

code has been filed in the Office of the City Clerk and shall be made available for public inspection.

SECTION 12. The City Council finds and determines that the adoption of this Ordinance is not a project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 13. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 14. The Deputy City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

SECTION 15. All of the above-referenced documents and information have been and are on file with the City Clerk of the City.

PASSED, APPROVED AND ADOPTED this XX day of XX 2016.

NOEL HATCH, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

APPROVED AS TO FORM:

DAVID B. COSGROVE, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Ordinance No. 16-XX** was duly introduced and placed upon its first reading at a regular meeting of the City Council on the XX of XX 2016, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the XX day of XX 2016 by the following vote to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

YOLIE TRIPPY, Deputy City Clerk

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING CHAPTER 10-12 (FIRE CODE) OF TITLE 10 (BUILDINGS AND CONSTRUCTION) OF THE LAGUNA WOODS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2016 EDITION OF THE CALIFORNIA FIRE CODE INCLUDING APPENDICES B, BB, C, CC, AND H, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS THERETO

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City may adopt by reference the 2016 California Fire Code, based on the International Fire Code, 2015 Edition (including appendices), published by the International Code Council (ICC), as adopted by the State of California pursuant to Title 24, Part 9 of the California Code of Regulations; and

WHEREAS, California Health & Safety Code Section 17958.5 authorizes cities to adopt the codes contained in Title 24 of the California Code of Regulations with changes and modifications determined to be reasonably necessary because of local climatic, topographic or geologic conditions; and

WHEREAS, the City desires to adopt the 2016 California Fire Code including Appendices B, BB, C, CC and H, based on the International Fire Code, 2015 Edition, published by International Code Council (ICC), as adopted by Title 24, Part 9 of the California Code of Regulations (“Fire Code”) with necessary amendments recommended by the Building Official and the Orange County Fire Authority to assure the Fire Code is tailored to the particular fire protection needs of the City as required by local climatic, geological, and topographical conditions and to assure that a maximum level of fire protection is provided to residents, businesses, and other occupants; and

WHEREAS, on November 16, 2016 and December XX, 2016, the City Council held duly noticed public hearings on this Ordinance at which it considered all of the information, evidence, and testimony presented, both written and oral.

THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein as though set forth in full.

SECTION 2. The City Council hereby finds that the amendments to the 2016 California Fire Code are reasonably necessary because of local climatic, geological, or topographical conditions, and adopts the findings provided below to support the amendments to the 2016 California Fire Code.

I. Climatic Conditions

- A. Orange County located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene.
- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to

the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

II. Topographical Conditions

- A. Natural; slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities with Orange County is built and will continue to build. With much of the populated flatlands already built upon, future growth will occur on steeper slopes and with greater constraints in terrain.
- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
- C. These topographical conditions combine to create a situation that places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

III. Geological Conditions

- A. The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.
- B. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San

Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59), “unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe.”

- C. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design, accompanied by occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended emergency response times that exceed the 5 minute goal.
- D. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes are in contact with soils.

Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zones described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) resources available for a given structure. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

The findings above are applicable to amendments to the 2016 California Fire Code and the International Fire Code, 2015 Edition as follows:

**2016 California Fire Code (CFC)
Laguna Woods Local Summary Sheet**

CBC Chapter or Section	Summary	Findings I,II,III
109.4	Violation Penalties	Administrative
109.4.2	Infraction & Misdemeanor	Administrative
202	General Definitions	Administrative
304.1.2	OCFA Vegetation Management	I
305.6	Hazardous Conditions	I & II
305.7	Disposal of Rubbish	I & II
307	Fire Pits, Fire Rings, & Outdoor Fireplaces	Administrative
307.6.1	Gas-Fueled Devices	I & II
307.6.2	Devices using wood or fuels other than natural gas or LPG	I & II
307.6.2.1	Where Prohibited	I & II
309.2.1	Indoor Charging of Electric Cars	Administrative
320	Fuel Modification Requirements for New Construction	I
321	Clearance of Brush or Vegetation Growth from Roadways	I
322	Unusual Circumstances	Administrative
323	Use of Equipment	I
323.1	Spark Arrestors	I
324	Sky Lanterns or Similar Devices	I & II
407.5	Hazardous Material Inventory Statement	I & II
501.1	Scope	Administrative, I, II, & III
510.1	Emergency Responder Radio Coverage	Administrative
510.4.2.2	Technical Criteria	Administrative
510.5.1	Approval Prior to Installation	Administrative
510.5.2	Minimum Qualification of Personnel	Administrative
510.5.3	Acceptance Test Procedure	Administrative
510.6.1	Testing and Proof of Compliance	Administrative
903.2	Where Required (Sprinklers)	I, II & III
903.2.8	Group R (Sprinklers)	I, II & III
903.3.5.3	Hydraulically Calculated Systems	I & II
2801.2	Permit	Administrative
2808.2	Storage Site	Administrative
2808.3	Size of Piles	I
2808.4	Pile Separation	I

2808.7	Pile Fire Protection	I
2808.9	Material-Handling Equipment	I
2808.11	Temperature Control	I
2808.11.1	Pile Temperature Control	I
2808.11.2	New Material Temperature Control	I
2808.12	Water Availability for Piles	I
2808.13	Tipping Area	I
2808.14	Emergency Contact	Administrative
4906.3	OCFA Vegetation Management Guidelines	I
4908	Fuel Modification Requirements for New Construction	I
5001.5.2	Hazardous Materials Inventory Statement	Administrative
5003.1.1.1	Extremely Hazardous Substances	I & III
5608.2	Retail Fireworks	Administrative
5608.3	Application for Permit	Administrative
Chapter 80	Reference Standards	N/A
	2016 NFPA 13 (Sprinkler Systems)	Administrative, II & III
	2016 NFPA 13-D (Single Family Sprinkler Systems)	I & II
	2013 NFPA 14 (Standpipe Systems)	Administrative
	2016 NFPA 24 (Underground Water Supply Systems)	Administrative & III

SECTION 3. Section 10.12 of the Laguna Woods Municipal Code is hereby amended and restated in its entirety to read as follows:

CHAPTER 10.12. - CALIFORNIA FIRE CODE

Sec. 10.12.010. - Adoption of the California Fire Code and International Fire Code.

The 2016 California Fire Code, including Appendices B, BB, C, CC, and H based on the International Fire Code, 2015 Edition, published by the International Code Council (ICC), and the whole of the International Fire Code, 2015 Edition, together with the amendments provided in this chapter, are hereby adopted and incorporated by reference, as though set forth at length herein, as the Fire Code of the City of Laguna Woods for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosions. Not less than one

copy of said codes are now on file with the City Clerk and shall be made available for public inspection.

Sec. 10.12.020. - Amendments to the California Fire Code.

Chapter 1 Scope and Administration is adopted in its entirety with the following amendments:

Section 109.4 Violation penalties is hereby revised to read as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall fail to comply with any issued orders or notices 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 result in penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 109.4.2 Infraction and misdemeanor is hereby added as follows:

109.4.2 Infraction and misdemeanor. Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.

Chapter 2 Definitions is adopted in its entirety with the following amendments:

Section 202 General Definitions is hereby revised by adding “OCFA,” “Sky Lantern,” and “Spark Arrester” as follows:

202 General Definitions

OCFA: Orange County Fire Authority, fire authority having jurisdiction.

SKY LANTERN. An airborne lantern typically made of paper, Mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

Chapter 3 General Requirements is adopted in its entirety with the following amendments:

Section 304.1.2 Vegetation is hereby revised to read as follows:

304.1.2 Vegetation. Type, amount, or arrangement of weeds, grass, vines or other growth that is capable of being ignited and endangering property needing to comply with OCFA Guidelines, shall be cut, thinned, and removed by the owner or occupant of the premises in accordance with OCFA Guideline C-05 “Vegetation Management Guideline—Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49.

Section 305.6 Hazardous Conditions is hereby added as follows:

305.6 Hazardous conditions. Outdoor fires are not allowed when predicted sustained winds exceed 8 MPH during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.

Section 305.7 Disposal of rubbish is hereby added as follows:

305.7 Disposal of rubbish. Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

Section 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES is hereby revised to read as follows:

SECTION 307 OPEN BURNING, RECREATIONAL FIRES, FIRE PITS, FIRE RINGS, AND PORTABLE OUTDOOR FIREPLACES

Sections 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies is hereby added as follows:

307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section 307.6.1 Gas-fueled devices is hereby added as follows:

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Section 307.6.2.1 Where prohibited is hereby added as follows:

307.6.2.1 Where prohibited. The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and Wildland-Urban Interface Areas (WUI) or in locations where conditions could cause the spread of fire to the WRA or WUI unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

Section 309.2.1 Indoor charging of electric carts/cars is hereby added as follows:

309.2.1 Indoor charging of electric carts/cars. Indoor charging of electric carts/cars where the combined volume of all battery electrolyte exceeds 50 gallons shall comply with following:

1. Spill control and neutralization shall be provided and comply with Section 608.5.
2. Room ventilation shall be provided and comply with Section 608.6.1
3. Signage shall be provided and comply with Section 608.7.1
4. Smoke detection shall be provided and comply with Section 608.9.

Section 320 Fuel Modification Requirements for New Construction is hereby added as follows:

320 Fuel Modification Requirements for New Construction. All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”

Section 321 Clearance of brush or vegetation growth from roadways is hereby added as follows:

321 Clearance of brush or vegetation growth from roadways. The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of

portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

Section 322 Unusual Circumstances is hereby added as follows:

322 Unusual circumstances. The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Section 323 Use of Equipment is hereby added as follows:

323 Use of equipment. Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 202 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exceptions:

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.
2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

Section 323.1 Spark Arresters is hereby added as follows:

323.1 Spark arresters. Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 323 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

Section 324 Sky Lanterns or similar devices is hereby added as follows:

324 Sky Lanterns or similar devices. The ignition and/or launching of a Sky Lantern or similar device is prohibited.

Chapter 4: Emergency Planning and Preparedness. Only the following sections and subsections of Chapter 4 are enacted:

401
401.3.4
401.9
402
403.2
404.5 – 404.6.6
407

Section 407.5 is revised to read as follows:

407.5 Hazardous Materials Inventory Statement. Where required by the fire code official, each application for a permit shall include OCFA's Chemical Classification Packet in accordance with Section 5001.5.2.

Chapter 5 Fire Service Features is adopted in its entirety with the following amendments:

Section 501.1 Scope is revised to read as follows:

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter and, where required by the fire code official, with OCFA Guideline B-09, “Fire Master Plan for Commercial & Residential Development.” Fire service features for buildings, structures and premises located in State Responsibility Areas shall also comply with OCFA Guideline B-09a, “Fire Safe Development in State Responsibility Areas.”

Section 510.1 Emergency responder radio coverage is revised to read as follows:

510.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the local authority having jurisdiction’s ordinance and this code.

Exceptions:

1. Where it is determined by the fire code official that the radio coverage system is not needed.
2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

This section shall not apply to the following:

1. Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.
2. Elevators.

3. Structures that are three stories or less without subterranean storage or parking and that do not exceed 50,000 square feet on any single story.
4. Wood-constructed residential structures four stories or less without subterranean storage or parking that are not built integral to an above ground multi-story parking structure.
5. Should construction that is three stories or less that does not exceed 50,000 square feet on any single story include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.

Section 510.2 Emergency responder radio coverage in existing buildings is deleted without replacement:

Section 510.4.2.2 Technical criteria is revised to read as follows:

510.4.2.2 Technical criteria. The fire code official shall maintain a document providing the specific technical information and requirements for the emergency responder radio coverage system. This document shall contain, but not be limited to, the various frequencies required, the location of radio sites, effective radiated power of radio sites, and other supporting technical information.

1. The frequency range supported from the 800 MHz Countywide Communications System shall be 851-869 MHz (base transmitter frequencies).
2. The frequency range supported to the 800 MHz Countywide Communications System shall be 806-824 MHz (radio field transmit frequencies).
3. A public safety radio amplification system shall include filters to reject frequencies below 851 MHz and frequencies above 869 MHz by a minimum of 35dB.
4. All system components must be 100 percent compatible with analog and digital modulations after installation without adjustments or modifications. The systems must be capable of encompassing the frequencies stated herein and capable of future modifications to a frequency range subsequently established by the jurisdiction.
5. Active devices shall have a minimum of -50 dB 3rd order intermodulation protection.

6. All active in-building coverage devices shall be FCC Part 90 Type Certified.

Section 510.5.1 Approval prior to installation is revised to read as follows:

510.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC shall not be installed without prior plan submittal, coordination and approval from Orange County Communications and a copy of the approved plan provided to of the fire and building code officials.

Section 510.5.2 Minimum qualification of personnel is revised to read as follows:

510.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio operator's license.
2. Certification of in-building system training issued by a nationally recognized organization, school or a certificate issued by the manufacturer of the equipment being installed.

Section 510.5.3 Acceptance test procedure item 7 is revised to read as follows:

510.5.3 Acceptance test procedure. When an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to ensure that two-way coverage on each floor of the building is not less than 90 percent. The test procedure shall be conducted as follows: ...

7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and subsequent annual inspections by the FCC licensed technician hired by the property owner and an OCSD/Communications Division FCC-certified technician.

Section 510.6.1 Testing and proof of compliance is revised to read as follows:

510.6.1 Testing and proof of compliance. The owner of the building or their representative shall have the emergency responder radio coverage system shall be inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. In-building system components shall be tested to determine general functional operability.
2. Signal boosters shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance.
3. Backup batteries and power supplies shall be tested under load of a period of one hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. Other active components shall be checked to verify operation within the manufacturer's specifications.
5. If noncompliance is found, the FCC licensed technician will assess improvements necessary and provide such information to OCSD Communications and the fire and building code officials.
6. At the conclusion of the testing, a certification report, which shall verify compliance with Section 510.5.3, shall be submitted to OCSD Communications and the fire and building code officials.

Chapter 9 Fire Protection Systems is adopted in its entirety with the following amendments:

Section 903.2 Where required is hereby revised to read as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as

defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet
 - b. When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

Section 903.2.8 Group R is hereby revised to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet within a two year period; or,
 - b. An addition when the existing building is already provided with automatic sprinklers; or,

- c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with Section 504.2 or 506.3 of the California Building Code, an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

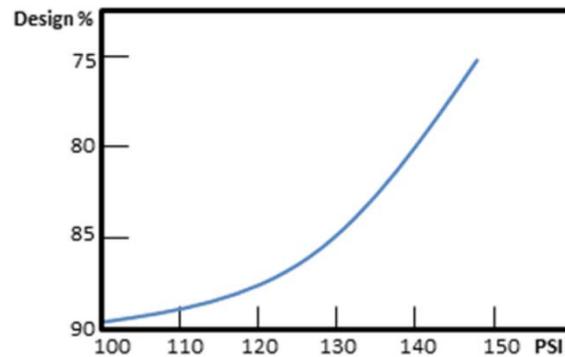
An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

Section 903.3.5.3 Hydraulically calculated systems is hereby added as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Exception: When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.

TABLE 903.3.5.3
Hydraulically Calculated Systems



Chapter 11 Construction Requirements for Existing Buildings. Only the following sections and subsections of Chapter 11 are enacted:

- 1103.7
- 1103.7.3
- 1103.7.3.1
- 1103.7.8 – 1103.7.8.2
- 1103.7.9 – 1103.7.9.10
- 1103.8 – 1103.8.5.3
- 1107
- 1113
- 1114
- 1115
- 1116

Chapter 20 Aviation Facilities is adopted in its entirety without amendments.

Chapter 21 Dry Cleaning is adopted in its entirety without amendments.

Chapter 22 Combustible Dust-Producing Operations is adopted in its entirety without amendments.

Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages is adopted in its entirety without amendments.

Chapter 24 Flammable Finishes is adopted in its entirety without amendments.

Chapter 25 Fruit and Crop Ripening is deleted in its entirety.

Chapter 26 Fumigation and Insecticidal Fogging is deleted in its entirety.

Chapter 27 Semiconductor Fabrication Facilities is adopted in its entirety without amendments.

Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities is adopted in its entirety with the following amendments:

Section 2801.2 Permit is hereby revised to read as follows:

2801.2 Permit. Permits shall be required as set forth in Section 105.6 and 105.6.29.

Section 2808.2 Storage site is hereby revised to read as follows:

2808.2 Storage site. Storage sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned and approval obtained from the fire code official before transferring products to the site.

Section 2808.3 Size of piles is hereby revised to read as follows:

2808.3 Size of piles. Piles shall not exceed 15 feet in height, 50 feet in width and 100 feet in length.

Exception: The fire code official is authorized to allow the pile size to be increased where a fire protection plan is provided for approval that includes, but is not limited to, the following:

1. Storage yard areas and materials-handling equipment selection, design and arrangement shall be based upon sound fire prevention and protection principles.

2. Factor that lead to spontaneous heating shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.
3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.
4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified and maintained.
5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and features.

Section 2808.4 Pile Separation is hereby revised to read as follows:

2808.4. Pile separation. Piles shall be separated from adjacent piles by a minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.

Section 2808.7 Pile fire protection is hereby revised to read as follows:

2808.7 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

Section 2808.9 Material-handling equipment is hereby revised to read as follows:

2808.9 Material-handling equipment. All material-handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available

for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

Section 2808.11 Temperature control is hereby added as follows:

2808.11 Temperature control. The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

Section 2808.11.1 Pile temperature control is hereby added as follows:

2808.11.1 Pile temperature control. Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit.

Section 2808.11.2 New material temperature control is hereby added as follows:

2808.11.2 New material temperature control. New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.

Section 2808.12 Water availability is hereby added as follows:

2808.12 Water Availability. Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2 hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

Section 2808.13 Tipping area is hereby added as follows:

2808.13 Tipping areas shall comply with the following:

1. Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.

2. Material within a tipping area shall not exceed 5 feet in height at any time.
3. Tipping areas shall be separated from all piles by a 20 foot wide fire access lane.
4. A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.
5. All material within a tipping area shall be processed within 5 days of receipt.

Section 2808.14 Emergency Contact is hereby added as follows:

2808.14 Emergency Contact. The contact information of a responsible person or persons shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible party should be available to respond to the business in emergency situation.

Chapter 29 Manufacture of Organic Coatings is adopted in its entirety without amendments.

Chapter 30 Industrial Ovens is adopted in its entirety without amendments.

Chapter 31 Tents and Other Membrane Structures is adopted in its entirety without amendments.

Chapter 32 High-Piled Combustible Storage is adopted in its entirety without amendments.

Chapter 33 Fire Safety during Construction and Demolition is adopted in its entirety without amendments.

Chapter 34 Tire Rebuilding and Tire Storage is adopted in its entirety without amendments.

Chapter 35 Welding and Other Hot Work is adopted in its entirety without amendments.

Chapter 36 Marinas is adopted in its entirety without amendments.

Chapter 37 Combustible Fibers is adopted in its entirety without amendments.

Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations is adopted in its entirety without amendments.

Chapter 49 Requirements for Wildland-Urban Interface Fire Areas is adopted in its entirety with the following amendments:

Section 4906.3 Requirements is hereby revised to read as follows:

4906.3 Requirements. Hazardous vegetation and fuels around all applicable buildings and structure shall be maintained in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation “General Guideline to Create Defensible Space”).
3. California Government Code, Section 51182.
4. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”

Section 4908 Fuel Modification Requirements for New Construction is hereby added as follows:

4908 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.

3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”

3.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.

4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.

5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety with the following amendments.

Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS) is hereby revised to read as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the fire code official, an application for a permit shall include Orange County Fire Authority’s Chemical Classification Packet, which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The Chemical Classification Packet shall include the following information:

1. Product Name.
2. Component.
3. Chemical Abstract Service (CAS) number.
4. Location where stored or used.
5. Container size.
6. Hazard classification.
7. Amount in storage.
8. Amount in use-closed systems.
9. Amount in use-open systems.

Section 5003.1.1.1 Extremely Hazardous Substances is hereby added as follows:

5003.1.1.1 Extremely Hazardous Substances. No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

Chapter 51 Aerosols is adopted in its entirety without amendments.

Chapter 53 Compressed Gases is adopted in its entirety without amendments.

Chapter 54 Corrosive materials is adopted in its entirety without amendments.

Chapter 55 Cryogenic Fluids is adopted in its entirety without amendments.

Chapter 56 Explosives and Fireworks is adopted in its entirety with the following amendments:

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

Section 5608.3 Application for Permit is hereby added as follows:

Section 5608.3 Application for Permit. A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to OCFA.

Chapter 57 Flammable and Combustible Liquids is adopted in its entirety without amendments.

Chapter 58 Flammable Gases and Flammable Cryogenic Fluids is adopted in its entirety without amendments.

Chapter 59 Flammable Solids is adopted in its entirety without amendments.

Chapter 60 Highly Toxic and Toxic Materials is adopted in its entirety without amendments.

Chapter 61 Liquefied Petroleum Gases is adopted in its entirety without amendments.

Chapter 62 Organic Peroxides is adopted in its entirety without amendments.

Chapter 63 Oxidizers, Oxidizing Gases, and Oxiding Cryogenic Fluids is adopted in its entirety without amendments.

Chapter 64 Pyrophoric Materials is adopted in its entirety without amendments.

Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics is adopted in its entirety without amendments.

Chapter 66 Unstable (Reactive) Materials is adopted in its entirety without amendments.

Chapter 67 Water-Reactive Solids and Liquids is adopted in its entirety without amendments.

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised to read as follows:

6.7.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½” inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½” inlets shall be provided.

Section 8.3.3.1 is hereby revised to read as follows:

8.3.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.8
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Quick response CMSA sprinklers
4. ESFR sprinklers
5. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
6. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve “G”. Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised to read as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service:

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby revised to read as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2016 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby revised to read as follows:

All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

- (1) A post indicator valve installed not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- (5) Control valves installed in a fire-rated room accessible from the exterior
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby revised to read as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.4.3.2 is hereby revised to read as follows:

10.4.3.2 Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.

Appendices

Appendix A is deleted in its entirety without amendments.

Appendix B is adopted in its entirety without amendments.

Appendix BB is adopted in its entirety without amendments.

Appendix C is adopted in its entirety without amendments.

Appendix CC is adopted in its entirety without amendments.

Appendix D is deleted in its entirety without amendments.

Appendix E is deleted in its entirety without amendments.

Appendix F is deleted in its entirety without amendments.

Appendix G is deleted in its entirety without amendments.

Appendix H is adopted in its entirety without amendments.

Appendix I is deleted in its entirety without amendments.

Appendix J is deleted in its entirety without amendments.

Appendix K is deleted in its entirety without amendments.

Appendix L is deleted in its entirety without amendments.

Appendix M is deleted in its entirety without amendments.

Appendix N is deleted in its entirety without amendments.

SECTION 4. The City Council finds and determines that the adoption of this Ordinance is not a project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 6. The Deputy City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

SECTION 7. All of the above-referenced documents and information have been and are on file with the City Clerk of the City.

PASSED, APPROVED AND ADOPTED this XX day of XX 2016.

NOEL HATCH, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

APPROVED AS TO FORM:

DAVID B. COSGROVE, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do
HEREBY CERTIFY that the foregoing **Ordinance No. 16-XX** was duly
introduced and placed upon its first reading at a regular meeting of the City
Council on the XX of XX 2016, and that thereafter, said Ordinance was duly
adopted and passed at a regular meeting of the City Council on the XX day of XX
2016 by the following vote to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

YOLIE TRIPPY, Deputy City Clerk

This page is intentionally blank.

2016

California Building Code

Amendment Package

Strikethrough Version

Chapter 2 Definitions

Chapter 2 Definitions is adopted in its entirety with the following amendments:

Sections 202 General Definitions is hereby revised by adding “Spark Arrester” as follows:

202 General Definitions

SPARK ARRESTER. *A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:*

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

Chapter 7A Materials and Construction Methods for Exterior Wildfire Exposure

Adopt Chapter 7A Materials and Construction Methods for Exterior Wildfire Exposure in its entirety with the following amendments:

Section 701A.3 Application is hereby revised as follows:

701A.3 Application. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such, shall comply with the provisions of this chapter. The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from the applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located least 50 feet from an applicable building.

3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building.
4. ~~Additions to and remodels of buildings originally constructed prior to the applicable application date.~~

Section 710A.3.2 is hereby revised as follows:

710A.3.2 ~~When required by the enforcing agency,~~ Detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section.

Section 710A.4 Requirements is hereby revised as follows:

710A.4 Requirements. ~~When required by the enforcing agency,~~ Accessory structures shall be constructed of non-combustible or ignition-resistant materials.

Chapter 9 Fire Protection Systems

Adopt Chapter 9 Fire Protection Systems is adopted in its entirety with the following amendments:

Section 903.2 Where required is hereby revised as follows:

903.2 Where required. Approved automatic sprinkler systems in ~~new~~ buildings and structures shall be provided when one of the following conditions exists: ~~in the locations described in Sections 903.2.1 through 903.2.12.~~

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet
 - b. When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.

- c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

Section 903.2.8 Group R is hereby revised as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet within a two year period; or,
 - b. An addition when the existing building is already provided with automatic sprinklers; or,
 - c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with Section 504.2 or 506.3 of the California Building Code, an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

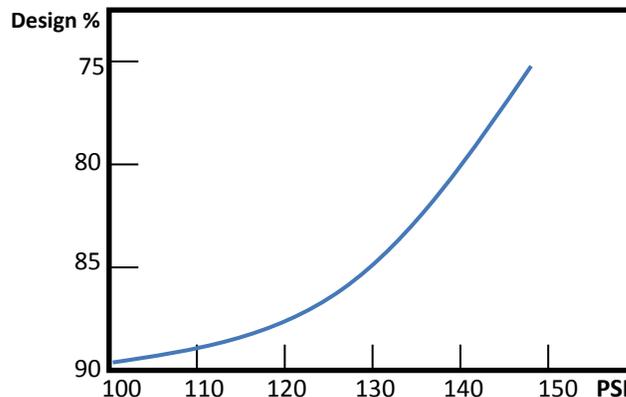
An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

Section 903.3.5.3 Hydraulically calculated systems is hereby added as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Exception: When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.

**TABLE 903.3.5.3
Hydraulically Calculated Systems**



**Chapter 35
Referenced Standards**

Chapter 35 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised as follows:

6.7.3 Fire department connections (*FDC*) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved

by the fire code official. The size of piping and the number of 2½” inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½” inlets shall be provided.

Section 8.3.3.1 is hereby revised as follows:

8.3.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted.

Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.6.4.8
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Quick response CMSA sprinklers
- (4) ESFR sprinklers
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve “G”. Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service, one of the following methods:

- ~~(1) Central station, proprietary, or remote station alarm service.~~
- ~~(2) Local alarm service that causes the sounding of an audible signal at a constantly attended location.~~
- ~~(3) Valves that are locked open.~~

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby deleted in its entirety and replaced as follows:

~~**7.3.1.1** Hose connections and hose stations shall be unobstructed and shall be located not less than 3 ft (0.9 m) or more than 5 ft (1.5 m) above the floor.~~

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2016 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby amended as follows:

All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

- (1) A post indicator valve installed not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- ~~(5) A nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T-wrench, located not less than 40 ft (12 m) from the building~~
 - ~~(a) For buildings less than 40 ft (12 m) in height, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T wrench, shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the non-indicating valve.~~
- (6~~5~~) Control valves installed in a fire-rated room accessible from the exterior
- (7~~6~~) Control valves in a fire-rated stair enclosure accessible from the exterior

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby revised as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.4.3.2 is hereby deleted and replaced as follows:

~~10.4.3.2 Where approved, private fire service mains supplying systems within the building shall be permitted to extend more than 10 ft. under the building when all of the requirements of 10.4.3.2.1 through 10.4.3.2.4 are met.~~ *Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.*

This page is intentionally blank.

2016

California Residential
Code
Amendment Package

Strikethrough Version

Chapter 2 Definitions

Chapter 2 Definitions is adopted in its entirety with the following amendment:

Section 202 Definitions is hereby revised by adding “OCFA” and “Spark Arrester” as follows:

OCFA: *Orange County Fire Authority, fire authority having jurisdiction.*

SPARK ARRESTER. *A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:*

- 1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.*
- 2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.*

Chapter 3 Building Planning

Chapter 3 Building Planning is adopted in its entirety with the following amendments and additions:

Section R301.9 Fuel Modification Requirements for New Construction is hereby added as follows:

R301.9 Fuel Modification Requirements for New Construction. *All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for new Construction Fuel Modification Plans and Maintenance Program.”*

Section R309.6 Fire sprinkler attached garages, and carports with habitable space above is hereby amended by modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system installed in accordance with this section unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Section R313.1 Townhouse automatic fire sprinkler systems is hereby amended by

modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Section R313.2 One- and two-family dwellings automatic fire sprinkler systems is hereby amended by modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Section R313.3.6.2.2 Calculation procedure is hereby revised as follows:

Section R313.3.6.2.2 Calculation procedure. Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code Section 903.3.5.3.

(The remainder of the section is unchanged)

Section R319.1 Address identification is hereby revised as follows:

R319 Site Address. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Section R337.1.3 Application is hereby revised as follows:

R337.1.3 Application. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such, shall comply with the provisions of this chapter. The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel

modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone or Wildland-Urban Interface Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located at least 50 feet from an applicable building.
3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building.
- ~~4. Additions to and remodels of buildings originally constructed prior to the applicable application date.~~

Section R337.1.6 Fuel Modification Requirements for New Construction is hereby added as follows:

R337.1.6 Fuel Modification Requirements for New Construction. *All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:*

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”
 - 3.1. The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.

5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Chapter 10 Chimneys and Fireplaces

Chapter 10 Chimneys and Fireplaces is adopted in its entirety with the following amendments:

Section R1001.13 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices is hereby added as follows:

R1001.14 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices.
Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking

Section R1001.13.1 Gas-fueled devices is hereby added as follows:

R1001.13.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester in accordance with Section R1003.9.2.

Section R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Fireplaces burning wood or other solid fuel shall be constructed in accordance with Section R1001. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace.

Section R1001.13.3 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

R1001.13.3 Where prohibited. *The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or in locations where conditions could cause the spread of fire to the WRA or FHSZ, unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.*

Chapter 44 Referenced Standards

Chapter 44 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised as follows:

6.7.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½” inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½” inlets shall be provided.

Section 8.3.3.1 is hereby revised as follows:

8.3.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted.

Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.6.4.8
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Quick response CMSA sprinklers
- (4) ESFR sprinklers
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers

- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve “G”. Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service. ~~one of the following methods:~~

- ~~(1) Central station, proprietary, or remote station alarm service.~~
- ~~(2) Local alarm service that causes the sounding of an audible signal at a constantly attended location.~~
- ~~(3) Valves that are locked open.~~

Appendix O Vehicular Gates

Appendix O Vehicular Gates is adopted with only the section indicated below:

SECTION AO103.3 Vehicular gates or other barriers across required fire apparatus access roads is added as follows:

AO103.3 Vehicular gates or other barriers across required fire apparatus access roads. *The installation of gates or other barriers across a required fire apparatus access road shall be approved by the fire code official. Gates or barriers shall be in accordance with Orange County Fire Authority Guideline B-09 “Fire Master Plans for Commercial and Residential Development”.*

2016

California Fire Code
Amendment Package

Strikethrough Version

Chapter 1 Scope and Administration

Chapter 1 Scope and Administration is adopted in its entirety with the following amendments:

Section 109.4 Violation penalties is hereby revised as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall fail to comply with any issued orders or notices 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 [SPECIFY OFFENSE] punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment shall result in penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 109.4.2 Infraction and misdemeanor is hereby added as follows:

109.4.2 Infraction and misdemeanor. Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.

Chapter 2 Definitions

Chapter 2 Definitions is adopted in its entirety with the following amendments:

Sections 202 General Definitions is hereby revised by adding “OCFA,” “Sky Lantern,” and “Spark Arrester” as follows:

202 General Definitions

OCFA: Orange County Fire Authority, fire authority having jurisdiction.

SKY LANTERN. An airborne lantern typically made of paper, Mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

Chapter 3 General Requirements

Chapter 3 General Requirements is adopted in its entirety with the following amendments:

Section 304.1.2 Vegetation is hereby revised as follows:

304.1.2 Vegetation. Type, amount, or arrangement of weeds, ~~Weeds~~, grass, vines or other growth that is capable of being ignited and endangering property needing to comply with OCFA Guidelines, shall be cut down, thinned, and removed by the owner or occupant of the premises in accordance with OCFA Guideline C-05 “Vegetation Management Guideline—Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49.

Section 305.6 Hazardous Conditions is hereby added as follows:

305.6 Hazardous conditions. Outdoor fires are not allowed when predicted sustained winds exceed 8 MPH during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.

Section 305.7 Disposal of rubbish is hereby added as follows:

305.7 Disposal of rubbish. Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

Section 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES is hereby amended as follows:

SECTION 307 OPEN BURNING, RECREATIONAL FIRES, FIRE PITS, FIRE RINGS, AND PORTABLE OUTDOOR FIREPLACES

Sections 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies is hereby added as follows:

307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section 307.6.1 Gas-fueled devices is hereby added as follows:

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Section 307.6.2.1 Where prohibited is hereby added as follows:

307.6.2.1 Where prohibited. The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and Wildland-Urban Interface Areas (WUI) or in locations where conditions could cause the spread of fire to the WRA or WUI unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

Section 309.2.1 Indoor charging of electric carts/cars is hereby added as follows:

309.2.1 Indoor charging of electric carts/cars. *Indoor charging of electric carts/cars where the combined volume of all battery electrolyte exceeds 50 gallons shall comply with following:*

1. Spill control and neutralization shall be provided and comply with Section 608.5.
2. Room ventilation shall be provided and comply with Section 608.6.1
3. Signage shall be provided and comply with Section 608.7.1
4. Smoke detection shall be provided and comply with Section 608.9.

Section 320 Fuel Modification Requirements for New Construction is hereby added as follows:

320 Fuel Modification Requirements for New Construction. *All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”*

Section 321 Clearance of brush or vegetation growth from roadways is hereby added as follows:

321 Clearance of brush or vegetation growth from roadways. *The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.*

Exception: *Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.*

Section 322 Unusual Circumstances is hereby added as follows:

322 Unusual circumstances. *The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:*

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Section 323 Use of Equipment is hereby added as follows:

323 Use of equipment. *Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 202 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.*

Exceptions:

- 1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.**
- 2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition**

Section 323.1 Spark Arresters is hereby added as follows:

323.1 Spark arresters. *Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 323 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.*

Section 324 Sky Lanterns or similar devices is hereby added as follows:

324 Sky Lanterns or similar devices. *The ignition and/or launching of a Sky Lantern or similar device is prohibited.*

**Chapter 4
Emergency Planning and Preparedness**

Chapter 4: Emergency Planning and Preparedness. Adopt only the sections, subsections, and amendment listed below:

401
401.3.4
401.9
402
403.2
404.5 – 404.6.6
407

Section 407.5 is revised as follows:

407.5 Hazardous Materials Inventory Statement. Where required by the fire code official, each application for a permit shall include a ~~Hazardous Materials Inventory Statement~~ OCFA's Chemical Classification Packet in accordance with Section 5001.5.2.

Chapter 5 Fire Service Features

Chapter 5 Fire Service Features is adopted in its entirety with the following amendments:

SECTION 501.1 Scope is revised as follows:

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter and, where required by the fire code official, with OCFA Guideline B-09, "Fire Master Plan for Commercial & Residential Development." Fire service features for buildings, structures and premises located in State Responsibility Areas shall also comply with OCFA Guideline B-09a, "Fire Safe Development in State Responsibility Areas."

Section 510.1 Emergency responder radio coverage is revised as follows:

510.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the local authority having jurisdiction's ordinance and this code.

Exceptions:

- ~~1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved radio coverage system.~~
2. 1. Where it is determined by the fire code official that the radio coverage system is not needed.
3. 2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

This section shall not apply to the following:

1. Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.
2. Elevators.
3. Structures that are three stories or less without subterranean storage or parking and that do not exceed 50,000 square feet on any single story.
4. Wood-constructed residential structures four stories or less without subterranean storage or parking that are not built integral to an above ground multi-story parking structure.
5. Should construction that is three stories or less that does not exceed 50,000 square feet on any single story include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.

Section 510.2 Emergency responder radio coverage in existing buildings is deleted without replacement:

~~**510.2 Emergency responder radio coverage in existing buildings.** Existing buildings shall be provided with approved radio coverage for emergency responders as required in Chapter 11.~~

Section 510.4.2.2 Technical Criteria is revised as follows:

510.4.2.2 Technical criteria. The fire code official shall maintain a document providing the specific technical information and requirements for the emergency responder radio coverage system. This document shall contain, but not be limited to, the various frequencies required, the location of radio sites, effective radiated power of radio sites, and other supporting technical information.

1. The frequency range supported from the 800 MHz Countywide Communications System shall be 851-869 MHz (base transmitter frequencies).
2. The frequency range supported to the 800 MHz Countywide Communications System shall be 806-824 MHz (radio field transmit frequencies).
3. A public safety radio amplification system shall include filters to reject frequencies below 851 MHz and frequencies above 869 MHz by a minimum of 35dB.
4. All system components must be 100 percent compatible with analog and digital modulations after installation without adjustments or modifications. The systems must be capable of encompassing the frequencies stated herein and capable of future modifications to a frequency range subsequently established by the jurisdiction.
5. Active devices shall have a minimum of -50 dB 3rd order intermodulation protection.
6. All active in-building coverage devices shall be FCC Part 90 Type Certified

Section 510.5.1 Approval prior to installation is revised as follows:

510.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC shall not be installed without prior plan submittal, coordination and approval from Orange County Communications and a copy of the approved plan provided to of the fire and building code officials.

Section 510.5.2 Minimum qualification of personnel is revised as follows:

510.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio operator's license.
2. Certification of in-building system training issued by a nationally recognized organization, school or a certificate issued by the manufacturer of the equipment being installed.

~~These qualifications shall not be required where demonstration of adequate skills and experience satisfactory to the fire code official is provided.~~

Section 510.5.3 Acceptance test procedure item 7 is revised as follows:

510.5.3 Acceptance test procedure. When an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to ensure that two-way coverage on each floor of the building is not less than 90 percent. The test procedure shall be conducted as follows: ...

7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and subsequent annual inspections by the FCC licensed technician hired by the property owner and an OCSD/Communications Division FCC-certified technician.

Section 510.6.1 Testing and proof of compliance is revised as follows:

510.6.1 Testing and proof of compliance.

The owner of the building or their representative shall have the emergency responder radio coverage system ~~shall be~~ inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. ~~In-building coverage test as described in Section 510.5.3.~~ In-building system components shall be tested to determine general functional operability.
2. Signal boosters shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance.

3. Backup batteries and power supplies shall be tested under load of a period of one hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. Other active components shall be checked to verify operation within the manufacturer's specifications.
5. If noncompliance is found, the FCC licensed technician will assess improvements necessary and provide such information to OCSD Communications and the fire and building code officials.
- 5.6. At the conclusion of the testing, a certification report, which shall verify compliance with Section 510.5.3, shall be submitted to OCSD Communications and the fire and building code officials.

Chapter 6 Building Services and Systems

Chapter 6 Building Services and Systems is adopted in its entirety without amendments:

Chapter 7 Fire-Resistance-Rated Construction

Chapter 7 Fire-Resistance-Rated Construction is adopted in its entirety without amendments.

Chapter 8 Interior Finish, Decorative Materials and Furnishings

Chapter 8 Interior Finish, Decorative Materials and Furnishings is adopted in its entirety without amendments.

Chapter 9 Fire Protection Systems

Adopt Chapter 9 Fire Protection Systems is adopted in its entirety with the following amendments:

Section 903.2 Where required is hereby revised as follows:

903.2 Where required. Approved automatic sprinkler systems in ~~new~~ buildings and structures shall be provided when one of the following conditions exists: ~~in the locations described in Sections 903.2.1 through 903.2.12.~~

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also

be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:
- a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet
 - b. When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

Section 903.2.8 Group R is hereby revised as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet within a two year period; or,
 - b. An addition when the existing building is already provided with automatic sprinklers; or,
 - c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.

2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with Section 504.2 or 506.3 of the California Building Code, an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

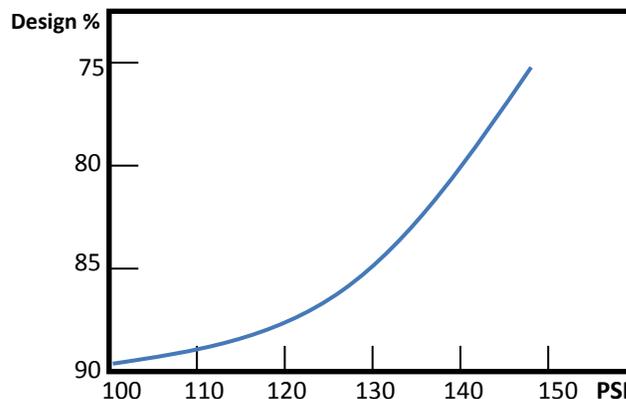
An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

Section 903.3.5.3 Hydraulically calculated systems is hereby added as follows:

903.3.5.3 Hydraulically calculated systems. *The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.*

Exception: *When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.*

**TABLE 903.3.5.3
Hydraulically Calculated Systems**



**Chapter 10
Means of Egress**

Chapter 10 Means of Egress is adopted in its entirety without amendments.

**Chapter 11
Construction Requirements for Existing Buildings**

Chapter 11 Construction Requirements for Existing Buildings. Adopt only those sections and subsections listed below:

- 1103.7
- 1103.7.3
- 1103.7.3.1
- 1103.7.8 – 1103.7.8.2
- 1103.7.9 – 1103.7.9.10
- 1103.8 – 1103.8.5.3
- 1107
- 1113
- 1114
- 1115
- 1116

**Chapter 20
Aviation Facilities**

Chapter 20 Aviation Facilities is adopted in its entirety without amendments.

**Chapter 21
Dry Cleaning**

Chapter 21 Dry Cleaning is adopted in its entirety without amendments.

**Chapter 22
Combustible Dust-Producing Operations**

Chapter 22 Combustible Dust-Producing Operations is adopted in its entirety without amendments.

**Chapter 23
Motor Fuel-Dispensing Facilities and Repair Garages**

Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages is adopted in its entirety without amendments.

**Chapter 24
Flammable Finishes**

Chapter 24 Flammable Finishes is adopted in its entirety without amendments.

**Chapter 25
Fruit and Crop Ripening**

Chapter 25 Fruit and Crop Ripening is deleted in its entirety.

**Chapter 26
Fumigation and Insecticidal Fogging**

Chapter 26 Fumigation and Insecticidal Fogging is deleted in its entirety.

**Chapter 27
Semiconductor Fabrication Facilities**

Chapter 27 Semiconductor Fabrication Facilities is adopted in its entirety without amendments

**Chapter 28
Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities**

Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities is adopted in its entirety with the following amendments:

Section 2801.2 Permit is hereby revised as follows:

2801.2 Permit. Permits shall be required as set forth in Section 105.6 and 105.6.29.

Section 2808.2 Storage site is hereby revised as follows:

2808.2 Storage site. Storage sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned and approval obtained from the fire code official before transferring ~~wood~~ products to the site.

Section 2808.3 Size of piles is hereby revised as follows:

2808.3 Size of piles. Piles shall not exceed ~~25~~ 15 feet in height, ~~450~~ 50 feet in width and ~~250~~ 100 feet in length.

Exception: The fire code official is authorized to allow the pile size to be increased where a fire protection plan is provided for approval that includes, but is not limited to, the following:

1. Storage yard areas and materials-handling equipment selection, design and arrangement shall be based upon sound fire prevention and protection principles.
2. Factor that lead to spontaneous heating shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.
3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.
4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified and maintained.
5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and features.

Section 2808.4 Pile Separation is hereby revised as follows:

2808.4. Pile separation. Piles shall be separated from adjacent piles by ~~approved fire apparatus access roads~~ a minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.

Section 2808.7 Pile fire protection is hereby revised as follows:

2808.7 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

Section 2808.9 Material-handling equipment is hereby revised as follows:

2808.9 Material-handling equipment. All material-handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

Section 2808.11 Temperature control is hereby added as follows:

2808.11 Temperature control. The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

Section 2808.11.1 Pile temperature control is hereby added as follows:

2808.11.1 Pile temperature control. Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit.

Section 2808.11.2 New material temperature control is hereby added as follows:

2808.11.2 New material temperature control. New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.

Section 2808.12 Water availability is hereby added as follows:

2808.12 Water Availability. Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2 hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

Section 2808.13 Tipping area is hereby added as follows:

2808.13 Tipping areas shall comply with the following:

1. Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.
2. Material within a tipping area shall not exceed 5 feet in height at any time.
3. Tipping areas shall be separated from all piles by a 20 foot wide fire access lane.
4. A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.
5. All material within a tipping area shall be processed within 5 days of receipt.

Section 2808.14 Emergency Contact is hereby added as follows:

2808.14 Emergency Contact. The contact information of a responsible person or persons shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible party should be available to respond to the business in emergency situation.

Chapter 29
Manufacture of Organic Coatings

Chapter 29 Manufacture of Organic Coatings is adopted in its entirety without amendments.

**Chapter 30
Industrial Ovens**

Chapter 30 Industrial Ovens is adopted in its entirety without amendments.

**Chapter 31
Tents and Other Membrane Structures**

Chapter 31 Tents and Other Membrane Structures is adopted in its entirety without amendments.

**Chapter 32
High-Piled Combustible Storage**

Chapter 32 High-Piled Combustible Storage is adopted in its entirety without amendments.

**Chapter 33
Fire Safety During Construction and Demolition**

Chapter 33 Fire Safety During Construction and Demolition is adopted in its entirety without amendments.

**Chapter 34
Tire Rebuilding and Tire Storage**

Chapter 34 Tire Rebuilding and Tire Storage is adopted in its entirety without amendments.

**Chapter 35
Welding and Other Hot Work**

Chapter 35 Welding and Other Hot Work is adopted in its entirety without amendments.

**Chapter 36
Marinas**

Chapter 36 Marinas is adopted in its entirety without amendments.

**Chapter 37
Combustible Fibers**

Chapter 37 Combustible Fibers is adopted in its entirety without amendments.

Chapter 48
Motion Picture and Television Production Studio Sound Stages, Approved
Production Facilities and Production Locations

Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations is adopted in its entirety without amendments.

Chapter 49
Requirements for Wildland-Urban Interface Fire Areas

Chapter 49 Requirements for Wildland-Urban Interface Fire Areas is adopted in its entirety with the following amendments:

Section 4906.3 Requirements is hereby revised as follows:

4906.3 Requirements. Hazardous vegetation and fuels around all applicable buildings and structure shall be maintained in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation “General Guideline to Create Defensible Space”).
3. California Government Code, Section 51182.
4. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”

Section 4908 Fuel Modification Requirements for New Construction is hereby added as follows:

4908 Fuel Modification Requirements for New Construction. *All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:*

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans

and Maintenance Program.”

- 3.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Chapter 50 Hazardous Materials – General Provisions

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety with the following amendments.

Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS), is hereby revised as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the fire code official, an application for a permit shall include ~~an HMIS, such as the Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report or other approved statement.~~ Orange County Fire Authority’s Chemical Classification Packet, which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The HMIS Chemical Classification Packet shall include the following information:

1. Product Name.
2. Component.
3. Chemical Abstract Service (CAS) number.
4. Location where stored or used.
5. Container size.
6. Hazard classification.
7. Amount in storage.
8. Amount in use-closed systems.
9. Amount in use-open systems.

Section 5003.1.1.1 Extremely Hazardous Substances is hereby added as follows:

5003.1.1.1 Extremely Hazardous Substances. No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

**Chapter 51
Aerosols**

Chapter 51 Aerosols is adopted in its entirety without amendments.

**Chapter 53
Compressed Gases**

Chapter 53 Compressed Gases is adopted in its entirety without amendments.

**Chapter 54
Corrosive Materials**

Chapter 54 Corrosive materials is adopted in its entirety without amendments.

**Chapter 55
Cryogenic Fluids**

Chapter 55 Cryogenic Fluids is adopted in its entirety without amendments.

**Chapter 56
Explosives and Fireworks**

Chapter 56 Explosives and Fireworks is adopted in its entirety with the following amendments:

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

Section 5608.3 Application for Permit is hereby added as follows:

Section 5608.3 Application for Permit. A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to OCFA.

**Chapter 57
Flammable and Combustible Liquids**

Chapter 57 Flammable and Combustible Liquids is adopted in its entirety without amendments.

Chapter 58

Flammable Gases and Flammable Cryogenic Fluids

Chapter 58 Flammable Gases and Flammable Cryogenic Fluids is adopted in its entirety without amendments.

**Chapter 59
Flammable Solids**

Chapter 59 Flammable Solids is adopted in its entirety without amendments.

**Chapter 60
Highly Toxic and Toxic Materials**

Chapter 60 Highly Toxic and Toxic Materials is adopted in its entirety without amendments.

**Chapter 61
Liquefied Petroleum Gases**

Chapter 61 Liquefied Petroleum Gases is adopted in its entirety without amendments.

**Chapter 62
Organic Peroxides**

Chapter 62 Organic Peroxides is adopted in its entirety without amendments.

**Chapter 63
Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids**

Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids is adopted in its entirety without amendments.

**Chapter 64
Pyrophoric Materials**

Chapter 64 Pyrophoric Materials is adopted in its entirety without amendments.

**Chapter 65
Pyroxylin (Cellulose Nitrate) Plastics**

Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics is adopted in its entirety without amendments.

**Chapter 66
Unstable (Reactive) Materials**

Chapter 66 Unstable (Reactive) Materials is adopted in its entirety without amendments.

**Chapter 67
Water-Reactive Solids and Liquids**

Chapter 67 Water-Reactive Solids and Liquids is adopted in its entirety without amendments.

**Chapter 80
Referenced Standards**

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised as follows:

6.7.3 Fire department connections (*FDC*) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 8.3.3.1 is hereby revised as follows:

8.3.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted.

Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.6.4.8
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Quick response CMSA sprinklers
- (4) ESFR sprinklers
- (5) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (6) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve “G”. Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service, one of the following methods:

- ~~(1) Central station, proprietary, or remote station alarm service.~~
- ~~(2) Local alarm service that causes the sounding of an audible signal at a constantly attended location.~~
- ~~(3) Valves that are locked open.~~

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

Section 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

~~**7.3.1.1** Hose connections and hose stations shall be unobstructed and shall be located not less than 3 ft (0.9 m) or more than 5 ft (1.5 m) above the floor.~~

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the

finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2016 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby amended as follows:

All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

- (1) A post indicator valve installed not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building
 - (a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.
- ~~(5) A nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T wrench, located not less than 40 ft (12 m) from the building~~

(a) For buildings less than 40 ft (12 m) in height, a nonindicating valve, such as an underground gate valve with an approved roadway box, complete with T wrench, shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the non-indicating valve.

(65) Control valves installed in a fire-rated room accessible from the exterior

(76) Control valves in a fire-rated stair enclosure accessible from the exterior

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby revised as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.4.3.2 is hereby deleted and replaced as follows:

10.4.3.2 Where approved, private fire service mains supplying systems within the building shall be permitted to extend more than 10 ft. under the building when all of the requirements of 10.4.3.2.1 through 10.4.3.2.4 are met. Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.

Appendices

Appendix A is deleted in its entirety without amendments.

Appendix B is adopted in its entirety without amendments.

Appendix BB is adopted in its entirety without amendments.

Appendix C is adopted in its entirety without amendments.

Appendix CC is adopted in its entirety without amendments.

Appendix D is deleted in its entirety without amendments.

Appendix E is deleted in its entirety without amendments.

Appendix F is deleted in its entirety without amendments.

Appendix G is deleted in its entirety without amendments.

Appendix H is adopted in its entirety without amendments.

Appendix I is deleted in its entirety without amendments.

Appendix J is deleted in its entirety without amendments.

Appendix K is deleted in its entirety without amendments.

Appendix L is deleted in its entirety without amendments.

Appendix M is deleted in its entirety without amendments.

Appendix N is deleted in its entirety without amendments.

7.2

**COMMERCIAL ZONING CODE AMENDMENTS
AND ZONE CHANGES PROJECT**

This page is intentionally blank.



City of Laguna Woods Agenda Report

TO: Honorable Mayor and City Councilmembers
FROM: Christopher Macon, City Manager
FOR: November 16, 2016 Regular Meeting
SUBJECT: Commercial Zoning Code Amendments and Zone Changes Project

Recommendation

1. Receive staff report.

AND
2. Open public hearing.

AND
3. Receive public testimony.

AND
4. Close public hearing.

AND
5. Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR THE CITY'S COMMERCIAL ZONING CODE AMENDMENTS AND ZONE CHANGES PROJECT

AND

6. Approve the introduction and first reading of an ordinance – read by title with further reading waived – entitled:

AN ORDINANCE OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING CHAPTERS 13.06 AND 13.10 OF THE LAGUNA WOODS MUNICIPAL CODE RELATED TO DEFINITIONS, PURPOSE AND INTENT, AND PERMITTED USES WITHIN COMMERCIAL ZONING DISTRICTS AND ADOPTING ZONE CHANGES RELATED TO THE CITY'S COMMERCIAL ZONING CODE AMENDMENTS AND ZONE CHANGES PROJECT

Background

The Fiscal Year 2016-17 Budget & Work Plan includes a significant work plan item to “review and update the City’s commercial zoning code to clarify and better align zoning districts with permitted uses and associated off-street parking standards.” Doing so is consistent with the City’s goal of providing residents with access to high quality goods and services close to home.

On February 17, 2016, the City Council unanimously directed staff to proceed with the preparation of an initial study and associated California Environmental Quality Act (CEQA) documentation for commercial zoning code amendments proposed by staff and associated commercial zone changes.

Discussion

Today’s meeting is an opportunity for City Council action, as well as public input, on the Commercial Zoning Code Amendments and Zone Changes Project.

The proposed zoning code amendments (Attachment B) generally seek to ensure that the purpose and intent of each existing zoning district (see Section 13.10.010 of Attachment C) corresponds to each district’s table of permitted uses (see Section 13.10.020 of Attachment C). For example, proposed amendments affecting the Neighborhood Commercial (NC) district are intended to ensure that its permitted uses provide “for the development and preservation of low intensity commercial uses which serve the immediate needs of the surrounding neighborhood” [Laguna Woods Municipal Code Section 13.10.010(a)]. Amendments are also proposed in

the interest of regulatory clarity, as well as to promote environmental protection and improvement. A description of the proposed amendments is included in Exhibit A to Attachment A. The proposed, amended text can be found in Attachment B.

Subsequent to the meeting on February 17, 2016, staff modified its proposal to treat administrative/professional office uses as only an accessory use in the Community Commercial (CC) district. Staff recommends permitting administrative/professional offices as a principal use – under certain limited and defined circumstances – in the CC district. This approach recognizes that administrative/professional office uses can contribute to the performance of high intensity commercial areas, provided that restrictions are in place to prevent deviation from the CC district’s purpose and intent of providing “for the development and preservation of high intensity commercial uses which serve the local community and regional area and are compatible with surrounding residential uses” [Laguna Woods Municipal Code Section 13.10.010(b)]. Staff also recommends prohibiting administrative/professional office uses in buildings newly constructed or gross floor area added to existing buildings in the CC district beginning on the prospective, effective date of the enacting ordinance.

In addition to zoning code amendments, six zone changes are proposed to align existing properties with the proposed, modified permitted uses. The sites proposed for rezoning are currently primarily used as professional and administrative offices, but zoned as either community commercial or neighborhood commercial. A list of proposed zone changes by Assessor’s Parcel Number (APN) is included in Table 1 and a map showing each location can be found in Exhibit A to Attachment A.

Table 1: Proposed Zone Changes

APN	Current Zoning	Proposed Zoning	Primary Existing Use
616-012-21	CC	PA	Three-story office building
616-012-24	CC	PA	Three-story medical building
621-022-11	NC	PA	Two-story dental building
621-022-14	NC	PA	Two-story dental building
621-091-15	CC	PA	Two-story medical building
621-191-11	CC	PA	Standalone real estate office

LEGEND

- “CC” = Community Commercial
- “NC” = Neighborhood Commercial
- “PA” = Professional/Administrative Office

If the City Council takes the recommended action at today's meeting, the proposed ordinance would be agendized for a second reading and consideration of adoption at an upcoming meeting. The ordinance would take effect 30 days after adoption.

Environmental Review

The City is treating the Commercial Zoning Code Amendments and Zone Changes Project as a project under the requirements of CEQA. The initial study prepared for this project found that it could not have a significant effect on the environment. Therefore, a negative declaration was prepared, as required by State law.

The public review period for this project began on September 14, 2016 and ended on October 4, 2016. A notice of the City's intent to adopt a negative declaration was published in the *Laguna Woods Globe* newspaper and provided by direct mail to all landowners within a 1,000 foot radius of the exterior project boundary. While several individuals contacted the City for additional information on this project, no written comments were received. Staff is unaware of any public objection.

This project does not include any site on any of the lists enumerated under Section 65962.5 of California Government Code.

Fiscal Impact

Funds to support this project are included in the City's budget.

Report Prepared With: Rebecca M. Pennington, Development Programs Analyst

Attachments: A – Proposed Resolution
 Exhibit A – Initial Study/Negative Declaration
B – Proposed Ordinance
 Exhibit A – Proposed Zoning Map
C – Existing Laguna Woods Municipal Code Chapter 13.10 (Commercial Districts)

RESOLUTION NO. 16-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR THE CITY’S COMMERCIAL ZONING CODE AMENDMENTS AND ZONE CHANGES PROJECT

WHEREAS, the City has proposed to amend its commercial zoning code and make related revisions to its zoning map, including six zone changes, as further described in Exhibit A and in other documents and reports prepared for City Council consideration of this project (“Commercial Zoning Code Amendments and Zone Changes Project”); and

WHEREAS, a public meeting was held on February 17, 2016 to receive input from the City Council and the public, generally, relative to the Commercial Zoning Code Amendments and Zone Changes Project; and

WHEREAS, the City is treating the Commercial Zoning Code Amendments and Zone Changes Project as a project under California Environmental Quality Act (“CEQA”) regulations; and

WHEREAS, pursuant to Article 7 of the City’s Local CEQA Procedures, and after reviewing the entire project record, it has been determined that that the Commercial Zoning Code Amendments and Zone Changes Project could not have a significant effect on the environment; and

WHEREAS, a Negative Declaration has been prepared for the Commercial Zoning Code Amendments and Zone Changes Project in accordance with CEQA and was posted for public review from September 14, 2016 to October 4, 2016; and

WHEREAS, the City Council of the City of Laguna Woods has considered information presented by City staff and interested parties at a public hearing held on November 16, 2016 and at previous meetings and in documents and reports.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. In accordance with Article 7 of the City’s Local CEQA Procedures and Section 15704 of the CEQA Guidelines, the City Council makes

the following findings with respect to the Negative Declaration attached hereto as Exhibit A and incorporated herein:

1. The City Council finds on the basis of the evidence presented and the whole record before it, including the initial study and Negative Declaration, and comments received, that there is no substantial evidence that the Commercial Zoning Code Amendments and Zone Changes Project will have a significant effect on the environment.
2. The adoption of the Negative Declaration reflects the City Council's independent judgment and analysis.
3. The Negative Declaration and other documents or materials which constitute the record of proceedings upon which this decision is based are located at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637, and the custodian of record of proceedings is the City Clerk.

SECTION 2. The City Council finds that the Negative Declaration attached hereto as Exhibit A and incorporated herein has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Procedures. The Negative Declaration adequately addresses the general environmental setting of the proposed project, its environmental impacts, alternatives, and mitigation measures (if applicable) related to each impact and is hereby adopted.

SECTION 3. The Deputy City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED on this XX day of XX 2016.

NOEL HATCH, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do
HEREBY CERTIFY that the foregoing **Resolution No. 16-XX** was duly adopted
by the City Council of the City of Laguna Woods at a regular meeting thereof, held
on the XX day of XX 2016, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

YOLIE TRIPPY, Deputy City Clerk

This page is intentionally blank.

CITY OF LAGUNA WOODS
COMMERCIAL ZONING CODE
AMENDMENTS AND ZONE CHANGES
INITIAL STUDY/NEGATIVE DECLARATION

Prepared for:

CITY OF LAGUNA WOODS
24264 EL TORO ROAD
LAGUNA WOODS, CA 92637

Prepared by:

MICHAEL BAKER INTERNATIONAL
3900 KILROY AIRPORT WAY, SUITE 120
LONG BEACH, CA 90806

SEPTEMBER 2016

**CITY OF LAGUNA WOODS
COMMERCIAL ZONING CODE AMENDMENTS AND
ZONE CHANGES
INITIAL STUDY/NEGATIVE DECLARATION**

Prepared for:

CITY OF LAGUNA WOODS
24264 EL TORO ROAD
LAGUNA WOODS, CA 92637

Prepared by:

MICHAEL BAKER INTERNATIONAL
3900 KILROY AIRPORT WAY, SUITE 120
LONG BEACH, CA 90806

SEPTEMBER 2016

TABLE OF CONTENTS

A.	Background.....	1
B.	Environmental Factors Potentially Affected	23
C.	Determination.....	24
D.	Evaluation of Environmental Impacts	25
1.	Aesthetics.....	27
2.	Agriculture and Forestry Resources.	29
3.	Air Quality.....	30
4.	Biological Resources.	32
5.	Cultural Resources.....	35
6.	Geology and Soils.	37
7.	Greenhouse Gas Emissions.	41
8.	Hazards and Hazardous Materials.	44
9.	Hydrology and Water Quality.....	48
10.	Land Use and Planning.	52
11.	Mineral Resources.	53
12.	Noise.	54
13.	Population and Housing.....	56
14.	Public Services.....	57
15.	Recreation	59
16.	Transportation/Traffic.....	60
17.	Utilities and Service Systems.	63
18.	Mandatory Findings of Significance.....	67
	References.....	68

TABLES

Table 1	Proposed Zoning Code Amendments.....	2
Table 2	Proposed Zone Changes.....	18
Table 3	Existing Commercial Development Standards	18
Table 4	Greenhouse Gases.....	42

FIGURES

Figure 1	Regional Vicinity.....	14
Figure 2	Project Location	17
Figure 3	Proposed Zone Changes.....	21

This page intentionally left blank.

A. BACKGROUND

1. Project Title:

Commercial Zoning Code Amendments and Zone Changes

2. Lead Agency Name and Address:

City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

3. Lead Agency's Contact Person and Telephone Number:

Rebecca M. Pennington, Development Program Analyst
City of Laguna Woods
(949) 639-0561

4. Project Location:

Laguna Woods, with a total area of approximately 3.1 square miles, is located in the southern portion of Orange County, California (see **Figure 1**). The city is bordered by Laguna Hills on the north and east, Aliso Viejo on the south, Laguna Beach on the southwest, the Laguna Coast Wilderness Park and other open spaces on the west, and Irvine on the northwest. Nearly 2 of the approximately 3.1 square miles in the city are zoned Residential Community. Three large Open Space areas are located on the west side and in the center of the city.

The proposed project applies to three zoning districts in the city: Neighborhood Commercial (NC), Community Commercial (CC), and Professional and Administrative Office (PA). Those districts, as shown in **Figure 2**, comprise the project area. As shown in **Figure 2**, the NC district is generally located north of El Toro Road on the eastern border of the city and west of intersection of Paseo de Valencia and Laguna Hills Drive. The CC district covers a larger area and is dispersed throughout the city. The majority of the CC district is located around the intersection of El Toro Road and Moulton Parkway, with additional parcels located on the eastern border of the city south of El Toro Road and in the northern and southern ends of the city along Moulton Parkway. The PA district covers a small area of the city, with other parcels on the city's eastern border and along Moulton Parkway south of El Toro Road.

5. Existing General Plan Designation:

All three districts—NC, CC, and PA—are designated as Commercial land use in the City's General Plan. The General Plan Land Use Element defines the Commercial land use designation as covering "a broad range of non-residential, nonindustrial uses. Typical commercial uses allowed in the Commercial zone include retail stores, restaurants, administrative offices, retail services such as dry cleaners and barbershops, automobile sales and services, and may include institutional uses such as hospitals and churches" (Laguna Woods 2010).

6. Project Description:

The proposed project involves amending the City’s commercial zoning code and related revisions to the City’s zoning map. The proposed zoning code amendments relate to three zoning districts— NC, CC and PA—and the proposed amendments are intended to clarify the permitted uses, eliminate certain uses deemed incompatible, and permit certain additional uses not previously specified in the commercial zoning code. Proposed amendments are described below.

6.1 Proposed Zoning Code Amendments:

Current Permitted Commercial Uses Legend*:

P	=	The use is permitted as the principal use within the district.
A	=	The use is permitted only as an accessory to a principal use on a site.
U	=	The use is permitted with an approved use permit.
T/SE	=	The use is permitted with an approved Temporary Use/Special Event permit.
RP	=	The use is permitted with an approved regulatory use permit.
X	=	The use is prohibited in the district.

* See **Table 1**, Reference 13 for proposed amendments to this legend

**Table 1
Proposed Zoning Code Amendments**

Reference	Existing Land Use Type	Proposal
1	Administrative/Professional Office	<i>Administrative/Professional Offices</i> are currently permitted as a principal use in all three commercial districts (neighborhood commercial, community commercial, and professional and administrative office). In order to better align the existing districts with the purposes and intents set forth in Section 13.10.010 of the Laguna Woods Municipal Code, the proposed modification is to permit <i>Administrative/Professional Offices</i> with more than 3,000 square feet of gross floor area subject to a conditional use permit in the community commercial district. <i>Administrative/Professional Offices</i> would also be prohibited in buildings newly constructed or gross floor area added to existing buildings after December 31, 2016 in the community commercial district. The professional and administrative office district is specifically intended for <i>Administrative/Professional Offices</i> which, on a widespread basis, are generally inconsistent with the “high intensity commercial uses” intended for the community commercial district. <i>Administrative/Professional Offices</i> would continue to be permitted as a principal use in the neighborhood community district as they are generally consistent with “low intensity commercial uses.”

Table 1
Proposed Zoning Code Amendments

Reference	Existing Land Use Type	Proposal												
1 (continued)	Administrative/Professional Office	<table border="1"> <thead> <tr> <th></th> <th>NC</th> <th>CC</th> <th>PA</th> </tr> </thead> <tbody> <tr> <td>Current</td> <td>P</td> <td>P</td> <td>P</td> </tr> <tr> <td>Proposed</td> <td>P</td> <td>See Note*</td> <td>P</td> </tr> </tbody> </table> <p>* <i>Administrative/Professional Offices</i> with a gross floor area of up to 3,000 square feet are permitted as a principal use in the CC district. <i>Administrative/Professional Offices</i> with a gross floor area of more than 3,000 square feet require a Conditional Use Permit in the CC district. <i>Administrative/Professional Offices</i> are prohibited in buildings newly constructed or gross floor area added to existing buildings after December 31, 2016 in the CC district.</p>		NC	CC	PA	Current	P	P	P	Proposed	P	See Note*	P
	NC	CC	PA											
Current	P	P	P											
Proposed	P	See Note*	P											
2	Clinics, Medical, Dental	<p><i>Clinics, Medical or Dental</i> are currently permitted as a principal use in all three commercial districts (neighborhood commercial, community commercial, and professional and administrative office). In order to better align the existing districts with the purposes and intents set forth in Section 13.10.010 of the Laguna Woods Municipal Code, the proposed modifications are to permit <i>Clinics, Medical or Dental</i> subject only to a conditional use permit in all three commercial districts. <i>Clinics, Medical or Dental</i> can range in intensity from low to high (e.g., a small walk-in clinic to a large urgent care center) and have potential noise, traffic, parking, and other impacts, which make the conditional use permit requirement necessary.</p> <table border="1"> <thead> <tr> <th></th> <th>NC</th> <th>CC</th> <th>PA</th> </tr> </thead> <tbody> <tr> <td>Current</td> <td>P</td> <td>P</td> <td>P</td> </tr> <tr> <td>Proposed</td> <td>U</td> <td>U</td> <td>U</td> </tr> </tbody> </table>		NC	CC	PA	Current	P	P	P	Proposed	U	U	U
	NC	CC	PA											
Current	P	P	P											
Proposed	U	U	U											
3	Day Care Nursery	<p><i>Day Care Nursery</i> is currently permitted, subject to a conditional use permit, in all three commercial districts (neighborhood commercial, community commercial, and professional and administrative office). In order to better align the existing districts with the purposes and intents set forth in Section 13.10.010 of the Laguna Woods Municipal Code,</p>												

Table 1
Proposed Zoning Code Amendments

Reference	Existing Land Use Type	Proposal												
3 (continued)	Day Care Nursery	<p>the proposed modifications are to (1) retitle the land use type from "Day Care Nursery" to "Day Care Nurseries," and (2) prohibit Day Care Nurseries in the community commercial district. Day Care Nurseries are generally inconsistent with the "high intensity commercial uses" intended for the community commercial district. Day Care Nurseries are best situated in the neighborhood commercial district, which is intended to "serve the immediate needs of the surrounding neighborhood," as well as in the professional and administrative office district as a related amenity for office workers.</p> <table border="1"> <thead> <tr> <th></th> <th>NC</th> <th>CC</th> <th>PA</th> </tr> </thead> <tbody> <tr> <td>Current</td> <td>U</td> <td>U</td> <td>U</td> </tr> <tr> <td>Proposed</td> <td>U</td> <td>X</td> <td>U</td> </tr> </tbody> </table>		NC	CC	PA	Current	U	U	U	Proposed	U	X	U
	NC	CC	PA											
Current	U	U	U											
Proposed	U	X	U											
4	Educational Institutions, Adults	<p><i>Educational Institutions, Adults</i> are currently prohibited in the neighborhood community district; prohibited in the community commercial district; and, permitted as a principal use in the professional and administrative office district. Due to the potentially significant and variable noise, traffic, parking, and other impacts of any type of educational institution, the proposed modifications are to (1) retitle the land use type from "Educational Institutions, Adults" to "Educational Institutions"; (2) consolidate the existing definitions for <i>Educational Institutions</i> and <i>Educational Institutions, Adults</i>; and, (3) permit <i>Educational Institutions</i>, subject only to a conditional use permit, in the professional and administrative office district.</p> <ul style="list-style-type: none"> • Current Definition – <i>Educational Institutions</i>: "Private or public elementary or secondary schools, colleges or universities qualified to give general academic instruction." • Current Definition – <i>Educational Institutions, Adults</i>: "Business, trade or technical school serving adults." • Proposed Definition – <i>Educational Institutions</i> (delete existing <i>Educational Institutions, Adults</i> definition) [this definition would apply to Title 13 												

Table 1
Proposed Zoning Code Amendments

Reference	Existing Land Use Type	Proposal												
4 (continued)	Educational Institutions, Adults	<p>(Zoning) of the Laguna Woods Municipal Code]: "Private or public elementary or secondary schools, colleges or universities qualified to give general academic instruction, as well as business, trade, or technical schools."</p> <table border="1"> <thead> <tr> <th></th> <th>NC</th> <th>CC</th> <th>PA</th> </tr> </thead> <tbody> <tr> <td>Current</td> <td>X</td> <td>X</td> <td>P</td> </tr> <tr> <td>Proposed</td> <td>X</td> <td>X</td> <td>U</td> </tr> </tbody> </table>		NC	CC	PA	Current	X	X	P	Proposed	X	X	U
	NC	CC	PA											
Current	X	X	P											
Proposed	X	X	U											
5	Fast-Food Establishment	<p><i>Fast-Food Establishment</i> is currently prohibited in the neighborhood commercial district, permitted as a principal use in the community commercial district, and prohibited in the professional and administrative office district. In the interest of clarity, the proposed modifications are to (1) retitle the land use type from "<i>Fast-Food Establishment</i>" to "<i>Fast/Fast Casual Food Establishments</i>," and (2) revise the definition for <i>Fast-Food Establishments</i> (<i>Fast/Fast Casual Food Establishments</i>). The revised definition would further differentiate <i>Fast/Fast Food Establishments</i> from <i>Restaurants</i>, which are separately defined (see Table 1, Reference 7).</p> <ul style="list-style-type: none"> • Current Definition – <i>Fast-Food Establishments</i>: "An establishment whose principal business is the sale of preprepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building or off the premises. Food is ordered by patrons at a counter." • Proposed Definition – <i>Fast/Fast Casual Food Establishment</i> [this definition would apply to Title 13 (Zoning) of the Laguna Woods Municipal Code]: "A retail establishment whose principal business is the sale of pre-prepared, "take-out," or rapidly prepared food and beverages directly to customers in a ready-to-consume state for consumption either at the establishment or off-premises. Food and beverages are primarily ordered by customers at a counter or from vehicles at a window. The licensed on-site provision of alcoholic beverages for consumption on the premises is also included 												

Table 1
Proposed Zoning Code Amendments

Reference	Existing Land Use Type	Proposal												
5 (continued)	Fast-Food Establishment	in this definition when accessory to the food service."												
6	Hospitals	<p><i>Hospitals</i> are currently prohibited in the neighborhood commercial district; permitted, subject to a conditional use permit, in the community commercial district; and, prohibited in the professional and administrative office district. In order to better align the existing districts with the purposes and intents set forth in Section 13.10.010 of the Laguna Woods Municipal Code, the proposed modification is to prohibit <i>Hospitals</i> in the community commercial district. <i>Hospitals</i> are best situated in the community facilities-public/institutional and community facilities-private districts, which were specifically established in 2011 to accommodate institutional and service-oriented land uses, including <i>Hospitals</i> (subject to a conditional use permit).</p> <table border="1"> <thead> <tr> <th></th> <th>NC</th> <th>CC</th> <th>PA</th> </tr> </thead> <tbody> <tr> <td>Current</td> <td>X</td> <td>U</td> <td>X</td> </tr> <tr> <td>Proposed</td> <td>X</td> <td>X</td> <td>X</td> </tr> </tbody> </table>		NC	CC	PA	Current	X	U	X	Proposed	X	X	X
	NC	CC	PA											
Current	X	U	X											
Proposed	X	X	X											
7	Restaurants	<p><i>Restaurants</i> are currently permitted as a principal use in the neighborhood commercial district; permitted as a principal use in the community commercial district; and, permitted, subject to a conditional use permit, in the professional and administrative office district. In the interest of clarity, the proposed modification is to revise the definition for <i>Restaurant</i>. The revised definition would further differentiate <i>Restaurants</i> from <i>Fast/Fast Casual Food Establishments</i>, which are separately defined.</p> <ul style="list-style-type: none"> Current Definition – <i>Restaurant</i>: " A retail establishment engaged in the preparation and sale of food and beverages. This use includes cafes, coffee shops, sandwich shops, and kitchens engaged in preparing food. The licensed on-site provision of alcoholic beverages for consumption on the premises is also included in this definition when accessory to the food service." 												

Table 1
Proposed Zoning Code Amendments

Reference	Existing Land Use Type	Proposal
7 (continued)	Restaurants	<ul style="list-style-type: none"> Proposed Definition – <i>Restaurant</i> [this definition would apply to Title 13 (Zoning) of the Laguna Woods Municipal Code]: “A retail establishment whose principal business is the preparation and sale of “made-to-order” food and beverages directly to customers in a ready-to-consume state for consumption either at the establishment or off-premises. Food and beverages are primarily ordered by customers while seated at tables or counters. The licensed on-site provision of alcoholic beverages for consumption on the premises is also included in this definition when accessory to the food service. Retail establishments at which food and beverages may be ordered by customers from vehicles at a window shall be considered a fast/fast casual food establishment.”
8	Tobacco, Magazine/Periodical Sales	<p><i>Tobacco, Magazine/Periodical Sales</i> are currently prohibited in the neighborhood commercial district; permitted, subject to a conditional use permit, in the community commercial district; and, prohibited in the professional and administrative office district. As staff is unable to identify a clear rationale for requiring a conditional use permit prior to the sale of magazines or periodicals, and as the placement of news racks are separately regulated by the Laguna Woods Municipal Code, the proposed modification is to (1) retitle the land use type from “<i>Tobacco, Magazine/Periodical Sales</i>” to “<i>Tobacco and Cigarette Sales</i>” and (2) add a new definition for <i>Cigarette</i>. In light of the significant health impacts associated with cigarettes, the new definition for <i>Cigarette</i> would expand land use regulations from regulating only tobacco sales to also regulating electronic cigarette and other smoking-type product sales.</p> <ul style="list-style-type: none"> Proposed Definition – <i>Cigarette</i> [this definition would apply to Title 13 (Zoning) of the Laguna Woods Municipal Code]: “Any product that contains nicotine, is intended to be burned or heated under ordinary conditions of use for smoking or ingestion, and consists of or contains (1) any roll of tobacco wrapped in paper or in any substance not containing tobacco; (2) tobacco, in any form, that is functional in the product; or, (3) any roll of tobacco wrapped in

Table 1
Proposed Zoning Code Amendments

Reference	Existing Land Use Type	Proposal
8 (continued)	Tobacco, Magazine/Periodical Sales	any substance containing tobacco. "Cigarette" also includes "roll-your-own" tobacco, meaning any tobacco which, because of its appearance, type, packaging, or labeling is suitable for use and likely to be offered to, or purchased by, consumers as tobacco for making cigarettes. For purposes of this definition of "cigarette," loose leaf, 0.09 ounces or more of "roll-your-own" tobacco shall constitute one individual "cigarette." "Cigarette" also includes "Electronic cigarettes" which means a device that can provide an inhalable dose of nicotine or tobacco by delivering a vaporized solution. "E-Cigarette" includes any such device, whether manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, a vapor cigarette, or any other item that can provide for the smoking or ingestion of tobacco or products prepared from tobacco. This does not include any product specifically approved or recognized by the State of California for use in the mitigation, treatment, or prevention of disease.
9	Vehicle Washing Facilities	<i>Vehicle Washing Facilities</i> are currently prohibited in the neighborhood commercial district; permitted, subject to a conditional use permit, in the community commercial district; and, prohibited in the professional and administrative office district. In order to better align the existing districts with the purposes and intents set forth in Section 13.10.010 of the Laguna Woods Municipal Code, and due to (1) widespread private community limitations on vehicle washing in residential areas and (2) drought considerations (including the water use efficiencies of <i>Vehicle Washing Facilities</i> as compared to individual car washing), the proposed modification is to permit <i>Vehicle Washing Facilities</i> , subject to a conditional use permit, in the neighborhood commercial district. <i>Vehicle Washing Facilities</i> are consistent with the intent of the neighborhood commercial district to "serve the immediate needs of the surrounding neighborhood." The conditional use permit requirement is necessary in order to ensure that drought, water supply, water quality, traffic, and other issues are adequately considered

Table 1
Proposed Zoning Code Amendments

Reference	Existing Land Use Type	Proposal			
9 (continued)	Vehicle Washing Facilities	in the design, construction, and operation of <i>Vehicle Washing Facilities</i> .			
			NC	CC	PA
		Current	X	U	X
		Proposed	U	U	X

[PROPOSED ZONING CODE AMENDMENTS CONTINUE ON NEXT PAGE]

Table 1
Proposed Zoning Code Amendments

Reference	Proposal																									
10	<p>In order to promote regulatory clarity, particularly with respect to the types of retail and service businesses permitted in commercial districts, while also aligning the same with the purposes and intents of the existing districts set forth in Section 13.10.010 of the Laguna Woods Municipal Code, the following additions are proposed:</p> <table border="1"> <thead> <tr> <th>Land Use Type</th> <th>NC</th> <th>CC</th> <th>PA</th> <th>Code References</th> </tr> </thead> <tbody> <tr> <td>Commercial Medical Marijuana Cultivation</td> <td>X</td> <td>X</td> <td>X</td> <td>13.26.026</td> </tr> <tr> <td>Drug Stores</td> <td>P</td> <td>P</td> <td>P*</td> <td></td> </tr> <tr> <td>Fortunetelling and Psychic Establishments</td> <td>X</td> <td>P</td> <td>X</td> <td>6.38</td> </tr> <tr> <td>Massage Businesses and Establishments</td> <td>P</td> <td>P</td> <td>X</td> <td>6.40</td> </tr> </tbody> </table> <p>* New construction of Drug Stores greater than 10,000 square feet in the PA district is only permitted with an approved use permit. All other Drug Store uses are principally permitted in the PA district.</p> <p><i>Commercial Medical Marijuana Cultivation</i> is addressed by Ordinance No. 16-01, which was adopted by the City Council on January 20, 2016. <i>Commercial Medical Marijuana Cultivation</i>, as defined therein, is expressly prohibited in all zoning districts. In the interest of clarity, this action would add <i>Commercial Medical Marijuana Cultivation</i> to the commercial table of permitted uses.</p> <p>Under the current zoning code, <i>Drug Stores</i> are considered "Retail/Service Businesses," which are principally permitted in the NC and CC districts and as an accessory use in the PA district. The proposed revisions would provide a specific definition for <i>Drug Stores</i>, which are proposed to be permitted as a principal use in all three commercial districts (neighborhood commercial, community commercial, and professional and administrative office), with the exception of new construction of Drug Stores greater than 10,000 square feet in the PA district, which would require an approved use permit.</p> <p><i>Drug Stores</i> "serve the immediate needs of the surrounding neighborhood," are generally consistent with higher intensity commercial uses, and are a related use to medical offices. The following new definition is also proposed:</p> <ul style="list-style-type: none"> Proposed Definition – <i>Drug Store</i> [this definition would apply to Title 13 (Zoning) of the Laguna Woods Municipal Code]: "A retail establishment typically offering over-the-counter medications, cosmetics, toiletries, magazines, light refreshments, and other similar products that also includes a pharmacy regulated under California Pharmacy Law, which operates 	Land Use Type	NC	CC	PA	Code References	Commercial Medical Marijuana Cultivation	X	X	X	13.26.026	Drug Stores	P	P	P*		Fortunetelling and Psychic Establishments	X	P	X	6.38	Massage Businesses and Establishments	P	P	X	6.40
Land Use Type	NC	CC	PA	Code References																						
Commercial Medical Marijuana Cultivation	X	X	X	13.26.026																						
Drug Stores	P	P	P*																							
Fortunetelling and Psychic Establishments	X	P	X	6.38																						
Massage Businesses and Establishments	P	P	X	6.40																						

**Table 1
Proposed Zoning Code Amendments**

Reference	Proposal														
10 (continued)	<p>for at least 32 regularly scheduled hours per calendar week. Flu shots, vaccines, smoking cessation, and other prophylactic wellness services may also be provided. Treatment of sick or injured persons is excluded from this definition (see <i>Clinics, Medical or Dental; Hospitals</i>)."</p> <p><i>Fortunetelling and Psychic Establishments</i> are proposed to be prohibited in the neighborhood commercial district, permitted as a principal use in the community commercial district, and prohibited in the professional and administrative office district. As <i>Fortunetelling and Psychic Establishments</i> cannot be seen to "serve the immediate needs of the surrounding neighborhood" and are not administrative in nature, <i>Fortunetelling and Psychic Establishments</i> would be prohibited in the neighborhood commercial and professional and administrative office districts. Commercial fortunetelling and psychics are separately regulated by Laguna Woods Municipal Code Chapter 6.38.</p> <p><i>Massage Businesses and Establishments</i> are proposed to be permitted as a principal use in the neighborhood commercial district, permitted as a principal use in the community commercial district, and prohibited in the professional and administrative office district. <i>Massage Businesses and Establishments</i> are best situated in more traditional, retail-oriented districts (neighborhood commercial and community commercial), as opposed to the professional and administrative office district. <i>Massage Businesses and Establishments</i> are generally inconsistent with the intended uses of the professional and administrative office district as they are not "moderate intensity professional and administrative office uses" nor reasonably related uses. Massage therapy is separately regulated by Laguna Woods Municipal Code Chapter 6.40.</p>														
11	<p>In order to promote regulatory clarity, particularly with respect to the treatment of similar land use types, the following minor modifications of identified land use types are proposed:</p> <table border="1" data-bbox="370 1329 1412 1852"> <thead> <tr> <th data-bbox="376 1337 831 1394">Existing Land Use Type</th> <th data-bbox="837 1337 1406 1394">Proposed Land Use Type</th> </tr> </thead> <tbody> <tr> <td data-bbox="376 1402 831 1459">Archery Range</td> <td data-bbox="837 1402 1406 1459">Archery Ranges</td> </tr> <tr> <td data-bbox="376 1467 831 1556">Automobile Parking Lots/Structures</td> <td data-bbox="837 1467 1406 1556">Automobile Parking Structures, Multi-Level</td> </tr> <tr> <td data-bbox="376 1564 831 1621">Automobile Service Station</td> <td data-bbox="837 1564 1406 1621">Automobile Service Stations</td> </tr> <tr> <td data-bbox="376 1629 831 1686">Bus, Railroad and Taxi Stations</td> <td data-bbox="837 1629 1406 1686">Bus and Taxi Terminal Buildings</td> </tr> <tr> <td data-bbox="376 1694 831 1751">Dance Hall</td> <td data-bbox="837 1694 1406 1751">Dance Halls</td> </tr> <tr> <td data-bbox="376 1759 831 1848">Dry Cleaning, Dyeing and Laundry Plants</td> <td data-bbox="837 1759 1406 1848">Dry Cleaning, Dyeing, and Laundry Businesses</td> </tr> </tbody> </table>	Existing Land Use Type	Proposed Land Use Type	Archery Range	Archery Ranges	Automobile Parking Lots/Structures	Automobile Parking Structures, Multi-Level	Automobile Service Station	Automobile Service Stations	Bus, Railroad and Taxi Stations	Bus and Taxi Terminal Buildings	Dance Hall	Dance Halls	Dry Cleaning, Dyeing and Laundry Plants	Dry Cleaning, Dyeing, and Laundry Businesses
Existing Land Use Type	Proposed Land Use Type														
Archery Range	Archery Ranges														
Automobile Parking Lots/Structures	Automobile Parking Structures, Multi-Level														
Automobile Service Station	Automobile Service Stations														
Bus, Railroad and Taxi Stations	Bus and Taxi Terminal Buildings														
Dance Hall	Dance Halls														
Dry Cleaning, Dyeing and Laundry Plants	Dry Cleaning, Dyeing, and Laundry Businesses														

Table 1
Proposed Zoning Code Amendments

Reference	Proposal	
11 (continued)	Financial Institutions	Banks and Automated Teller Machines
	Medical Marijuana Dispensary	Medical Marijuana Dispensaries
	Transfer/Materials Recovery Facility	Transfer/Materials Recovery Facilities
12	In order to promote regulatory clarity, the following deletions of unnecessary and duplicative land use types are proposed:	
	Existing Land Use Type	Proposed Modification
	Agricultural and Produce Stands	Delete; identification of solely temporary use/special events in the Table of Permitted Land Uses is unnecessary due to regulation elsewhere in the Laguna Woods Municipal Code
	Commercial Coaches	
	Construction Trailer	
	Outdoor Charitable Collection	
	Outdoor Sales, Various	
	Outdoor Storage	
	Special Events	
	Stationary Food Cart	
Temporary Parking Lot	Delete; identification of solely temporary use/special events in the Table of Permitted Land Uses is unnecessary due to regulation elsewhere in the Laguna Woods Municipal Code	
Ice Cream Parlor	Delete; identification of <i>Ice Cream Parlor</i> separate from <i>Fast/Fast Casual Food Establishments</i> and <i>Restaurants</i> is unnecessary	

**Table 1
Proposed Zoning Code Amendments**

Reference	Proposal																																				
13	<p>Current Permitted Commercial Uses Legend (used to interpret the table of commercial permitted uses):</p> <table border="1" data-bbox="407 422 1416 877"> <tr> <td>P</td> <td>=</td> <td>The use is permitted as the principal use within the district.</td> </tr> <tr> <td>A</td> <td>=</td> <td>The use is permitted only as an accessory to a principal use on a site.</td> </tr> <tr> <td>U</td> <td>=</td> <td>The use is permitted with an approved use permit.</td> </tr> <tr> <td>T/SE</td> <td>=</td> <td>The use is permitted with an approved Temporary Use/Special Event permit.</td> </tr> <tr> <td>RP</td> <td>=</td> <td>The use is permitted with an approved regulatory use permit.</td> </tr> <tr> <td>X</td> <td>=</td> <td>The use is prohibited in the district.</td> </tr> </table> <p>Proposed Permitted Commercial Uses Legend (used to interpret the table of commercial permitted uses):</p> <table border="1" data-bbox="407 1010 1416 1465"> <tr> <td>P</td> <td>=</td> <td>The use is permitted as a principal use within the district.</td> </tr> <tr> <td>A</td> <td>=</td> <td>The use is permitted only as an accessory to a principal use on a site within the district.</td> </tr> <tr> <td>U</td> <td>=</td> <td>The use is permitted with an approved use permit.</td> </tr> <tr> <td>T/SE</td> <td>=</td> <td>The use is permitted with an approved Temporary Use/Special Event permit.</td> </tr> <tr> <td>RP</td> <td>=</td> <td>The use is permitted with an approved regulatory use permit.</td> </tr> <tr> <td>X</td> <td>=</td> <td>The use is prohibited within the district.</td> </tr> </table>	P	=	The use is permitted as the principal use within the district.	A	=	The use is permitted only as an accessory to a principal use on a site.	U	=	The use is permitted with an approved use permit.	T/SE	=	The use is permitted with an approved Temporary Use/Special Event permit.	RP	=	The use is permitted with an approved regulatory use permit.	X	=	The use is prohibited in the district.	P	=	The use is permitted as a principal use within the district.	A	=	The use is permitted only as an accessory to a principal use on a site within the district.	U	=	The use is permitted with an approved use permit.	T/SE	=	The use is permitted with an approved Temporary Use/Special Event permit.	RP	=	The use is permitted with an approved regulatory use permit.	X	=	The use is prohibited within the district.
P	=	The use is permitted as the principal use within the district.																																			
A	=	The use is permitted only as an accessory to a principal use on a site.																																			
U	=	The use is permitted with an approved use permit.																																			
T/SE	=	The use is permitted with an approved Temporary Use/Special Event permit.																																			
RP	=	The use is permitted with an approved regulatory use permit.																																			
X	=	The use is prohibited in the district.																																			
P	=	The use is permitted as a principal use within the district.																																			
A	=	The use is permitted only as an accessory to a principal use on a site within the district.																																			
U	=	The use is permitted with an approved use permit.																																			
T/SE	=	The use is permitted with an approved Temporary Use/Special Event permit.																																			
RP	=	The use is permitted with an approved regulatory use permit.																																			
X	=	The use is prohibited within the district.																																			
14	<p>The purpose and intent of the professional and administrative office district currently calls for amenities including “large landscaped open spaces.” In light of California’s drought and the City’s commitment to environmental improvement, the purpose and intent would be revised to substitute a requirement for “large pervious open spaces” for the existing requirement for “large landscaped open spaces.” In the interest of clarity, low intensity professional and administrative office uses and related uses would also be explicitly allowed.</p> <ul style="list-style-type: none"> • Current Purpose and Intent – <i>Professional and Administrative Office (PA)</i>: “To provide for the development and preservation of an optimal environment for moderate intensity professional and administrative office uses and related uses on sites with large landscaped open spaces and off- 																																				

Table 1
Proposed Zoning Code Amendments

Reference	Proposal
14 (continued)	<p>street parking facilities. This district is intended to be located on heavily traveled streets or adjacent to commercial or industrial districts, and may be used to buffer residential areas."</p> <ul style="list-style-type: none"> Proposed Purpose and Intent – <i>Professional and Administrative Office (PA)</i>: "To provide for the development and preservation of an optimal environment for low to moderate intensity professional and administrative office uses and related uses on sites with large pervious open spaces and off-street parking facilities. This district is intended to be located on heavily traveled streets or adjacent to commercial or industrial districts, and may be used to buffer residential areas."

T:\GIS\Orange_County\MXD\Laguna Woods\Commercial_Zoning_Updates\Regional_Vicinity.mxd (3/11/2016)

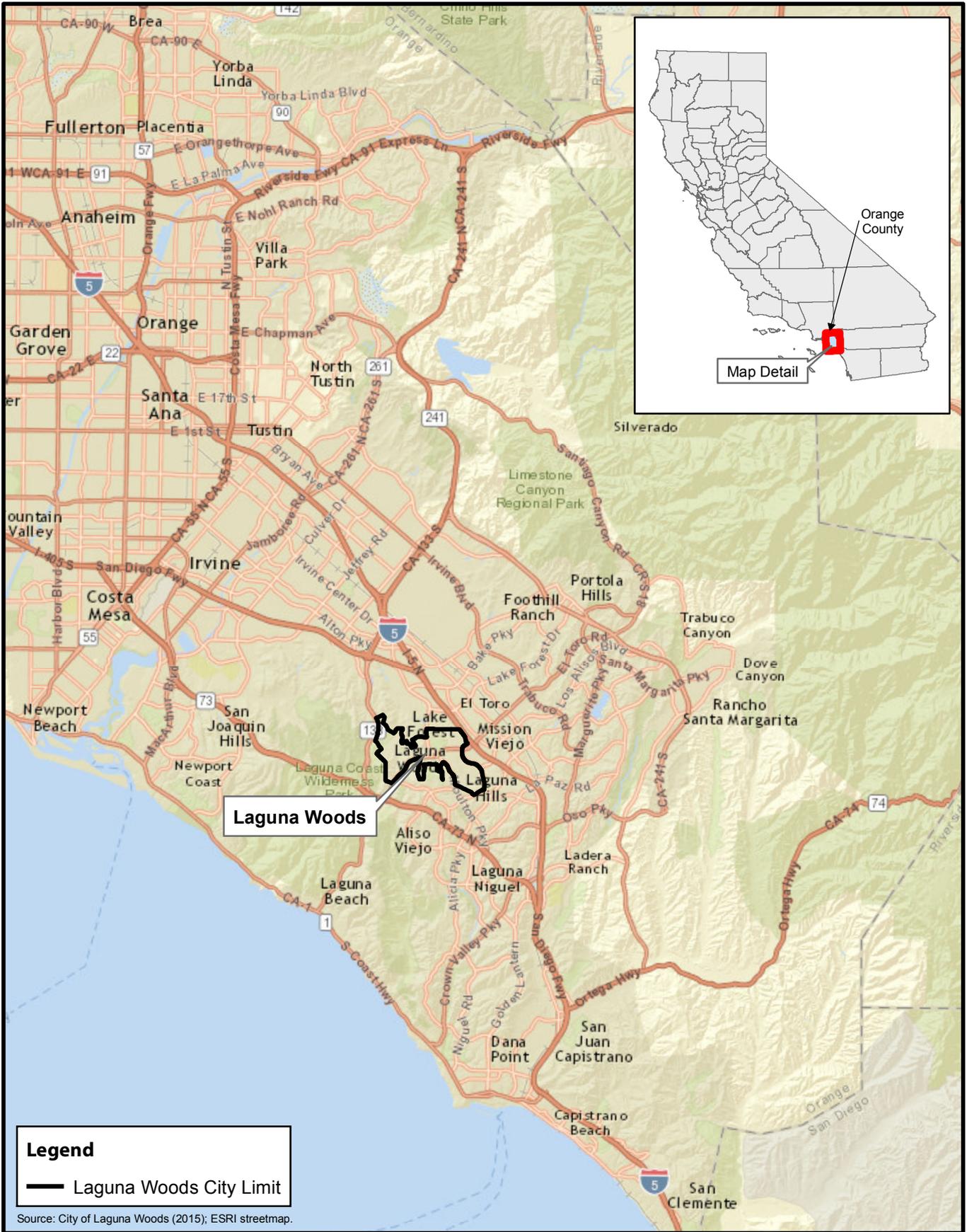


FIGURE 1
Regional Vicinity

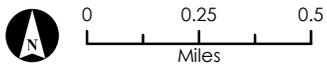
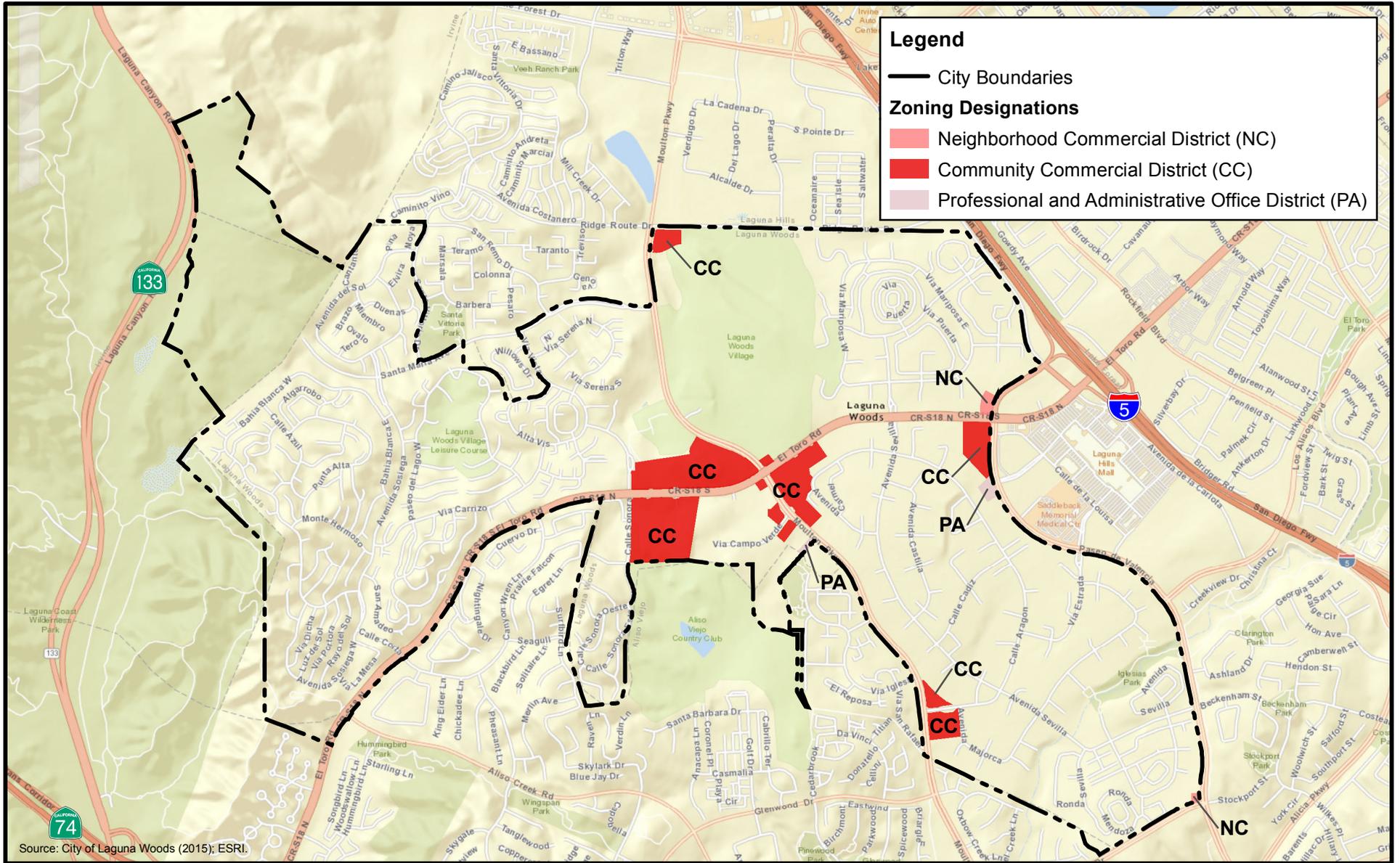


FIGURE 2
Project Location

6.2 Proposed Zone Changes:

The proposed project also includes six zone changes: four from the CC district to the PA district and two from the NC district to the PA district, as shown in **Figure 3**. The sites proposed for rezoning are currently primarily used as professional and administrative offices, and the proposed changes would better align the use of the sites with the designated zoning district. The zone changes do not include development proposals.

**Table 2
Proposed Zone Changes**

APN	Current Zoning	Proposed Zoning	Primary Existing Use
616-012-21	CC	PA	Three-story office building
616-012-24	CC	PA	Three-story medical building
621-022-11	NC	PA	Two-story dental building
621-022-14	NC	PA	Two-story dental building
621-091-15	CC	PA	Two-story medical building
621-191-11	CC	PA	Standalone real estate office

6.3 Existing Development Standards:

All development in the project area, which would occur in the future and be limited in scope by the developed nature of the area, would be required to comply with the development standards outlined in Section 13.10.030 of the Laguna Woods Municipal Code and shown in **Table 3**.

**Table 3
Existing Commercial Development Standards**

Development Standard	NC	CC	PA
Maximum Building Height (ft.)	35	65	35
Minimum Building Site Area (sq. ft.)	none	none	10,000
Minimum Building Site Width (ft.)	none	none	75
Minimum Perimeter Setback (ft.)	None		
From Street ROW	20	5	10
From Alley	20	5	10
From Residential Districts	20	20	10

**Table 3
Existing Commercial Development Standards**

Development Standard	NC	CC	PA
From Nonresidential Districts	0	0	10
Maximum FAR	0.30	0.30	0.30
Maximum Building Site Coverage	35 percent	none	35 percent
Parking	See Code Section 13.18		
Landscaping	See Code Section 13.16.190		
Screening	See Code Section 13.16.180		
Signs	See Code Section 13.20		
Waste Management/Hazardous Materials	See Code Section 13.26.200		

Supplemental development standards would also apply, as outlined in Section 13.10.040 of the Laguna Woods Municipal Code, including those regarding lighting, location of parking, sidewalks, and trash and storage areas. The application of such development standards in combination with the developed nature of the project site, would limit the scale and intensity of development.

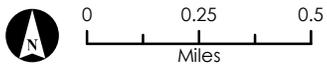
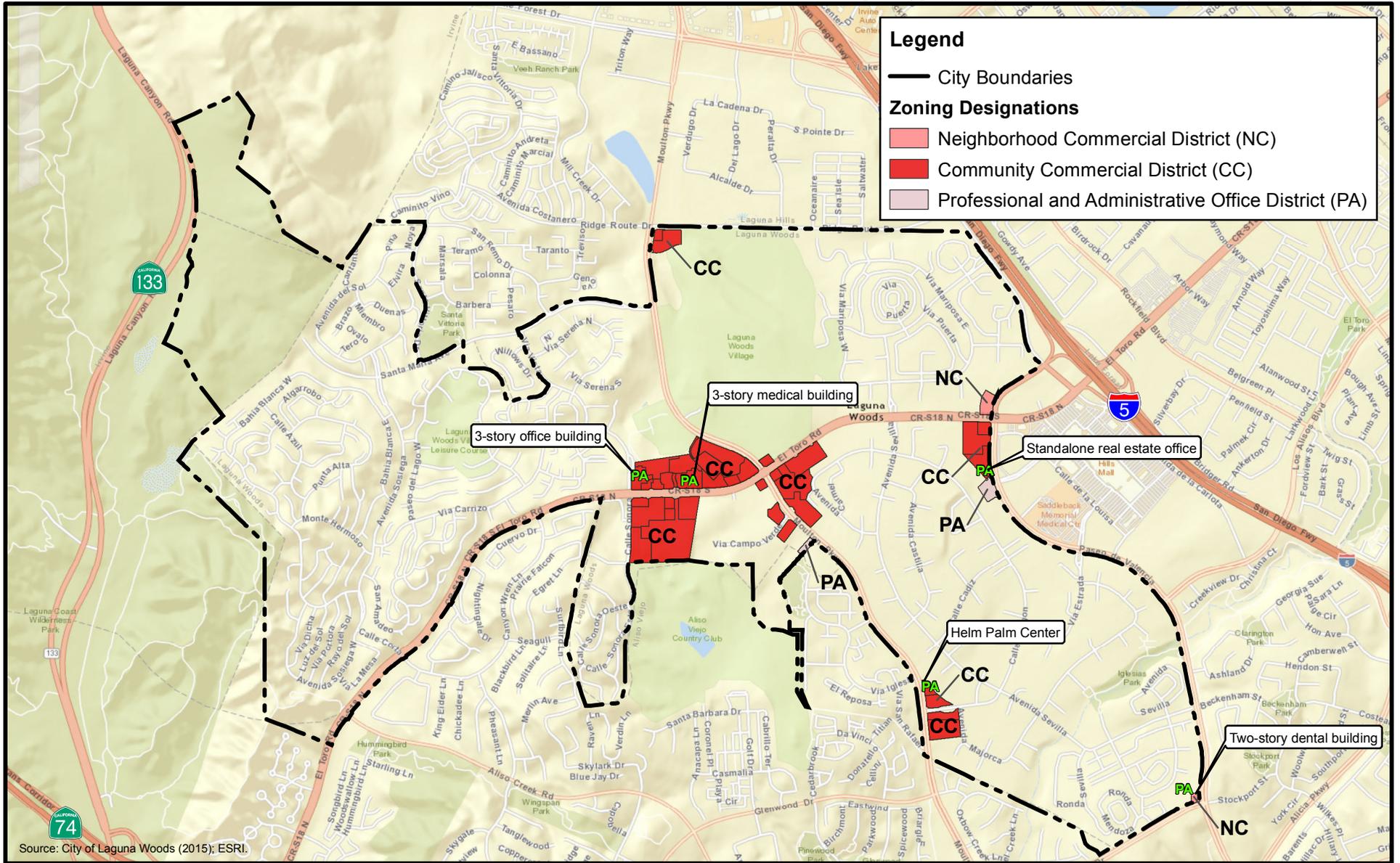


FIGURE 3
Proposed Zone Changes

7. Other Public Agencies Whose Approval May Be Required:

In the California Environmental Quality Act (CEQA), the term “responsible agency” includes all public agencies other than the lead agency (see Section A(2) of this document) that may have discretionary actions associated with the implementation of the proposed project. No responsible agencies were identified for this project.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a “potentially significant impact,” as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to a “less than significant” impact are not shown here.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

C. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Rebecca M. Pennington
Development Programs Analyst

September 8, 2016

Date



John Bellas
Michael Baker International

September 8, 2016

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the proposed project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole proposed project, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
- 3) “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- 4) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect of the proposed is significant. If there are one or more “Potentially Significant Impact” answers when the determination is made, an Environmental Impact Report (EIR) is required.
- 5) “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect of the proposed project from “Potentially Significant Impact” to a “Less Than Significant Impact.” The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create changes to the topography of a primary or secondary ridgeline unless the project is consistent with the General Plan pertaining to hillside development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Laguna Woods is predominantly built out with residential, commercial and community uses, roads, golf courses and other open space uses, drainage facilities, and other man-made features. The terrain generally consists of gradual and varying slopes, hills, and low-lying areas.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** Scenic vistas include views of natural features such as watercourses, rock outcrops, natural vegetation, and notable man-made features in the landscape. The City’s General Plan Open Space Element identifies two parcels in the city that afford scenic vistas: a 10-acre parcel adjoining El Toro Road opposite the terminus of Aliso Creek Road and the Southern California Edison right-of-way on the southwesterly edge of the city. In addition, the General Plan Open Space Element states that the approximately 178-acre open space area west of the terminus of Santa Maria Avenue offer “scenic qualities unique to the area.”

The proposed project includes zoning code amendments and zone changes, with no currently proposed changes of the existing land uses. Although the proposed project does not contain any development proposals, future development could take place in the project area. None of the existing or proposed commercially zoned land is in the vicinity of any of the parcels that afford scenic views or offer unique scenic qualities identified in the General Plan. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista and any related impacts would be less than significant.

- b) **No Impact.** The project area is not located adjacent to or near an officially designated state, county, or local scenic highway or an eligible or officially designated route under the California Department of Transportation's (Caltrans) Scenic Highway Program. As shown on the Orange County Assessor's Maps, there is a 16-foot scenic preservation easement along the west side of Moulton Parkway, just north of El Toro Road, in the CC district. The Orange County Assessor's Maps identify an additional scenic preservation easement (i.e., a "21' Scenic Preservation Easement") along the south side of El Toro Road along parcels in the Open Space-Recreation district. The Moulton Parkway easement is currently primarily a landscaped slope and the El Toro Road easement is currently primarily unvegetated to lightly vegetated open space. Given the nature of the easements, no structures would be permitted within either easement area and no scenic resources would be degraded. Therefore, no impact would occur.
- c) **Less Than Significant Impact.** The project area contains a mix of commercial uses and is surrounded by residential, community facilities, open space, and recreational land uses. The proposed project includes zoning code amendments and zone changes, with no currently proposed changes of the existing land uses. The types of uses that would be allowed in the NC, CC, and PA districts are consistent with the existing uses in the project area and are considered visually compatible and, in many cases, complementary to the surrounding uses. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the project area and its surroundings. The proposed project would have a less than significant impact.
- d) **Less Than Significant Impact.** The project area is currently developed with suburban-scale commercial uses that contain a variety of lighting sources, including streetlights, safety lights, building and landscape accent lighting, lighted signs, spillage of interior illumination, and headlights from mobile sources. Lighting is regulated by Section 12.12.120 of the Laguna Woods Municipal Code for street lightning and Section 13.10.040 of the Laguna Woods Municipal Code, which mandates that all exterior lighting be designed and located so that direct light rays are confined to the premises. Although the proposed project does not include any development proposals, future development could take place in the project area that could introduce additional light sources. Such lighting would be subject to the Laguna Woods Municipal Code lighting regulations. Additionally, Laguna Woods Municipal Code Chapter 13.18 contains regulations for off-street parking and Chapter 13.20 contains regulations for signage. Given the existing typical suburban illumination levels in the project area and in the surrounding area, the proposed project would not generate light or glare in a manner that would adversely affect views. Any potential future light and glare impacts would be less than significant.
- e) **No Impact.** The project area contains a mix of commercial uses and is surrounded by residential, community facilities, open space, and recreational land uses. The proposed project does not include any development proposals and would not result in development on a primary or secondary ridgeline. None of the three commercial districts are located on ridgelines. Therefore, no impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY RESOURCES. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

The project area is located in a predominantly developed suburban area. There is no agricultural land or forestland located in the vicinity.

PROJECT IMPACTS AND MITIGATION MEASURES

a-e) No Impact. The project area is developed with a mix of commercial uses and does not contain agricultural land or forestland. The project area is not located on agricultural land or forestland, nor is there any such land nearby. Therefore, no impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation by exceeding SCAQMD thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in the movement or grading of earth exceeding 100,000 cubic yards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING

Both the US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. Those ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called “criteria” pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.

The project area is located in a nonattainment basin—the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment, which include ozone, coarse particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and lead.

PROJECT IMPACTS AND MITIGATION MEASURES

a–d, f) Less Than Significant Impact. The proposed project includes zoning code amendments and zone changes, with no currently proposed changes of the existing land uses. In the future, any new development could generate air pollutants during grading and other construction activities and from vehicles accessing the commercial uses. Such emissions could include PM₁₀, PM_{2.5}, precursors of ozone (e.g., nitrogen oxides and volatile organic

compounds), and carbon monoxide. All construction projects would be required to comply with SCAQMD Rules 403 (Fugitive Dust) and 1113 (Architectural Coatings), which would significantly reduce the amount of particulate matter and volatile organic compounds generated by construction activities. Although the proposed project includes zones changes, no development projects are proposed. The specific sites are currently developed with established commercial uses and any future uses would be anticipated to be of a similar nature. As such, potential emissions from operation of future uses of the involved parcels (e.g., emissions from vehicles and maintenance equipment, combustion of natural gas, and other area sources) are anticipated to be of a similar volume and concentration as those currently generated by the City's commercial parcels. Therefore, air quality impacts resulting from adoption of the proposed commercial zoning code amendments and zone changes would be less than significant.

- e) **Less Than Significant Impact.** Odors would be considered significant if the proposed project would result in frequent exposure of members of the public to objectionable odors, which is generally defined as five or more confirmed complaints per year averaged over three years. Although the proposed project includes zones changes, there are no currently proposed changes of the existing land uses. The specific sites are currently developed with established commercial uses and any future uses would be anticipated to be of a similar nature. As such, project impacts as they relate to odors would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Disturb any habitat known or suspected to contain a plant or animal species listed as endangered on such federal and/or state lists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Disturb any Significant Habitat Area as identified by the City of Laguna Woods?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING

The predominant vegetative community types found in the city include annual grassland, coastal sage scrub, and valley-foothill riparian corridors, in addition to aquatic habitats provided by Aliso Creek and other open waters. Though Laguna Woods is predominantly urbanized, several open space areas remain that provide habitat for wildlife and vegetative biological resources. Certain urbanized areas also provide habitat.

Portions of Laguna Woods support sensitive natural communities that are of concern to state and federal resource agencies. Several special-status species, mostly birds or reptiles, are known to occur or may occur in Laguna Woods, including the federally endangered least Bell's vireo. Those areas are not located in the project area.

Connectivity between open space areas is an important element of wildlife conservation. By joining subregional and regional biological resource areas that might otherwise be fragmented as a result of urbanization, wildlife corridors can help to maintain and re-establish wildlife populations, as well as to increase biodiversity within existing populations. In Laguna Woods, several areas serve as movement corridors for wildlife, especially the generally undisturbed western edge of the city and riparian corridors located throughout Laguna Woods.

Although most of the land within the city limits supported coastal sage and native grasslands at one time, much of the land today, including the project area, is either developed or has been modified or impacted by human activity in the past.

PROJECT IMPACTS AND MITIGATION MEASURES

- a, g) **No Impact.** The proposed project includes zoning code amendments and zone changes, with no currently proposed changes of the existing land uses. The proposed project is located in a predominantly developed suburban area, and the majority of the involved commercial parcels are built out with a variety of uses including auto shops, restaurants, offices, retail centers, parking lots, and streets. No existing or proposed commercial land is located near the largely undeveloped open space along the city's western boundary or along Aliso Creek in the southeastern portion of the city. Given the highly disturbed nature of the project area, the proposed project would not impact any species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the US Fish & Wildlife Service or California Department of Fish & Wildlife. The proposed project would also not disturb any habitat known or suspected to contain a plant or animal species listed on such federal and/or state lists. Therefore, no impact would occur.
- b) **Less Than Significant Impact.** The proposed project is located in a developed area that has been highly disturbed due to commercial-related activities occurring for several decades. The project area does not contain a dominance of native vegetation, as it is all currently used for a mix of commercial uses, rather than open space.

There are four designated sensitive habitats in Laguna Woods according to the General Plan Conservation Element. The project area does not include any part of the sensitive habitats. Given the existing and proposed permitted uses in the NC, CC, and PA districts, as well as the regulatory environment, the proposed project would not result in a significant impact on any riparian habitat or sensitive natural community.

- c) **Less Than Significant Impact.** No blue-line streams occur in the project area, as shown in the San Juan Capistrano, California, US Geological Survey (USGS) 7.5-minute topographic quadrangle map. The main drainage feature in Laguna Woods is Aliso Creek, which traverses the southeastern portion of the city and carries runoff to the Pacific Ocean. Natural and urban runoff from the adjacent hills to the west is conveyed via a culvert drain, which is tributary to San Diego Creek that also flows into the Pacific Ocean. Neither creek runs through the project area. The proposed project does not include any development proposals and, accordingly, would not result in the alteration of drainage facilities. If any potential future improvements on the subject sites involve encroachment into a jurisdictional drainage, project applicants would be required to comply with (at a

minimum) Sections 401 and 404 of the Clean Water Act and Section 1600 et seq. of the California Fish and Game Code. The City is also subject to National Pollutant Discharge Elimination System regulations, which require the City to reduce discharges of pollutants and runoff flow during planning, construction, and use of a site. Given the existing conditions on the commercially zoned property, the allowed uses in the commercial zones, and the regulatory requirements, the proposed project would not result in a significant impact on any federally protected wetlands or jurisdictional drainages.

- d) **No Impact.** The project area is developed and does not provide nursery sites for wildlife. Due to its developed nature, the area does not allow for wildlife movement and is not conducive to functioning as a corridor for migratory wildlife. Regardless, the proposed project would not restrict wildlife movement through the project area, as no development proposals are part of the project. Therefore, no impact would occur.
- e) **Less Than Significant Impact.** Section 4.26.060 of the Laguna Woods Municipal Code requires a permit to remove any significant tree on public or private land. Trees not specifically shown or listed on the tree removal permit would be assumed as not permitted for removal. Future development would be required to comply with the Laguna Woods Municipal Code. Therefore, no significant impact would occur.
- f) **No Impact.** The project area is within the boundaries of the Coastal Subregion of the Orange County Central/Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The project area is not located within a reserve, special linkage, or conservation easement area of the NCCP/HCP and contains no on-site habitat in support of any special-status species. Therefore, no impact would occur.
- h) **Less Than Significant Impact.** As indicated in General Plan Conservation Element Exhibit CO-1, Biological Resource Areas, the project area is not within the Aliso Creek corridor. No coastal sage scrub habitat occurs on-site either, according to General Plan Conservation Element Exhibit CO-2. Therefore, because the project area does not contain any flood hazard zone or significant habitat, and any future encroachment on sensitive habitat would need to comply with applicable federal, state, and local regulations, the proposed project would not cause a significant impact on a significant habitat area.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause modification or demolition of a structure with a category 1, 2, or 3 on the State's Historical List, the City Historical Survey List, or as determined by a Historical Resource Survey?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING

Laguna Woods is a part of a region that was once populated by the Gabrielino and Luiseño Native American communities. It has a strong cultural heritage associated with Spanish missionaries and ranching activities dating back to the early Spanish land grants.

Cultural resources consist of prehistoric and historic sites, structures, and districts or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, or religious reasons.

Archaeology is the study of prehistoric human activities and cultures. Twelve known archeological sites once existed in or immediately adjacent to Laguna Woods; however, all have been destroyed by development, some prior to complete excavation and analysis. The archeological sites contained one isolated prehistoric artifact and a variety of other objects, including lithic scatter, rock shelters/ caves, habitation debris, fire-affected rocks, and bedrock milling features.

Paleontological resources include the fossilized remains of vertebrate and invertebrate organisms, fossil tracks and trackways, and plant fossils. Laguna Woods is underlain by Tertiary bedrock and covered by unconsolidated Quaternary sediments. Approximately 95 percent of Laguna Woods is mapped as paleontologically sensitive with numerous vertebrate fossil localities having been recorded.

Historical resources, as described in CEQA, include buildings, sites, structures, objects, or districts, each of which may have historical, prehistoric, architectural, archaeological, cultural, or scientific importance and be listed or eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources. The first modern dwelling units were constructed during the early 1960s. No buildings or resources in the planning

area are currently listed on the National Register of Historic Places or the California Register of Historic Resources (City of Laguna Woods 2015a).

PROJECT IMPACTS AND MITIGATION MEASURES

a-e) Less Than Significant Impact. The proposed project consists of zoning code amendments and corresponding zone changes, with no currently proposed changes of the existing land uses. The General Plan Conservation Element characterizes historical resources as including “buildings, sites, structures, objects, and districts, each of which may have historical, prehistoric, architectural, archaeological, cultural, or scientific importance and be listed or eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources.”

Identifying a particular building as a historic resource is a formal process, regulated primarily by the federal and state governments. Once identified, historical resources are afforded broad protection under CEQA, based on eligibility for the National Register of Historic Places and the California Register of Historic Resources. Generally, to be identified as a historical resource, a structure must be over 50 years old and possess integrity of location, design, setting, materials, workmanship, feeling, and association. In addition, the structure must meet at least one of the following conditions:

- Is associated with events that have made a significant contribution to the broad patterns of United States or California history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

Although the city is relatively new and does not contain any sites included on state or federal historical registries, structures exist in the city that are significant for their historical or cultural value to residents. Direct impacts to cultural resources would not take place under the proposed project, because it does not contain any development proposals. Indirect impacts to cultural resources through modification of historic buildings could take place as a result of future development. Future development that could impact historical resources would be required to comply with Section 10.04.200 of the Laguna Woods Municipal Code, which states that any proposed rehabilitation or repair to a designated historic structure is required to preserve the historic character and design of the structure.

The project area is developed and has been largely disturbed. The project area has a low potential to contain archeological or paleontological resources. Nonetheless, the General Plan Conservation Element includes Goal CO-3 to preserve cultural resources with implementation action CO-3.1A aimed at protecting such resources. Impacts to cultural resources would be less than significant.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Laguna Woods is located at the southeastern edge of the central structural block of the Los Angeles basin, along the northern flank of the San Joaquin Hills. Regionally, local basement rocks are overlain by a thick sequence of marine and non-marine sedimentary rocks dating from the Cretaceous to the Quaternary; some volcanic rocks are also present.

As is the case for most locations in Southern California, Laguna Woods is located in a region that is characterized by moderate to high seismic activity. The city has experienced moderately strong ground shaking due to earthquakes on a number of occasions, both recently and historically. The closest faults likely to produce large earthquakes are the San Andreas, San Jacinto, San Joaquin Hills, Elsinore-Whittier, and Newport-Inglewood.

Three soil associations occur in Laguna Woods: Sorrento-Mocho, Alo Bossanko, and Friant-Cieneba-Exchequer. The Sorrento-Mocho soils include well-drained sandy loams, loams, or clay loams on alluvial fans and floodplains. This soil occurs in the southeastern part of the city along Aliso Creek. Alo Bossanko soils include well-drained clays on coastal foothills. The Alo Bossanko soil association is the most common throughout the city and covers approximately 90 percent of the city. Friant-Cieneba-Exchequer soils are excessively drained and well-drained sand loams, loams, clay loams, gravelly loams, and cobbly loams on coastal foothills. This soil association occurs in the middle of the eastern edge of the city. Soils have the potential to shrink or swell based on a number of variables, such as texture and permeability. The shrink-swell potential of soil can impact the type of development and design of buildings to meet safety and environmental standards. High shrink-swell potential can result in cracking and buckling that affects building structures. The prominent soils in Laguna Woods have moderate shrink-swell potential (USDA 2015).

PROJECT IMPACTS AND MITIGATION MEASURES

a) i) **Less Than Significant Impact.** As detailed in the Laguna Woods General Plan EIR (2002), published geologic maps do not show any active faults in the city. The closest faults likely to produce large earthquakes are the San Joaquin Hills Blind Thrust Fault Zone and the San Andreas, San Jacinto, Elsinore-Whittier, and Newport-Inglewood faults. Based on the City's Local Hazard Mitigation Plan for 2013–2017, the aforementioned faults were identified as being of "particular concern." Locally, there are several less significant faults: the Christianitos fault to the northeast is suggested to be active; the Shady Canyon fault and Laguna Canyon fault zone are located to the west; and, the east-trending Temple Hill fault terminates near Aliso Creek. Additionally, the Norwalk fault is located in the northern part of Orange County, the El Modena fault is located near the city of Orange, and the Peralta Hills fault is located in the Anaheim Hills area (Laguna Woods 2012).

Based on the five earthquake modeling scenarios in the Local Hazard Mitigation Plan, the five earthquake faults identified as being of particular concern could result in potential impacts, ranging from very light damage (from the San Jacinto Fault Zone) to moderate/heavy damage (from the San Joaquin Hills fault). Ground rupture due to faulting is considered unlikely. Therefore, the proposed project would not cause significant impacts related to exposure of people or structures to ground rupture.

ii) **Less Than Significant Impact.** See Issue a) i), above. While the project area is in a seismically active region, compliance with applicable building codes is proven to substantially lessen the risk for adverse impacts associated with strong seismic shaking. The City has adopted the California Building Code, and the City's Planning and Environmental Services Department is responsible for plan reviews and construction inspections, which help to ensure that all new structures in the city are built safely, consistent with all applicable building codes, and in a manner that limits adverse impacts from seismic ground shaking. Therefore, impacts would be less than significant.

iii) **Less Than Significant Impact.** Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Liquefaction can result in the following types of seismic-related ground failure:

- Loss of bearing strength – soils liquefy and lose the ability to support structures
- Lateral spreading – soils slide down gentle slopes or toward stream banks
- Flow failures – soils move down steep slopes with large displacement
- Ground oscillation – surface soils, riding on a buried liquefied layer, are thrown back and forth by shaking

- Flotation – floating of light buried structures to the surface
- Settlement – settling of ground surface as soils reconsolidate
- Subsidence – compaction of soil and sediment

Three factors are required for liquefaction to occur: loose, granular sediment; saturation of the sediment by groundwater; and strong shaking. One existing community commercial area adjacent to Calle Aragon on the east side of the city is considered potentially susceptible to liquefaction based on seismic hazard zones data obtained from the Local Hazard Mitigation Plan. The City has adopted the California Building Code, and the City's Planning and Environmental Services Department is responsible for plan reviews and construction inspections, which help to ensure that all new structures in the city are built safely, consistent with all applicable building codes, and in a manner that limits adverse impacts from liquefaction. Therefore, the proposed project would not cause significant impacts related to the exposure of people or structures to liquefaction.

- iv) **Less Than Significant Impact.** As indicated in the Local Hazard Mitigation Plan, landslides are considered to pose a low to moderate risk to the city with low impact and medium probability. Landslide zones cover only 3.64 percent of the acreage in the city. Areas known to be susceptible to earthquake-induced landslides include two minor portions of the community commercial district in the center of the city near the intersection of Moulton Parkway and El Toro Road. The City has adopted the California Building Code, and the City's Planning and Environmental Services Department is responsible for plan reviews and construction inspections, which ensure that all new structures in the city are built safely, consistent with the Building Code, and in a manner that limits significant adverse impacts from landslides. Therefore, the proposed project would not result in significant impacts related to the exposure of people or structures to landslides.
- b) **Less Than Significant Impact.** The proposed project consists of zoning code amendments and zone changes, with no currently proposed changes of the existing land uses. Any future construction activities would be subject to the erosion control requirements of the Laguna Woods Municipal Code (e.g., Sections 10.06.300 and 10.06.310). Compliance with applicable Regional Water Quality Control Board requirements and Sections 10.06.300 and 10.06.310 of the Laguna Woods Municipal Code would minimize soil erosion and loss of topsoil. Therefore, impacts would be less than significant.
- c) **Less Than Significant Impact.** The potential for landslides in the project area is addressed in Issue a) iv) and was determined to be less than significant. The potential for lateral spreading, liquefaction, subsidence, and other types of ground failure or collapse is addressed under Issue a) iii) above and was also determined to be less than significant.
- d) **Less Than Significant Impact.** Expansive or shrink-swell soils are soils that swell when subjected to moisture and shrink when dry. Expansive soils typically contain clay minerals that attract and absorb water, greatly increasing the volume of the soil. That increase in volume can cause damage to foundations, structures, and roadways. Any future development would be required to comply with the California Building Code. Therefore, the project would not result in significant impacts related to expansive soils.
- e) **No Impact.** Any future development that includes bathroom and/or kitchen facilities would be required to be connected to the local wastewater purveyor's wastewater system. No septic tank or alternative wastewater disposal system would be necessary. Therefore, no impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING

Since the early 1990s, scientific consensus has held that the world’s population is releasing greenhouse gases (GHG) faster than the earth’s natural systems can absorb them. These gases are released as byproducts of fossil fuel combustion, waste disposal, energy use, land-use changes, and other human activities. This release of gases, such as carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and chlorofluorocarbons, creates a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of GHGs beyond natural levels. The overabundance of GHGs in the atmosphere has led to an unexpected warming of the earth and has the potential to severely impact the earth’s climate system.

For most nonindustrial development projects, motor vehicles make up the bulk of GHG emissions produced on an operational basis. The primary GHGs emitted by motor vehicles include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. **Table 4** provides descriptions of the primary GHGs attributed to global climate change, including a description of their physical properties, primary sources, and contribution to the greenhouse effect.

TABLE 4
GREENHOUSE GASES

Greenhouse Gas	Description
Carbon dioxide (CO ₂)	CO ₂ is a colorless, odorless gas and is emitted in a number of ways, both naturally and through human activities. The largest source of CO ₂ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO ₂ emissions. The atmospheric lifetime of CO ₂ is variable because it is so readily exchanged in the atmosphere. ¹
Methane (CH ₄)	CH ₄ is a colorless, odorless gas that is not flammable under most circumstances. CH ₄ is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. CH ₄ is emitted from both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (livestock intestinal fermentation and manure management), biomass burning, and waste management. These activities release significant quantities of CH ₄ to the atmosphere. Natural sources of CH ₄ include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. Methane's atmospheric lifetime is about 12 years. ²
Nitrous oxide (N ₂ O)	N ₂ O is a clear, colorless gas with a slightly sweet odor. N ₂ O is produced by natural and human-related sources. Primary human-related sources are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. N ₂ O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N ₂ O is approximately 120 years. ³

Sources: ¹EPA 2011a, ²EPA 2011b, ³EPA 2010

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. Gases with high global warming potential, such as hydrofluorocarbons, perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆), are the most heat-absorbent. CH₄ traps over 21 times more heat per molecule than CO₂, and N₂O absorbs 310 times more heat per molecule than CO₂. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO₂e), which weight each gas by its global warming potential. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** The proposed project does not include any development proposals; therefore, no direct impacts related to GHG emissions would occur. Indirect impacts resulting from future development approved under the amended code and revised zoning map could cause increases in GHG emissions.

Construction Emissions

CEQA does not require an agency to evaluate an impact that is "too speculative," provided that the agency identifies the impact, engages in a "thorough investigation" but

is “unable to resolve an issue,” and then discloses its conclusion that the impact is too speculative for evaluation (CEQA Guidelines Section 15145, Office of Planning and Research Commentary). Pursuant to CEQA Guidelines Section 15146(b), “An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or a local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.”

Construction of future development permitted by the zoning code amendments and zone changes would result in GHG emissions from the use of construction equipment. However, details of these future construction activities are unknown at this time and, therefore, cannot be quantified.

Operational Impacts

Area sources include emissions from natural gas combustion, hearths (woodstoves and fireplaces), landscaping equipment, consumer products, and architectural coatings. Indirect sources include emissions from energy consumption and water conveyance. Mobile sources include emissions from passenger vehicles and delivery trucks. Typically, mobile sources are the primary contributor of GHG emissions. However, most development would take place on an infill or redevelopment basis due to the city’s predominantly developed nature. As details of future development are not available at this time, potential GHG emissions from operation of approved uses cannot be quantified. Nonetheless, future development would be limited in scope due to the predominantly developed nature of the project area and the limitations afforded by the development standards in the Laguna Woods Municipal Code.

As such, project impacts due to GHG emissions would be less than significant.

- b) **Less Than Significant Impact.** The proposed project is subject to compliance with the Global Warming Solutions Act [Assembly Bill (AB) 32] and any other regulations aimed at reducing GHG emissions. As identified under Issue a), GHG emissions would be determined on a project-by-project basis for any projects over 10,000 square feet, while other project would be limited in scope due to the predominantly developed nature of the project area and existing development standards.

Mitigation Measures

None Required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

A material is considered hazardous if it appears on a list of hazardous materials prepared by one or more federal, state, or local agencies or if it has characteristics defined as hazardous by such an agency or agencies.