This Ordinance shall go into effect on the 31st day after its adoption.

PASSED, APPROVED, AND ADOPTED this 14th day of December 2016, by the following vote to wit:

AYES:	(5)	Weber, Koehler, Buckley Weber, Schwarz
NOES:	(0)	
ABSTAIN:	(0)	
ABSENT:	(0)	Northrup

Denis Weber, Mayor

ATTEST:

City of Agoura Hills, California Incorporated Dec. 8, 1982 California

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

Candice K. Lee, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF AGOURA HILLS)

I, Kimberly M. Rodrigues, City Clerk of the City of Agoura Hills, California, do hereby certify that the foregoing is a full, true, and correct copy of **Ordinance No. 16-425** approved and adopted by the City Council of the City of Agoura Hills at a Regular City Council Meeting thereof held on the 14th day of December 2016, and that said Ordinance was published or posted pursuant to law.

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Kimberly M. Rodrigues, MMC
City Clerk

EXHIBIT A

FINDINGS

FINDING 1

Geological: The City of Agoura Hills is in an area of high seismic risk. Multiple active faults, such as the San Andreas Fault are near the City, each capable of generating large, damaging earthquakes. Earthquakes from these faults could produce primary effects such as strong ground shaking or ground rupture, and secondary effects such as liquefaction and landslides. These primary and secondary effects pose a significant hazard to the City's building stock and infrastructure, and to public health and safety. This could result in the collapse of vulnerable buildings and bridges, ground rupture affecting roads and highways, and liquefaction damaging buildings and pipelines (water, gas, and sewage). Fire from broken gas lines and the lack of water from broken water lines could result in major damage. Landslides caused by strong shaking, possibly in combination with wet weather conditions, could block highways and railroads, thereby isolating parts of the City and affecting emergency response. Earthquake-induced landslides could also produce rocks to fall and possibly strike and damage buildings and vehicles. Furthermore, the soils in the areas of the City are expansive and unstable. The protection of human life and the preservation of property support the imposition of fire protection, grading, and structural requirements greater than those set forth in codes adopted by California Building Standard Commission.

This Finding applies to the following amendments:

Section R404.2 of California Residential Code
Section R403.1.2 of California Residential Code

FINDING 2

Topographical: City of Agoura Hills is located within very high fire hazard severity zone with many hillsides. Due to varied topography, access to structures increases response time and delays fire suppression efforts. An extended response time will allow fires to grow beyond the control of initial attack fire suppression resources. Large structure fires in the hillside areas will have a greater likelihood of starting a wild fire, which may expose additional structures to fire. Furthermore, the topography of the City is characterized by steep slopes and unstable soils. The above described local topographical factors and problems support the imposition of requirements greater than those set forth in codes adopted by California Building Standard Commission.

This Finding applies to the following amendments:

Section 701A.2.1 of California Building Code
Section 705A.2 of California Building Code
Section 710A.3.2 of California Building Code
Section 903.2 of California Building Code

Section R337.1.1 of California Residential Code
Section R404.2 of California Residential Code

FINDING 3
Climatic: The seasonal hot and dry weather in combination with Santa Ana winds frequently create a high potential for wild-land fires in areas of the City of Agoura Hills which is located in very high fire hazard severity zone. These conditions create an environment where the entirety of local fire department personnel, as well as resources from outside the community, are required to control, monitor, fight and protect against such fire situations in an effort to protect life and preserve property. The same climatic conditions may result in the concurrent occurrence of one or more fires in areas of the City without adequate fire department personnel to protect against and control such a situation. These unique problems caused by the climactic conditions in the City can be relieved and controlled to an extent by advanced construction techniques and requirements in the City. To better protect the community, more restrictive requirements are imposed than those set forth in codes adopted by California Building Standard Commission.

This Finding applies to the following amendments:

Section 701A.2.1 of California Building Code
Section 705A.2 of California Building Code
Section 710A.3.2 of California Building Code
Section 903.2 of California Building Code
Section R337.1.1 of California Residential Code