ORDINANCE NO. 2025-237

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA NIGUEL, CALIFORNIA, ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING CODE; THE 2025 CALIFORNIA RESIDENTIAL CODE; THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; THE 2025 CALIFORNIA ELECTRICAL CODE; THE 2025 CALIFORNIA PLUMBING CODE; THE 2025 CALIFORNIA MECHANICAL CODE; THE 2025 CALIFORNIA ADMINISTRATIVE CODE; THE 2025 CALIFORNIA WILDLANDS URBAN-INTERFACE CODE; THE 2025 CALIFORNIA ENERGY CODE; THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; AND THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE; TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND PENALTIES; AND AMENDING TITLE 8 OF THE LAGUNA NIGUEL MUNICIPAL CODE

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.*, the City of Laguna Niguel ("City") may adopt by reference the California Building Standards Code, 2025 Edition, with local amendments, as provided for in Title 24 of the California Code of Regulations; and

WHEREAS, the California Building Standards Commission (the "Commission") adopted the 2025 California Building Standards Code, which will go into effect on January 1, 2026; and

WHEREAS, California Health & Safety Code Sections 17958.5 and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, notwithstanding the above, California Health & Safety Code Section 17958.5(c) prohibits cities and counties from making any change or modification to the building standards in the California Building Standards Code that would affect residential units, unless a specified exception applies; and

WHEREAS, the Laguna Niguel Community Development Department and/or the Orange County Fire Authority ("OCFA") have recommended that changes and modifications be made to the California Building Standards Code, including modifications to certain building standards, in order to more fully safeguard life and property due to the local conditions in the City of Laguna Niguel. Other recommended changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Codes.

WHEREAS, the City desires to adopt the California Building Standards Code with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions; and

WHEREAS, on October 21, 2025, the City Council introduced Ordinance Nos. 2025-237 and 2025-238 adopting the 2025 California Building Standards Code by reference, including local amendments, and directed that the Ordinances be placed on the December 2, 2025 City Council agenda for adoption as a public hearing item; and

WHEREAS, on December 2, 2025, the City held a public hearing at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the California Building Standards Code as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on November 13, 2025 and November 20, 2025; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA NIGUEL DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS. The City Council hereby finds that the proposed amendments to the 2025 California Building Standards Code are reasonably necessary because of local climatic, geologic, or topographic conditions, and adopts the findings provided below to support the modifications to the 2025 California Building Standards Code.

I. Climatic Conditions

A. Orange County is 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. 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%.

E. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying embers and are carried by the wind to other locations and thereby spread fire quickly.

F. Swimming pool accidents are a preventable tragedy. She warm, dry climate is conducive to swimming pools which creates a higher probability of child drownings where pools are unprotected.

II. Topographical Conditions

A. Natural; slopes of 15% 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

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.

A. 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. The 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."

B. 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.

C. 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.

IV. Administrative

This amendment is also necessary for administrative clarifications that do not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17985.7, and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Laguna Niguel.

The findings above are applicable to amendments to the 2025 California Building Code, California Residential Code, California Electrical Code, California Plumbing Code, California Mechanical Code, the California Wildland-Urban Interface Code, the California Energy Code, the 2024 International Property Maintenance Code, and the 2024 International Swimming Pool and Spa Code as detailed in the following tables:

CODE SECTION	CALIFORNIA BUILDING CODE LOCAL AMENDMENTS	FINDINGS
104.8	Liability	I
105.2	Work Exempt from Permit	I & IV
105.3.2.1	Permit application time limits from code enforcement action	IV
105.5	Expiration	IV
105.5.2	Extensions of building permit	IV
105.8	Maintenance of residential property during remodeling	IV
105.9	Reconstruction	IV
112.4	Underground utilities required	IV
202	Definitions	IV
502.1	Address identification	IV
903.2	Where Required (sprinklers)	II, III I, II, & III
903.2.8	Group R	I, III I, II, & III
903.3.5.3	Hydraulically calculated systems	I, II I, II, & III
1505.1	Minimum Roof Assembly Classification for Types of Construction	I & II
1505.1.2	Roof Coverings within all other areas other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI)	I & II
115922(a)	California Swimming Pool Safety Act (Statewide)	I
3109.2	California Swimming Pool Safety Act (Statewide)	I
3109.2.1	Residential swimming pools	I
3109.2.1.1	Disclosure statement	I
3109.2.1.2	Maintenance	I
3109.2.1.3	Approval	I
3109.2.1.4	Modifications	I

CODE SECTION	CALIFORNIA RESIDENTIAL CODE LOCAL AMENDMENTS	FINDINGS
R202	Definitions	IV
R301.2	Climatic and Geographic Design Criteria	I
R301.9	Fuel modification requirements for new construction	I & II
R3017.5.1	Fire sprinkler attached garages, and carports with habitable space above	I & II
R309.1	Townhouse automatic fire sprinkler systems	I & II
R309.2	One- and two-family dwellings automatic fire sprinkler systems	I & II
R309.3.6.2.2	Calculation procedure	I & II
R337.1.3	Application	I & II
R405.1	Concrete or masonry foundations	I & II
R902.1	Roof assemblies	I & II
R902.1.2	Roof coverings in all other areas other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI) area	I & II
R902.2	Fire-retardant-treated shingles and shakes	I & II
R1001.14	Outdoor fireplaces, fire pits, fire rings, or similar devices	I, II, & III
R1001.14.1	Gas-fueled devices	I, II, & III
R1001.14.2	Devices using wood or fuels other than natural gas or liquefied-petroleum gas	I, II, & III
R1001.14.3	Where prohibited	I, II, & III

CODE SECTION	CALIFORNIA WILDLAND-URBAN INTERFACE CODE LOCAL AMENDMENTS	FINDINGS
101.3.1	Application	I & II
602.4	Fuel modification plans	I & II

SECTION 2. CALIFORNIA BUILDING CODE AND RELATED CODES

Article 2, entitled "2022 California Building Code and Related Codes," of Division 1, entitled "Buildings and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Article 2, entitled "2025 Edition of the California Building Code and Related Codes," is added to Division 1, entitled "Building and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 2. 2025 CALIFORNIA BUILDING CODE AND RELATED CODES

Sec. 8-1-12. Adoption of 2025 California Building Code and Related Codes.

For the purpose of prescribing regulations for the erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the city, the city council hereby adopts by reference the following codes in their entirety subject to the amendments, additions and deletions set forth hereinafter:

(a) 2025 Edition of the California Building Code, based on the 2024 International Building Code as published by the International Code Council;
(b) 2025 Edition of the California Residential Code, based on the 2024 International Residential Code as published by the International Code Council;
(c) 2025 Edition of the California Green Building Standards Code, as published by the California Building Standards Commission;
(d) 2024 Edition of the International Property Maintenance Code, as published by the International Code Council;
(e) 2025 Edition of the California Electrical Code, based on the 2023 National Electrical Code as published by the National Fire Protection Association;
(f) 2025 Edition of the California Plumbing Code, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials;
(g) 2024 Edition of the International Swimming Pool and Spa Code, as published by the International Code Council;
(h) 2025 Edition of the California Mechanical Code, based on the 2024 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials;
(i) 2025 Edition of the California Administrative Code as published by the International Code Council;
(j) 2025 Edition of the California Wildland-Urban Interface Code, based on the 2024 International Wildland-Urban Interface Code as published by the International Code Council;
(k) 2025 Edition of the California Energy Code, based on the 2024 California Energy Code as published by the International Code Council.

The provisions of these codes, as amended in this title, shall constitute the Building Regulations of the City of Laguna Niguel. The foregoing codes are on file for public examination in the office of the building official. One copy of the each of the codes adopted herein is filed in the office of the city clerk.

Sec. 8-1-13. 2025 California Building Code—Chapter 1, Scope and Administration, amended.

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

Section 104.8, "Liability", is amended to include the following:

The provisions of this section shall apply if the Building Official or his/her authorized representative are employees of this jurisdiction and shall also apply if the Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

Section 105.2, "Work Exempt from Permit", is amended to revise Item Nos. 2 and 9 and remove Item No. 4 as follows:

105.2 Work Exempt from Permit:

2. Walls, fences and/or gates less than 42 inches in height.

4. (Removed).

9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

Section 105.3.2.1 "Permit application time limits from code enforcement action", is hereby added as follows:

105.3.2.1 Permit application time limits from code enforcement action. Applications for a permit for any proposed work submitted as the result of a Code Enforcement written Notice of Violation for which no permit is issued shall be deemed to have expired 60 days from the date of filing. The Building Official is authorized to grant extensions of time for justifiable good cause. The extension shall be requested by the owner or designee in writing and justifiable cause demonstrated.

Section 105.5, "Expiration", is hereby amended to read as follows:

105.5 Expiration of building permit. Every permit issued shall become expired unless the work on the site authorized by such permit is commenced within 12 months after its issuance unless the permittee has abandoned the work authorized by the permit, or if the work authorized on the site by such permit is suspended pursuant to Health & Safety Code (H&SC) Section 18938.5(b)(2)(C). For the purpose of this section, the existence of circumstances or facts leading the Building Official to conclude that the work has ceased with no apparent intent to recommence, or otherwise that the work cannot be performed shall be deemed to be abandonment of work as referenced in H&SC Section 18938.6. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each, subject to Section 105.5.2. As a condition of granting any permit extension, the Building Official may require the payment of permit fees based on the remainder of work to be

completed. The Building Official shall not grant an extension unless the permittee submits a written application and demonstrates that there is justifiable cause for the extension requested in accordance with the findings set forth in Section 105.5.2.

Section 105.5.2, "Extensions of building permit", is hereby added to read as follows:

105.5.2 Extensions of building permit. Upon written request of the owner or designee, the Building Official may grant one or more extensions of the period for completion of construction, in writing, each for a period not to exceed 180 days. The written request must demonstrate justifiable cause for the extension to the Building Official, who shall have the authority to make such a determination that justifiable cause exists to grant the extension. The Building Official shall not find that justifiable cause exists to grant the extension unless the Building Official make all of the following findings: (1) that due to circumstances beyond the owner's or permittee's control, construction could not be completed within the time frame allowed by this section; (2) that reasonable progress has been made; (3) that the condition of the property presents no health or safety hazard; and (4) that the continued delay will not create any unreasonable visual or physical detriment to the neighborhood. Any request for extension shall be submitted not less than 15 days prior to the expiration date of the building permit. The Building Official shall have the discretion to deny any extension requested, or to grant an extension of less than 180 days based on the extension application.

Section 105.8, "Maintenance of residential property during remodeling", is hereby added to read as follows:

105.8 Maintenance of residential property during remodeling. During remodeling, all property shall be maintained in a reasonably clean and well-kept manner. All lumber and building materials shall be neatly piled or stacked in a safe manner and stored in the rear yard of the residential property or inside of the building construction perimeter except that building materials may be stored in a front yard for a period not to exceed 60 days. Properties shall be secured by fencing when the Building Official determines fencing is necessary for public safety and/or welfare.

Section 105.9, "Reconstruction", is hereby added to read as follows:

105.9 Reconstruction. If the value of the reconstruction (or renovations) of a building is equal to or exceeds 75% of the current value of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or renovation) for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.

Section 112.4, "Underground utilities required", is added to read as follows:

112.4 Underground utilities required. The Building Official shall, as a condition precedent to the issuance of a building permit, require all utility services located within the exterior boundary lines of a lot or parcel of property to be installed underground if:

1. The property is to be developed with a new or relocated main building.

2. The remodeling, alteration or addition to an existing main building exceeds 50% of the value or area of the existing building.

3. A residential building or use is converted to any nonresidential use or purpose.

For purposes of this section, the term "main building" shall mean a building in which is conducted the principal use of the lot or building site on which it is located.

The owner or developer of the property is responsible for complying with the requirements of this section and shall provide all necessary facilities on the property to receive such service from the supplying utilities.

If it is determined that practical difficulties or unreasonable hardships inconsistent with the purposes of this chapter and unique to a particular parcel of property would result from the literal interpretation of this section, the Building Official may waive, modify or delay the imposition of any under-grounding requirement imposed pursuant to the section upon written application of any affected property owner. If the Building Official determines to delay the installation of required underground utilities, a recorded agreement guaranteeing the future performance of the work may be required, together with adequate performance security enforceable by the City in the form of a cash deposit, bond letter of credit or other instrument satisfactory to the City Attorney.

For purposes of this section, appurtenances and associated equipment, such as but not limited to surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system, may be placed above ground.

Sec. 8-1-14. 2025 California Building Code—Chapter 2, Definitions, amended.

Section 202, "Definitions", is hereby amended by adding "OCFA" and "Spark Arrester" in alphabetical order, as follows:

OCFA. The Orange County Fire Authority which is the fire department/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.

Sec. 8-1-15. 2025 California Building Code—Chapter 5, General Building Heights and Areas, amended.

Section 502.1, "Address identification", is hereby amended as follows:

502.1 Address identification. 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. For commercial and other occupancies the numbers shall be a minimum of 6 inches high with a minimum stroke width of 1 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.

Sec. 8-1-17. 2025 California Building Code—Chapter 9, Fire Protection and Life Safety Systems, amended.

Section 903.2, "Where required", is hereby amended 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 903.2.21, an automatic fire sprinkler 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 5,000 square feet as defined in Section 202.
    b. When an addition exceeds 2,000 square feet and the resulting building area exceeds 5,000 square feet as defined in Section 202.
    c. An additional story is added above the second floor regardless of fire area 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 amended 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:

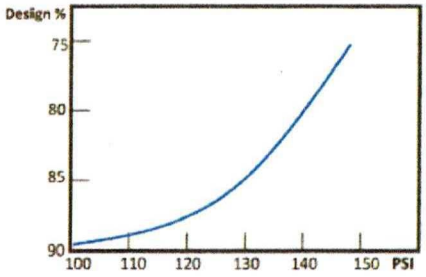
1. New Buildings: An automatic sprinkler system shall be installed throughout all new buildings.
2. Existing Buildings: An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
    a. When the floor area of alterations within any two-year period exceeds 50% of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet.
    b. 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.

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 pound per square inch (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



Sec. 8-1-18. 2025 California Building Code—Chapter 15, Roof Assemblies and Roof Structures, amended.

Table 1505.1, "Minimum Roof Assembly Classification for Types of Construction", is amended to read as follows:

TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION FOR
TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

Section 1505.1.2, "Roof Coverings within all other areas other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI)", is amended to read as follows:

1505.1.2 Roof Coverings within all other areas other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI). The entire roof covering of every existing structure where more than 50% of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

Section 1505.5, "Nonclassified roofing", is amended by deletion of the entire section.

Section 1505.7, "Requirements for roof coverings", is amended by deletion of the entire section.

Sec. 8-1-19. 2025 California Building Code—Chapter 31, Special Construction, amended.

Section 115922(a) of Section 3109.2, "California Swimming Pool Safety Act (Statewide)", is hereby amended as follows:

115922(a). Except as provided in Section 115925, when a building permit is issued

for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa, at a private, single-family home the respective swimming pool or spa shall be equipped with Item No. 1 and at least one additional of the following seven drowning prevention safety features:

1. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. Any walls of the single-family structure or accessory structures used to complete the isolation enclosure must have door openings equipped with protection as required in Item No. 4 or No. 5. Any such door protection device provided for this purpose may not be used to comply with the second drowning prevention feature.

2. Removable mesh pool fencing that meets American Society for Testing and Materials ("ASTM") Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

3. A manually operated or power operated safety pool cover that is accompanied by a label verifying that the cover meets the specifications of the ASTM International F1346-23 standard.

4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa without any intervening enclosure. Whenever a door is opened or left ajar, exit alarms shall make either an audible, continuous alarm sound or a repeating verbal warning, such as a notification that "the door to the pool is open". An exit alarm may be battery operated or connected to the electrical wiring of the building.

5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches (1372mm) above the floor on the private single-family home's doors providing direct access to the pool or spa.

6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning safety prevention feature.

7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Testing

Mechanical Engineers (ASME).

Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

Section 3109.2.1, "Residential swimming pools", is hereby added to read as follows:

3109.2.1 Residential swimming pools.

3109.2.1.1 Disclosure statement. The owner of the property where the swimming pool is located shall sign and file with the City, a disclosure statement certifying the homeowner's understanding of the potential life-safety hazards associated with a swimming pool and the need to maintain the barrier requirements set forth in Sections 3109.4.1.1 through 3109.4.1.9.

3109.2.1.2 Maintenance. Failure to maintain the barrier or comply with all provisions of this section may result in an enforcement action by the City requiring the immediate draining of the pool. The pool shall not be refilled until such time compliance has been achieved with all provisions of this section. All swimming pool water shall be maintained in a clear condition, which is free of algae, insects, debris, and in a sanitary condition.

3109.2.1.3 Approval. Plaster inspection or approval to fill the pool with water shall be withheld by the Building Official until there has been compliance with all provisions of this article.

3109.2.1.4 Modifications. When there are practical difficulties involved in carrying out the provisions of this section, the Building Official may grant modifications for individual cases. The Building Official shall first find that a special individual reason makes the strict letter of this section impractical and that the modification is in conformance with the intent and purpose of this section and that such modification does not lessen the degree of protection afforded by the provisions of this section. The details of any action granting modifications shall be recorded and entered into the files of the Community Development Department, including the building permit file for the respective property."

SECTION 3. CALIFORNIA RESIDENTIAL CODE

Article 9, entitled "California Residential Code—Amendments," of Division 1, entitled "Buildings and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Article 9, entitled "California Residential Code," is added to Division 1, entitled "Buildings and Construction Generally," of Title 8 of the Laguna Niguel Municipal

Code, entitled "Building Regulations," to read as follows:

"ARTICLE 9. CALIFORNIA RESIDENTIAL CODE—AMENDMENTS

Sec. 8-1-900. Chapter 2, Definitions, amended.

Section R202, "Definitions", is hereby amended by adding, in alphabetical order, "OCFA" and "Spark Arrester" as follows:

OCFA. The Orange County Fire Authority which is the fire department/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.

Sec. 8-1-901. Chapter 3, Building Planning, amended.

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

Table R301.2, "Climatic and Geographic Design Criteria", is amended as follows:

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category[f]	Subject To Damage From			Winter Design Temp[e]	Ice Barrier Under-layment Required[h]	Flood Hazards[g]	Air Freezing Index[i]	Mean Annual Temp[j]
	Speed[d] (mph)	Topo-graphic Effects[k]		Weather-ing[a]	Frost Line Depth[b]	Termite[c]					
Zero	85	No	D 2 or E	Severe	12-24"	Very Heavy	43	No	See Exhibit B	0	60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R30l.2(4)].Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the Building Official.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.

h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the l00-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

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 R3017.5.1, "Fire sprinkler attached garages, and carports with habitable space above", is hereby amended by modifying the exception to read 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 fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Section R309.1, "Townhouse automatic fire sprinkler systems", is hereby amended by modifying the exception to read 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 fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Section R309.2, "One- and two-family dwellings automatic fire sprinkler systems", is hereby amended by modifying exception No. 1 to read as follows:

1. 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 sprinkler system unless a sprinkler system is required in accordance with California Fire Code, OCFA Local Amendments, Section 903.2.8.

Section R309.3.6.2.2, "Calculation procedure", is hereby amended 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.

Sec. 8-1-902. Chapter 4, Foundations, amended.

Section R405.1, "Concrete or masonry foundations", is amended as follows:

Section R405.1 Concrete or masonry foundations is amended by deleting the "Exception" from the end of this section for foundations installed on well-drained ground or sand-gravel mixture soils.

Sec. 8-1-903. Chapter 9, Roof Assemblies, amended.

Section R902.1, "Roof assemblies", is amended as follows:

R902.1 Roof assemblies. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry, and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets, clay or concrete roof tile, or slate installed on noncombustible decks.

Section R902.1.2, "Roof coverings in all other areas other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI) area", is amended as follows:

R902.1.2 Roof coverings in all other areas other than Fire Hazard Severity Zones or a Wildland-Urban Interface (WUI) area. The entire roof covering of every existing structure where more than 50% of the total roof area is replaced

within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is a Class A.

Section R902.2, "Fire-retardant-treated shingles and shakes", is amended as follows:

R902.2 Fire-retardant-treated shingles and shakes. Wood shakes and shingles are not allowed within the City of Laguna Niguel.

Sec. 8-1-904. Chapter 10, Chimneys and Fireplaces, amended.

Section R1001.14, "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 R1001.14.1, "Gas-fueled devices", is hereby added as follows:

R1001.14.1 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 R1001.14.2, "Devices using wood or fuels other than natural gas or liquefied-petroleum gas", is hereby added as follows:

R1001.14.2 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 R1001.14.3, "Where prohibited", is hereby added as follows:

R1001.14.3 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."

SECTION 4. CALIFORNIA GREEN BUILDING STANDARDS CODE

Article 10, entitled "California Green Building Standards Code," of Division 1, entitled "Buildings and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Article 10, entitled "California Green Building Standards Code," is added to Division 1, entitled "Building and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 10. CALIFORNIA GREEN BUILDING STANDARDS CODE

Sec. 8-1-1000. Adoption.

As adopted in section 8-1-12, the 2025 Edition of the California Green Building Standards Code shall be the Green Building Standards Code of the city, regulating the construction, alteration, movement, repair, equipment, use, and occupancy, location, maintenance, removal, demolition, of every building or structure or any appurtenances connected or attached to such buildings or structures in the city.

Sec. 8-1-1000.1. Compliance with CALGreen recycling requirements.

Persons applying for a permit from the city for new construction and building additions and alternations shall also comply with the requirements of section 6-3-709 (compliance with CALGreen recycling requirements) found in article 7 (organic waste disposal reduction) of division 3 (sewage and solid waste disposal) of title 6 (health and sanitation)."

SECTION 5. INTERNATIONAL PROPERTY MAINTENANCE CODE

Article 7, entitled "International Property Maintenance Code," of Division 1, entitled "Buildings and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Article 7, entitled "International Property Maintenance Code," is added to Division 1, entitled "Buildings and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 1. INTERNATIONAL PROPERTY MAINTENANCE CODE

Sec. 8-2-1. Adoption of International Property Maintenance Code.

As adopted in section 8-1-12, there is hereby designated by the City Council, for the purpose of prescribing minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation, and fire safety, that certain code known as

International Property Maintenance Code, 2024 Edition, as published by the International Code Council."

SECTION 6. CALIFORNIA ELECTRICAL CODE

Article 1, entitled "California Electrical Code," of Division 2, entitled "Electrical Code," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Article 1, entitled "California Electrical Code," is added to Division 2, entitled "Electrical Code," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 1. CALIFORNIA ELECTRICAL CODE

Sec. 8-2-1. Adoption of the California Electrical Code.

As adopted in section 8-1-12, the 2025 Edition of the California Electrical Code, based on the 2024 National Electrical Code as published by the National Fire Protection Association, shall be the Electrical Code of the city, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the city."

SECTION 7. CALIFORNIA PLUMBING CODE

Article 1, entitled "California Plumbing Code," of Division 3, entitled "Plumbing and Swimming Pool Regulations," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Article 1, entitled "California Plumbing Code," is added to Division 3, entitled "Plumbing and Swimming Pool Regulations," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 1. CALIFORNIA PLUMBING CODE

Sec. 8-3-1. Adoption of California Plumbing Code.

As adopted in section 8-1-12, the 2025 Edition of the California Plumbing Code, based on the 2024 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, shall be the Plumbing Code of the city, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the city."

SECTION 8. INTERNATIONAL SWIMMING POOL AND SPA CODE

Article 2, entitled "International Swimming Pool and Spa Code," of Division 3, entitled "Plumbing and Swimming Pool Regulations," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall

not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Article 2, entitled "International Swimming Pool and Spa Code," is added to Division 3, entitled "Plumbing and Swimming Pool Regulations," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 2. INTERNATIONAL SWIMMING POOL AND SPA CODE

Sec. 8-3-25. Adoption of International Swimming Pool and Spa Code.

As adopted in section 8-1-12, the International Swimming Pool and Spa Code, 2024 Edition, as Published by the International Code Council, shall be the Swimming Pool and Spa Code of the City."

SECTION 9. CALIFORNIA MECHANICAL CODE

Article 1, entitled "California Mechanical Code," of Division 5, entitled "Mechanical and Solar Energy Appliances," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Article 1, entitled "California Mechanical Code," is added to Division 5, entitled "Mechanical and Solar Energy Appliances," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 1. CALIFORNIA MECHANICAL CODE

Sec. 8-5-1. Adoption of the California Mechanical Code.

As adopted in section 8-1-12, the 2025 Edition of the California Mechanical Code, based on the 2024 Uniform Mechanical Code as published by the IAMPO, shall be the Mechanical Code of the city, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances."

SECTION 10. CALIFORNIA ADMINISTRATIVE CODE

Division 7, entitled "California Administrative Code," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," is hereby repealed provided that such repeal shall not affect or excuse any violation of said Code occurring prior to the effective date of this Ordinance. A new Division 7, entitled "California Administrative Code," is added to Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"DIVISION 7. CALIFORNIA ADMINISTRATIVE CODE

Sec. 8-7-1. Adoption of the California Administrative Code.

The 2025 Edition of the California Administrative Code, as published by the

International Code Council, shall be the Administrative Code of the city. The California Administrative Code is on file for public examination in the office of the building official. One copy of the code is now filed in the office of the city clerk. This code is hereby adopted and incorporated as through set forth in full in this section."

SECTION 11. CALIFORNIA WILDLAND-URBAN INTERFACE CODE

A new Article 13, entitled "California Wildland-Urban Interface Code," is added to Division 1, entitled "Building and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 13. CALIFORNIA WILDLAND-URBAN INTERFACE CODE

Sec. 8-1-1301. Adoption of the California Wildland-Urban Interface Code.

The 2025 Edition of the California Wildland-Urban Interface Code, as published by the International Code Council, shall be the Wildland-Urban Interface Code of the city. The California Wildland-Urban Interface Code is on file for public examination in the office of the building official. One copy of the code is now filed in the office of the city clerk. This code is hereby adopted and incorporated as through set forth in full in this section.

Chapter 6 FIRE PROTECTION REQUIREMENTS is adopted in its entirety as amended by the SFM with the following amendments:

Sec. 8-1-21. California Wildland-Urban Interface Code—Chapter 6, Fire Protection Requirements, amended.

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

Section 101.3.1, "Application", is hereby amended as follows:

Section 101.3.1 Application. New buildings located in any Very High Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this code.

Additions to buildings and accessory structures located in areas currently designated as such, shall comply with the provisions of this chapter listed below.

1. Vents 504.10
2. Decks 504.7.3
3. Accessory buildings and miscellaneous structures 504.11

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 with a valuation less than $50,000.

Section 602.4, "Fuel modification plans", is hereby added as follows:

602.4 Fuel modification plans. Fuel modification plans shall be reviewed and approved by OCFA for all new buildings to be built or installed in a wildfire risk area. Plans shall meet the criteria set forth in OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.

Appendices

Appendix A is not adopted.

Appendix B is not adopted.

Appendix C is not adopted.

Appendix D is not adopted.

Appendix E is deleted in its entirety.

Appendix F is adopted in its entirety as amended by the SFM.

Appendix G is adopted in its entirety as amended by the SFM.

Appendix H is not adopted.

Appendix I is not adopted."

SECTION 12. CALIFORNIA ENERGY CODE

A new Article 14, entitled "California Energy Code," is added to Division 1, entitled "Building and Construction Generally," of Title 8 of the Laguna Niguel Municipal Code, entitled "Building Regulations," to read as follows:

"ARTICLE 14. CALIFORNIA ENERGY CODE

Sec. 8-1-1401. Adoption of the California Energy Code.

The 2025 Edition of the California Energy Code, as published by the International Code Council, shall be the Energy Code of the city. The California Energy Code is on file for public examination in the office of the building official. One copy of the code is now filed in the office of the city clerk. This code is hereby adopted and incorporated as through set forth in full in this section."

SECTION 13. CEQA. Pursuant to Section 15060(c)(2) of the California Environmental

Quality Act ("CEQA") Guidelines, the City Council finds that this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment and therefore is not subject to the CEQA. Additionally, pursuant to Section 15060(c)(3), the activity is not a "project" as defined in Section 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 14. EFFECTIVE DATE. This Ordinance and all codes referenced shall take effect the later of 30 days from the adoption of this Ordinance, or January 1, 2026. Projects for which a building permit application and building plans have been submitted prior to the effective date of this Ordinance, and for which building permits have been obtained within 365 days from the effective date of this Ordinance, shall be exempt from the provisions of this Ordinance. Projects for which a building permit application and building plans have been submitted prior to the effective date of this Ordinance, and building permits have not been obtained within 365 days from the effective date of this Ordinance, shall be subject to all provisions of this Ordinance and the codes referenced.

SECTION 15. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 16. City Clerk's Certification. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen (15) days after passage and adoption as required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and post a certified copy of the text of this Ordinance in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and, within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED, AND ADOPTED for this 2nd day of December, 2025

Gene Johns, Mayor

ATTEST:

Marissa J. Asistin, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF LAGUNA NIGUEL)

I, Marissa J. Asistin, CMC, City Clerk of the City of Laguna Niguel, California, do hereby certify that the foregoing is a full, true and correct copy of Ordinance No. **2025-237**; has been published pursuant to law; was duly introduced at a regular meeting of the City Council held on October 21, 2025; and was adopted at a regular meeting of the City Council held on December 2, 2025, by the following vote:

AYES: Council Members Gennawey, Oddo, and Winstead; Mayor Johns.

NOES: None.

ABSTENTIONS: None.

ABSENT: Mayor Pro Tem Jennings.

Marissa J. Asistin, CMC, City Clerk
City of Laguna Niguel