



**City of Laguna Niguel  
Building Division**  
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# **OCFA RESIDENTIAL SITE REVIEW ASSISTANCE**

# **113**

The main purpose of a site plan review is to ensure your property can be adequately accessed and protected during an emergency response. Below are some basic items that should be addressed on your site plans as part of the approval process. **Not all items will pertain to your project.**

- 1) Submit two paper and one electronic copies of the site plan to scale. An entire architectural plan is not required.
- 2) List complete project address. *This must include a Tract # and/ or Parcel Map # (not an APN #).*
- 3) Show hydrant(s) within 300 feet of property line.
- 4) Indicate *total* square footage on the plans. This includes proposed and existing, attached garage and any accessory structures within 6 feet of the project.
- 5) Show adjacent properties and define their use (e.g. residence, greenbelt, open space, etc.) on the plans. Include brush within 170' of the project.
- 6) A signed Water Availability Form must accompany your plan. The local water purveyor uses this form to test the water flow and pressure of the nearest fire hydrant to your project. These results are needed for a review of your project.
- 7) If the project will be sprinklered, state on the plans, "Protected with an approved automatic fire sprinkler system in accordance with NFPA 13D." Refer to Informational Bulletin 07-99 for more information.
- 8) If that project resides within a "Special Fire Protection Area" (SFPA) or "Very High Fire Hazard Severity Zone" (VHFHSZ), state on the plans, "Project in SFPA/VHFHSZ." \*\*\* *The terms "SFPA" and "VHFHSZ" are interchangeable terms for high fire hazard areas designated by the State Fire Marshal. Contact Planning and Development at 714-573-6100 to inquire if your project is in this area.*
- 9) Specify the width of the driveway and adjacent street. Current fire department access requirements shall be met for all new houses and additions. Refer to Information Bulletin 08-99 for more information.
- 10) Indicate grade of fire department access roadway; OCFA accepts grades of 10% or less.
- 11) If the project abuts an open space, a fuel modification area, or the wildland interface, a fuel modification plan may be required to be submitted separately. See Guideline C-05
- 12) If this project is within the Division of Oil, Gas and Geothermal Resources (D.O.G.G.R.) administrative boundary, you may be required to submit a methane investigation plan. Check with city building department or contact D.O.G.G.R. at 714-816-6847 to inquire if within this boundary. \*\*\*Projects in Yorba Linda: This requirement applies only if this is either a new structure or a 1000+square-foot addition.

Contact OCFA Planning and Development at 714-573-6100 with any questions.