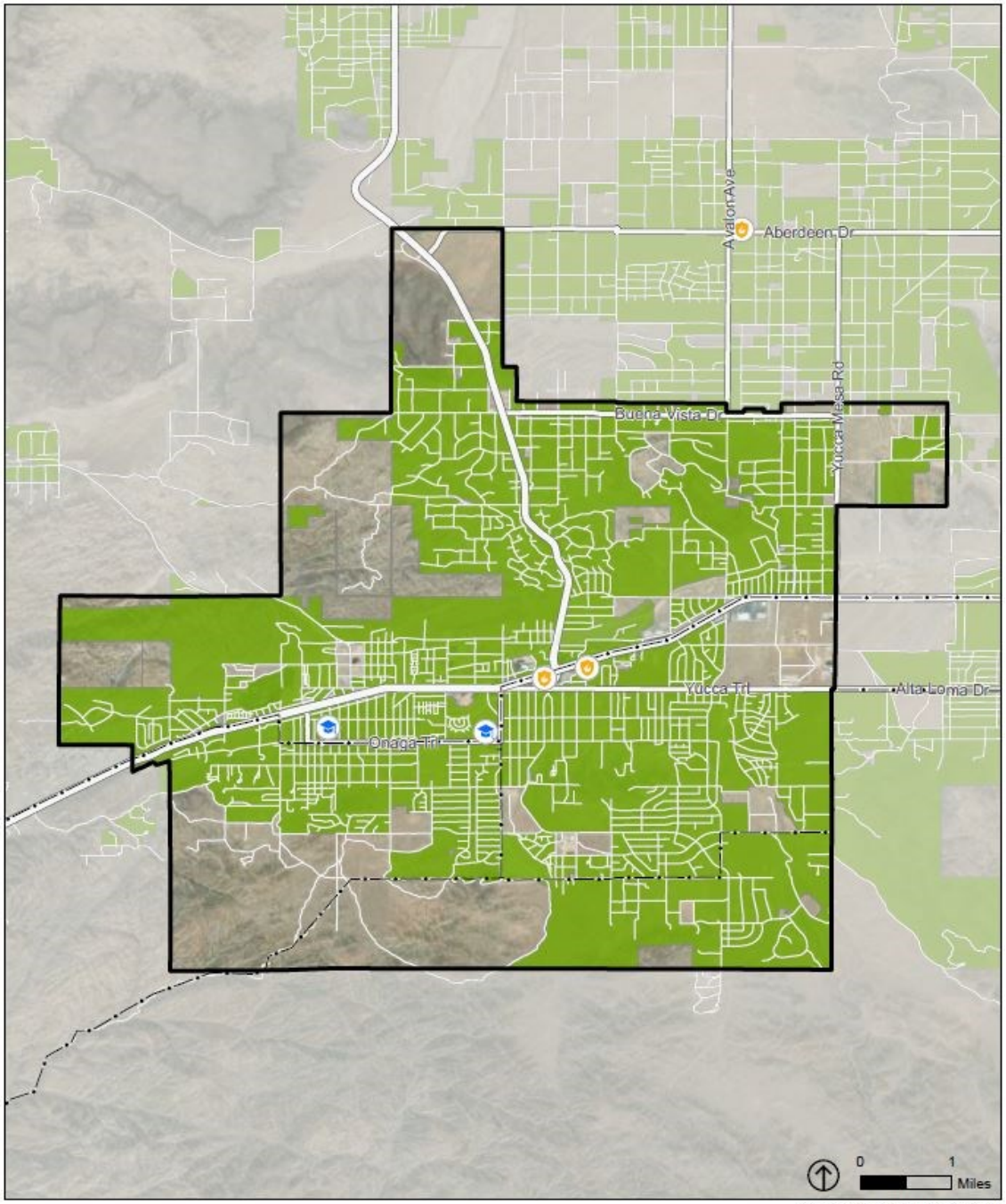


Figure S-6
Wildland-Urban Interface



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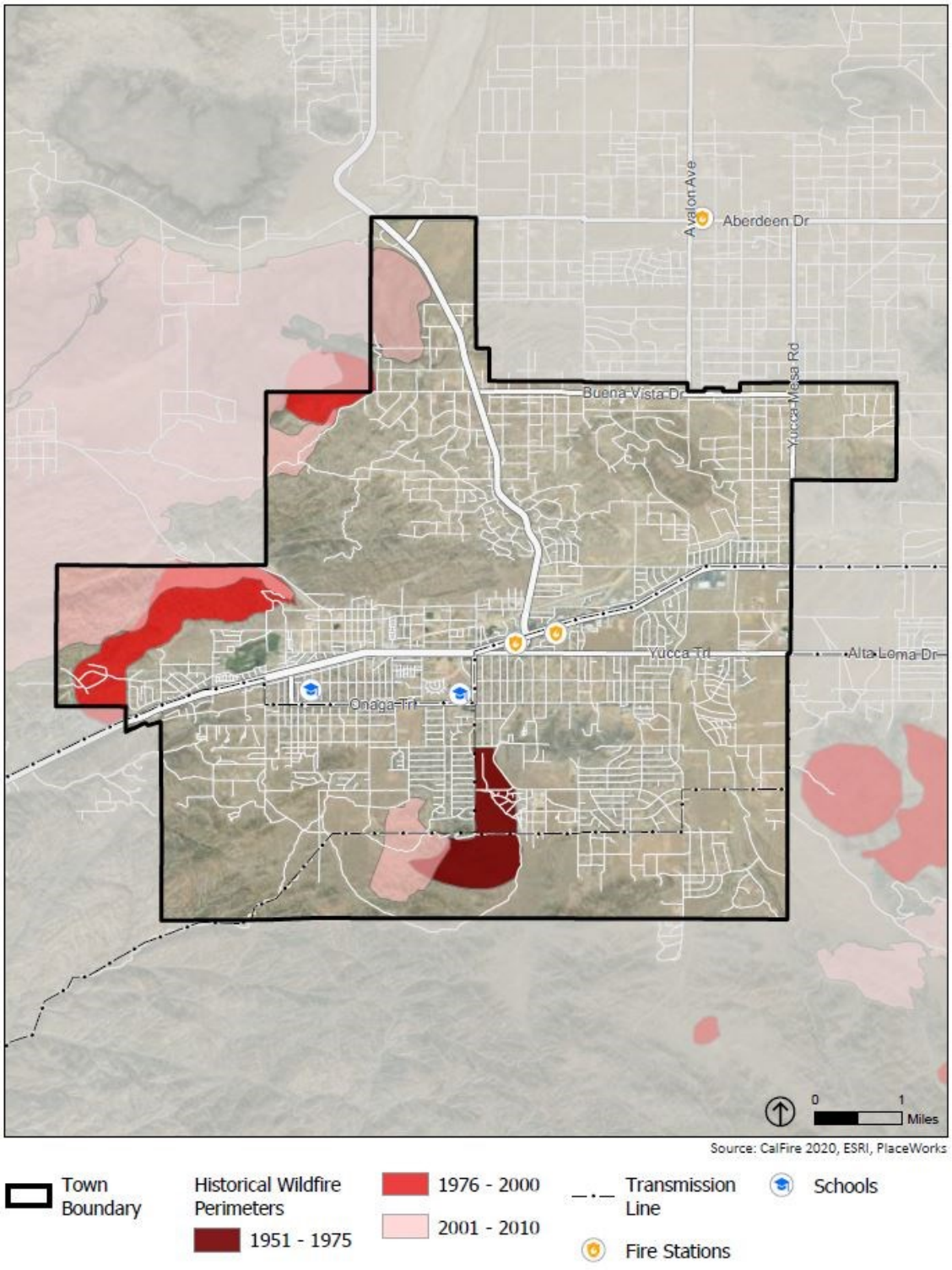
Past Occurrences

Several historical wildland fires have impacted Yucca Valley, including the Acoma fire of 2008, which burned 356 acres but only destroyed one outbuilding in Town. The largest wildland fire, the 2006 Sawtooth-Millard-Heart Complex fire, was started by lightning and was the result of a merger of three separate wildland fires. It burned approximately 85,700 acres between Yucca Valley and San Gorgonio. In the Yucca Valley region, the fire destroyed 50 homes, 171 outbuildings, and 194 vehicles. It also caused a significant amount of damage to homes, businesses, and property. Seventeen individuals were injured, and one civilian died.

Figure S-7 shows the areas around Yucca Valley that have been burned by wildfires.

Figure S-7
Historical Wildfire Perimeters



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Fire Protection

Fire protection in Yucca Valley is provided by the San Bernardino County Fire Protection District, which operates one fire station within the Town limits (i.e., Fire Station No. 41), one in nearby unincorporated Yucca Mesa (i.e., Fire Station No. 42), and another in Joshua Tree (i.e., Fire Station No. 36).

Urban and wildland fire prevention and protection services are integral to protecting life and property in Yucca Valley. In preparation for a large-scale disaster, the San Bernardino County Fire Protection District trains a Community Emergency Response Team (CERT), organized under the supervision of a local volunteer who acts as the CERT Volunteer Coordinator and a local CERT Fire Liaison from the County Fire Protection District or another partner agency. This team of volunteers must complete coursework on disaster preparedness, fire safety, disaster medical operations, light search and rescue operations, disaster psychology, terrorism, and the CERT organization.

Wildland fires have been—and will continue to be—a threat to the Town. In addition to providing fire safety standards in Yucca Valley, the San Bernardino County Fire Protection District also provides fire prevention and protection services. Several state and federal programs offer planning assistance for mitigating wildland fire hazards. CAL FIRE administers state and federal forestry programs aimed at reducing fuel loads and improving forest lands. California's Forest Improvement Program offers cost-share opportunities to assist landowners with land management planning and conservation. The Forest Stewardship Program is also offered by CAL FIRE. This program combines funds from state and federal sources to assist communities with multiple-ownership watershed and community issues related to pre-fire fuels treatment, forest health, and erosion control. The Town is part of the list of Communities at Risk, a federally funded program administered by the California Fire Alliance. This program makes grant funding available to "communities at-risk" in California for projects designed to reduce fire risks. As a designated at risk community, Yucca Valley has the opportunity to apply for these resources.

Fuel modification zones and maintenance of defensible space are two methods that communities often employ to reduce the risk for fire. The state and county require a clearance of all flammable vegetation of 100-feet around a structure (to create a defensible space). Fire-resistant shrubs and trees are recommended, especially near structures. The Town of Yucca Valley addresses the issue of weeds and other vegetation as a potential fire hazard and identifies the steps that the Town takes to abate this hazard in the Town's Municipal Code.

Building construction standards for such items as roof coverings, fire doors, and fire resistant materials help protect structures from external fires and contain internal fires for longer periods. The portion of a structure most susceptible to ignition from a wildland fire is its roof. During a wildland fire roofs are easily ignited by burning cinders carried by winds or by direct contact with burning trees and large

shrubs. Many modern building materials incorporate fire ratings and some are noncombustible. The California Building Code, as adopted by the Town, should be referenced for more information. This General Plan identifies the goals and policies below to further protect residents and businesses from the risks associated with wildland fire hazards.

Potential Changes to Fire Risk in Future Years

Likelihood of Future Occurrence

Yucca Valley is at a high risk from wildfire, especially in the areas of chapparal, scrub, and grassland along hillsides. High fuel loads in the town, along with geographic and topographic features, create the potential for both natural and human-caused fires that can result in loss of life and property. These factors, combined with natural weather conditions common to the area, including periods of drought, high temperatures, low relative humidity, and periodic winds, can result in frequent and sometimes catastrophic fires. During the historic fire season, August to October, the dry vegetation combined with continued growth in the wildland-urban interface areas, resulted in wildfire ignitions. Any fire, once ignited, has the potential to quickly become a large, out-of-control fire. As development continues throughout the town, especially in these interface areas, the risk and vulnerability to wildfires will likely increase.

Fire hazard is among the highest-priority hazards in the town and is the hazard with the greatest potential for catastrophic loss. Wildfires can cause short-term and long-term disruption to the town, such as devastating effects on watersheds through loss of vegetation and soil erosion, which may impact the town by changing runoff patterns, increasing sedimentation, reducing natural and reservoir water storage capacity, and degrading water quality. Fires may also result in casualties and can destroy buildings and infrastructure.

Although the physical damages and casualties arising from wildland-urban interface fires may be severe, it is important to recognize that they also cause significant economic impacts by resulting in a loss of function of buildings and infrastructure. In some cases, the economic impact of this loss of services may be comparable to the economic impact of physical damages or, in some cases, even greater. Economic impacts of loss of transportation and utility services may include traffic delays/detours from road and bridge closures and loss of electric power, potable water, and wastewater services. Fires can also cause major damage to power plants and power lines needed to distribute electricity to operate facilities. The effects can be far-reaching in terms of the number of acres involved, the toll on human life, and the economic consequences. Fire will continue to be a high-risk hazard for the Town of Yucca Valley.

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Climate Change and Wildfire

Changing climate conditions are expected to increase the wildfire risk in and around Yucca Valley. Warmer temperatures brought on by climate change can exacerbate drought conditions. Droughts can kill or dry out plants, creating more fuel for wildfires. Warmer temperatures are expected to increase the number of pest outbreaks, such as the shot hole borer, creating more dead trees and increasing the fuel load. Warmer temperatures are also expected to occur later in the year, extending the wildfire season, which is likely to begin earlier in the year and extend later than it has historically. Wildfire occurring later or earlier in the year are more likely to occur during Santa Ana wind events, which can cause wildfires to move more quickly and increase the likelihood of wildfire moving into the wildland-urban interface areas. According to the California Fourth Climate Change Assessment, overall burned area may increase by as much as 60 percent during Santa Ana wind events (typically October to March), and 75 percent during periods without Santa Ana winds (typically April to September).

An emergency services staging area during the Millard/Sawtooth Complex fire.

GOAL S 4

Avoid loss of life, injury, and minimize property damage from urban and wildland fire hazards.

Policies

Policy S 4-1 Require property owners within and adjacent to Very High Fire Hazard Severity Zones and the wildland-urban interface (WUI), as shown in Figures 6 and 7, to maintain a defensible space around structures consistent with San Bernardino County Fire Protection District standards.

Policy S 4-2 Coordinate with San Bernardino County Fire Protection District to implement a long-term fire protection training program and continue public education efforts to inform the community of wildland and urban fire hazards, evacuation routes, and ways to minimize damage caused by fires, such as through defensible space. The Town shall identify and map at-risk populations within the community and prioritize public outreach, as well as fire education and training among these populations.

Policy S 4-3 Coordinate with the San Bernardino County Fire Protection District to ensure that the District has appropriate municipal staffing and Office of the Fire Marshal staff to address development pressure and adequately respond to long-range fire safety planning.

Policy S 4-4 Coordinate with the Hi-Desert Water District and Mojave Water Agency to maintain adequate water supply. Identify areas lacking adequate water service for firefighting, including capacity for peak load under a reasonable worst-case wildland fire scenario determined by San Bernardino County Fire Protection District. The Town shall identify areas lacking adequate water service, including areas where future development may occur.

Policy S 4-5 Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision and Municipal Code standards, improved infrastructure, evacuation plans, and improved mutual-aid agreements with the private and public sector.

Policy S 4-6 Update the Town's Fire Hazard Areas as new mapping becomes available.

Policy S 4-7 Develop and enforce fire-safe development codes to use as standards and regulations for fire protection, in accordance with the California Building Code, the California Fire Code, California Public Resources Code, Town Municipal Code for building and landscaping, and the San Bernardino County Fire Protection District regulations for new development in State Responsibility Areas (SRAs) or Very High Fire Hazard Severity Zones that meet or exceed the statewide minimums in the SRA Fire Safe Regulations. Policy S 4-8 Require proposed development in Very High Fire Hazard Severity Zones to be located where fire and emergency services are available or will be constructed as part of the proposed development activities.

Policy S 4-9 Require that conceptual landscaping plans for development in Very Fire Hazard Severity Zones identified by CAL FIRE and shown in Figure 6 be reviewed by the Planning Department and Fire Protection District prior to the issuance of development permits. The conceptual landscaping plan of the proposed development shall, at a minimum, include:

(1) Site plan, planting plan, planting palette, and irrigation plan to reduce the risk of fire hazards with consideration to site conditions, including slope, structures, and adjacencies.

(2) Defensible space maintenance plan.

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(3) Provision of multiple points of ingress and egress to improve evacuation and emergency response access and adequate water infrastructure for water supply and fire flow, and fire equipment access.

Policy S 4-10 Require all new development projects with land classified as Very High Fire Hazard Severity Zones (VHFHSZs; Section 51177) or within areas defined as a wildland-urban interface, to prepare a long-term comprehensive fuel reduction and management program, including provisions for multiple points of ingress and egress to improve evacuation and emergency response access and adequate water infrastructure for water supply and fire flow, and fire equipment access.

Policy S 4-11 Locate new critical public facilities outside of Fire Hazard Severity Zones. Critical facilities include emergency shelters, emergency command and communication facilities, and hospital and healthcare centers. If no feasible alternative site exists, ensure that these facilities incorporate all necessary protections to allow them to continue to serve community needs during and after disaster events.

Policy S 4-12 Locate all new non-critical public facilities in areas outside of identified fire hazard severity zones and wildland-urban interface or fire threat areas, as feasible.

Policy S 4-13 Require project-specific fire-prevention plans and fuel modification around homes and subdivisions in areas of Very High Fire Hazard Severity Zones.

Policy S 4-14 Monitor fire-prevention measures (e.g., fuel reduction, fire breaks, etc.) required through project-specific fire-prevention plan to reduce long-term fire risks in Very High Fire Hazard Severity Zones.

Policy S 4-15 For existing non-conforming development, the Town shall work with property owners to improve or mitigate access, water supply and fire flow, signing, and vegetation clearance to meet current State and/or locally adopted fire safety standards.

Policy S 4-16	Develop programs and provide updates, as appropriate, that ensure recovery and redevelopment after a large fire reduces future vulnerabilities to fire hazard risks through site preparation, redevelopment layout design, fire-resistant landscape planning, and fire retarding building design and materials.
Policy S 4-17	The Town shall work with CAL FIRE to maintain existing fuel breaks, vegetation clearance, and emergency access routes for effective fire suppression on public and private roads.
Policy S 4-18	The Town shall identify existing multifamily housing, emergency shelters, residential care homes (seven or more clients) located within an area classified as a State responsibility Area (California Public Resources Code Section 4102) or land classified as VHFHSZ (Section 51177) with inadequate access/evacuation routes, and implement an evacuation plan consisting of evacuation routes and/or shelter-in-place plans.
Policy S 4-19	Ensure that non-English-speaking residents or property owners in Very High Fire Hazard Severity Zones, the Wildland-Urban Interface, or otherwise within an area of elevated fire hazard have access to fire prevention plans or information pertaining to fire hazards in their native language.
Policy S 4-20	Support measures that help firefighting crews and emergency response teams respond to fire hazards or work under low-visibility conditions, such as high-visibility street and building address signage.
Policy S 4-21	Support the policies and implementation programs of other General Plan elements that would limit and mitigate fire hazards, including policies OSC 1-6, 2-3, 3-3, and 4-1 to 4-7; and Implementation Actions OSC 9, OSC 10, OSC 15, OSC 16, OSC 17, OSC 20, OSC 21, and OSC 22.

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