

ORDINANCE NO. 26-02

AN ORDINANCE OF THE MORAGA-ORINDA FIRE PROTECTION DISTRICT OF CONTRA COSTA COUNTY, CALIFORNIA, ADOPTING THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE. INCLUDING SPECIFIED APPENDICES, AND AS MODIFIED WITH LOCAL AMENDMENTS, AND ADOPTING A FINDING THAT THE ORDINANCE IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, pursuant to Title 24 of the California Code of Regulations, also known as the California Building Standards Code (“CBSC”) and California Health and Safety Code Section 13869 et seq., a fire protection district may adopt a fire prevention code by reference and may also, when reasonably necessary due to local climatic, geological, or topographical conditions, establish more stringent local building standards relating to fire and safety than those set forth in the CBSC; and

WHEREAS, pursuant to California Health and Safety Code sections 18941.5 and 17958.7, the Board of Directors of the Moraga-Orinda Fire Protection District hereby finds that the amendments to building standards adopted herein are reasonably necessary because of local climatic, geologic, and topographic conditions; and

WHEREAS, pursuant to California Health & Safety Code sections 18941.5 and 17958.7, the amendments to building standards adopted herein satisfy the following legal requirements as applied to residential units:

1. The amendments are substantially equivalent to amendments that were in effect as of September 30, 2025; or
2. The amendments relate to home hardening; and

WHEREAS, the Moraga-Orinda Fire Protection District (the “District” or the “Fire District”) now desires to adopt by reference the 2025 Edition of the California Wildland-Urban Interface Code with local amendments; and

WHEREAS, this Ordinance was introduced and was adopted after the holding of a public hearing pursuant to California Health and Safety Code Section 13869.7 and California Government Code Section 50022.3.

NOW, THEREFORE, the Board of Directors, as the governing body of the Moraga-Orinda Fire District, does ordain as follows:

SECTION 1: LOCAL CLIMATIC, GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS

Pursuant to Sections 13869.7, 17958.5, 17958.7, and 18941.5 of the California Health and Safety Code, the following Findings of Fact are submitted in support of the adoption of this Ordinance. These findings establish the legal and factual basis for local amendments to the 2025 Wildland- Urban Interface Code and are reasonably necessary to protect the health, safety, and welfare of its citizens and property within the District.

The Board of Directors finds that the following climatic, vegetative, geological, and topographical conditions within the Fire District create a grave risk of wildfire and resulting loss of life and property and environmental damage. These local hazardous fire conditions make it necessary for effective fire

protection to apply the Home Hardening Building Standards throughout the Fire District.

Climatic Conditions

Ever-changing climatic conditions have increased the risk and severity of fires in the Fire District. Local climatic conditions of limited rainfall, low humidity, high temperatures, and high winds, along with existing building construction and landscaping, create extremely hazardous fire conditions that adversely affect the potential fire line intensity, spread rates, and size of fires in the Fire District. The same climatic conditions may result in the concurrent occurrence of multiple fires in the Fire District and throughout the region resulting in inadequate Fire District personnel to protect against and control these fires.

The Fire District is the gateway to central Contra Costa County. It is located amongst rolling hills and valleys created by the Berkeley/Oakland hills to the west and open plains of central Contra Costa County to the east. Due to its location, the Fire District's climate is more varied than that of its neighbors. The Fire District receives slightly more rainfall than areas further inland, and often, during the summer months, portions of the Fire District are enveloped in fog as the heat in the Central Valley draws cool air in from the San Francisco Bay. However, the Fire District also experiences the hot, dry summer weather that is characteristic of central Contra Costa County. This climate has promoted the growth of native grasslands, chaparral, oaks, and other indigenous plant species in the area. The climate has encouraged development within the Fire District, with the addition of primarily residential areas surrounded by large numbers of non-indigenous plant species. Due to the systematic exclusion of naturally occurring fire for over one hundred years, and a reduction in historical grazing activity as pasture has been developed, these indigenous and non-indigenous plant species have created significant fuel loads throughout the Fire District. Due to the location of the Fire District in proximity to the Oakland/Berkeley Hills, in the fall the hot dry summer weather gives way to Diablo Wind events characterized by high winds and very low relative humidity. These conditions have contributed to major fire loss in the region and throughout the state, with 17 of the 20 most destructive fires in California history occurring in the fall. The Fire District is exposed to more of these wind events as climate change has delayed the onset of the rainy season, thus increasing the risk of major fires.

In September 1923, during critical climatic fire conditions, a fire started in the wilderness lands of the Fire District's northern area. This fire spread into the city of Berkeley and within two hours was attacking houses within the City limits. A total of 130 acres of built-up territory were burned. 584 buildings were destroyed, with roughly 30 others seriously damaged. At that time, this was the most destructive fire in California history.

In September 1970, during critical climatic fire conditions characterized by hot, dry winds out of the northeast, a fire started along Fish Ranch Road and Grizzly Peak. This fire rapidly spread into the surrounding neighborhoods of Oakland, burning 400 acres and destroying 37 homes. An additional 18 homes were badly damaged before the fire was brought under control.

In August 1988, during critical climatic fire conditions, a small fire started near Crestview in Lost Valley and within minutes destroyed 5 homes. This fire's spread rate was increased by the prevalence of light flashy fuels and steep slopes in alignment with strong winds.

In October 1991, a disastrous firestorm burned through the Oakland hills from an ignition point just west of the Fire District's border. Within the first few hours, thousands of people were evacuated. Ultimately over 3,000 dwelling units were destroyed in what replaced the 1923 fire as the most destructive fire in California history.

On October 27, 2019, sustained single-digit relative humidity and 30+ mph winds created explosive fire conditions throughout the region. On the same day that the Kincadee fire burned in Sonoma County, five major fires broke out in Contra Costa County. Three of these fires burned in proximity to the Fire District in Lafayette, Crockett, and Martinez and resulted in the depletion of available mutual aid resources as available firefighting units were committed to each new fire.

Throughout the Fire District homes are surrounded by heavy vegetation with interspersed open areas, creating a semi-rural character. The resulting exposure to wildfire risk is increased by the negative effects of high wind conditions during the fire season. From May to October, critical climatic fire conditions regularly occur when the temperature exceeds 80°F, wind speed is greater than 15 mph, fuel moisture is less than or equal to 10 percent, wind direction is from north to east-southeast, and the ignition component is 65 percent or greater. These conditions occur more frequently during the fire season, but this does not preclude the possibility that a serious fire could occur during other months of the year.

These critical climatic fire conditions create a situation conducive to rapidly moving, high-intensity fires. Fires starting in the wildland areas along the northern border are likely to move rapidly southward into the populated areas creating the potential for significant property loss and a very challenging evacuation problem.

Vegetative Conditions

The Fire District is located in a “Chaparral Biome.” In its natural state, chaparral is characterized by infrequent fires, with intervals ranging between 10 to 15 years to over a hundred years. Mature chaparral (stands that have been allowed greater intervals between fires) is characterized by impenetrable, dense thickets. These plants are highly flammable. They grow as woody shrubs with hard and small leaves, are non-leaf dropping (non-deciduous), and are drought tolerant. After the first seasonal rains following a fire, the landscape is dominated by soft-leaved, non-woody annual plants, known as fire followers, which die back with the summer dry period. The California Interior Chaparral and Woodlands Eco-Region covers 24,900 square miles in an elliptical ring around the California Central Valley. It occurs on hills and mountains ranging from 300 to 3,000 feet in elevation. It is part of the Mediterranean forests, woodlands, and scrub biome. Many of the plants are pyrophytes, or “fire-loving,” adapted to (or even depending on) fire for reproduction, recycling of nutrients, and the removal of dead or senescent vegetation. Many plant and animal species in this ecoregion are adapted to periodic fires.

The Fire District’s chaparral vegetation includes chamise, manzanita, buckeye, and ceanothus. Oak woodlands are the most widespread, with blue oak dominating, but the chaparral vegetation also includes scrub oak, coast live oak, canyon live oak, valley oak, and interior oak. Open grasslands are the primary understory within the oak savannah woodlands. In areas with interlocking tree canopy, primarily north and east-facing slopes, the understory is primarily tree duff and litter.

All vegetation in the Fire District reaches some degree of combustibility during the dry summer months, and under certain conditions, during the winter months. For example, as chaparral and other brush species age, twigs and branches within the plants die and are held in place, increasing the decadent material component. A stand of 10 to 20-year-old brush typically contains enough dead material to produce rates of spread equivalent to fully cured grass. Due to the higher fuel load, fires in brush fields also yield much higher fire line intensity.

In severe drought years, additional plant material may die, contributing to the fuel load. There will normally be enough dead fuel load that has accumulated in 20 to 30-year-old brush to give rates of

spread about twice as fast as the rates of spread in a grass fire. Under moderate weather conditions that produce a spread rate of a one-half foot per second in grass, a 20- to 30-year-old stand of brush may have a rate of fire spread of approximately one foot per second. Fire spread in old brush (40 years or older) has been measured at eight times faster than grass (4 feet per second). Under extreme weather conditions, these rates can be much higher, with the fastest fire spread rate in grass at up to 12 feet per second or about eight miles per hour. Residential structures within the wildland intermix or interface near mature brush fields are thus at greater threat from wildfire.

Geological Conditions

Local geological conditions include high potential for seismic activity. The Fire District is made up of built-up suburban areas having buildings and structures constructed near three major fault systems capable of producing major earthquakes. The Hayward fault runs just west of its border, the San Andreas fault is farther to the west, and the Calaveras Fault to the east. All three faults are known to be active, as evidenced by the damaging earthquakes they have produced in the last 100 years, and they can be expected to do damage in the future. Of primary concern to the Fire District is the Hayward Fault, which has been estimated to be capable of earthquakes exceeding a magnitude of 7.0 on the Richter scale. Many underground utilities cross the fault, including major water supply lines. Intensified damage during an earthquake may be expected in slide areas, as well as residential hillside areas located within or near the fault zone.

Additional potential events following an earthquake include broken natural gas mains and ensuing fires in the streets, building fires as the result of broken service connections, trapped occupants in collapsed structures, and requirements to render first aid and other medical attention to many residents.

Topographical Conditions

Local topographical conditions include hillside housing with many narrow and winding streets and landslide potential for blocking roads and limiting firefighting water supply. These conditions create the potential for delays in responding when a major fire or earthquake occurs. The result may be limited or eliminated Fire District emergency vehicular traffic, overtaxed Fire District personnel, and a lack of resources for the suppression of fire in both structures and vegetated areas in the Fire District. To mitigate the conditions that hinder the rapid response of suppression resources to a fire, enhanced fuel mitigation requirements are necessary over and above state code requirements. These requirements will buy time for residents to execute an orderly evacuation while allowing for access by firefighting resources.

The Fire District has many homes that are reached by narrow and winding paved streets that hamper access for fire apparatus and provide limited evacuation routes for residents. In addition, many of the hillside homes are in outlying areas that require longer response times for the total required firefighting force. El Toyonal, Sleepy Hollow, the Downs, Canyon, and other areas with limited access via narrow and winding streets may face the problem of isolation from the rest of the Fire District and will suffer from the need for two-way traffic as evacuation and suppression response travel in opposite directions over limited roadways.

Effective road widths are further reduced by encroaching vegetation and mid-slope roads built without shoulders. This is particularly pronounced in older neighborhoods of North Orinda, some of which were laid out in the 1920s when vehicles were smaller, codes less stringent, and population density much lower.

Due to steep slopes that characterize many areas of the Fire District, the establishment of infrastructure to support adequate fire protection needs is not feasible. It is difficult to widen existing

streets to meet present standards for emergency operations, and fire hydrants, especially in the hillside areas, often have less than optimum water pressure levels.

In summary, portions of the Fire District have limited water supplies or roadways that delay the response of emergency equipment to carry out the extinguishment of a fire, allowing the fire to increase in area. In order to mitigate the above situation, which hinders the quick response to a fire, more stringent fuel mitigation and exterior hazard abatement standards are required over and above state code requirements. These standards will operate to slow or stop a fire's advance, thus allowing residents to evacuate, and buying time for the aggregation of an effective firefighting response. These standards also reduce the potential for fire to spread beyond the parcel of origin.

Environmental Damage

- (1) Uncontrolled wildfire causes significant environmental impacts in the Fire District. These impacts include loss of vegetation and biodiversity; the potential for post-fire erosion, landslides, and debris flows; adverse air quality, increased greenhouse gases (GHGs), climate change, and water quality impacts; and contaminated and hazardous material disposal challenges. These impacts in turn can damage and sometimes destroy local natural resources.
- (2) The Ordinance is intended to minimize the loss of structures and environmental and natural resources impacts of uncontrolled wildfire, including loss of vegetation and biodiversity; potential for post-fire erosion, landslides, and debris flows; adverse air quality, increased greenhouse gases (GHG), climate change, and water quality impacts; and contaminated and hazardous material disposal challenges. The effect of these environmental and natural resources can also lead to public health impacts.
- (3) Furthermore, fires that occur in the built environment contribute to air contamination from the fire plume, whose deposition is likely to subsequently include land and water contamination, contamination from water runoff containing toxic products, and other environmental discharges or releases from burned materials.
- (4) Studies have shown that low-intensity, controlled fire enhances biodiversity by controlling invasive and noxious weed species, thereby allowing native plants to compete more effectively, as well as opening overgrown understory to allow for wildlife to move more freely across the landscape. Additionally, several of the endemic species of the region require fire to germinate. With low-intensity fire, the chaparral habitat would become more stratified in life stages, thereby increasing its fire resiliency and habitat value.
- (5) Reducing the potential for and the severity of high-intensity uncontrolled wildfire through this Ordinance would reduce the significant environmental impacts caused by uncontrolled wildfire and ensure the maintenance, restoration, enhancement, and protection of the Fire District's natural resources and environment.
- (6) Wildfires are inevitable in a fire-dependent ecosystem such as California. Wildfires often occur and are usually uncontrolled and fast-moving with high intensity. They put lives and property in clear and imminent danger every year and cause immense damage to structures and the environment. In the absence of measures to manage outcomes, wildfire is likely to lead to structure loss and damage to the environment as a result of uncontrolled fast-moving and high-intensity fires. As stated under Sections 4(a), 4(b), and 4(c) of this Ordinance, the California Legislature has found that "Catastrophic wildfires pose an urgent threat to lives, properties, and resources in California." Since October 30, 2015, the State has been under a Governor's State of Emergency Proclamation due to the increased risk of wildfires related to vast tree mortality. In addition, according to the California Office of

Emergency’s website, the State is currently under numerous separate State of Emergency Proclamations issued by the Governor related to wildfires.

<https://www.caloes.ca.gov/office-of-the-director/policy-administration/legal-affairs/emergency-proclamations/>

- (7) The need for immediate action to prevent uncontrolled wildfire and its associated damage to life, health, property, and essential public services is also well-documented. In recent years, the Governor has repeatedly issued emergency proclamations related to fire. These both evidence and acknowledge the need for immediate action to address wildfire hazards, particularly in fire-prone areas within the state.
- (8) Some of California’s largest, deadliest, and most destructive uncontrolled wildfires have occurred within the last several years. In January 2025, uncontrolled wildfires in Los Angeles County caused widespread devastation.
- (9) Uncontrolled wildfires are emergencies, involving clear and imminent dangers, demanding immediate action to prevent or mitigate loss of, or damage, to life, health, property, or essential public services. This Ordinance establishes actions necessary to prevent or mitigate such emergencies.

SECTION 2: TITLE AND ENFORCEMENT

This Ordinance, including provisions adopted and incorporated by reference, shall be known as the “District Wildland-Urban Interface Code” of the Moraga-Orinda Fire Protection District Fire Protection District and may be cited as such. It is also referred to herein as “this code” or the “WUI Code.”

No section of the District Wildland-Urban Interface Code shall impose a mandatory duty of enforcement on the Fire District, or on any officer, official, agent, employee, board, or commission thereof. Instead, if any section purports to impose a mandatory duty of enforcement, said section shall be deemed to invest the Fire District, and the appropriate officer, official, agent, employee, board, council, or commission with discretion to enforce the section, or not to enforce it.

The California Wildland-Urban Interface Code, as adopted and amended herein, shall be enforced by the Moraga-Orinda Fire Protection District under the direction of the Fire Chief of the Moraga- Orinda Fire Protection District or the Fire Chief’s designated representative. The Fire Chief or the Fire Chief’s designated representative shall be known as the Fire Code Official.

SECTION 3. ADOPTION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE

A. The Moraga-Orinda Fire Protection District hereby adopts the 2025 California Wildland-Urban Interface Code, Chapters 1 – 7 and Appendix A, Appendix B, Appendix C, Appendix F, Appendix G, and Appendix H, as amended by the changes, additions, and deletions set forth in this ordinance. These regulations shall be known as the California Wildland-Urban Interface Code, may be cited as such, and will be referred to herein as “this code.” The California Wildland-Urban Interface Code is Part 7 of thirteen parts of the official compilation and publication of the adoptions, amendment, and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The 2025 California Wildland-Urban Interface Code, with the changes, additions, and deletions set forth in this ordinance, is adopted by this reference as though fully set forth in this ordinance. As of the effective date of this ordinance, the provisions of the

wildland-urban interface code are controlling and enforceable within the limits of each jurisdiction.

B. The adoption of this Code does not supersede, repeal, limit, or replace, any other existing District Ordinances concerning fire prevention, including, but not limited to, District Ordinances No. 23-03, 23-08 and 25-03, as they now exist and as they may be amended. To the extent the provisions of any other District Ordinances concerning fire prevention are inconsistent or in conflict with this Code, the most restrictive provisions shall control.

C. The adoption of this Code shall not be construed to limit, alter, or otherwise supersede the authority of the District to establish non-building restrictions or regulations related to fire prevention as otherwise authorized by law including, but not limited to, Public Resources Code section 4117. The District’s establishment of any such non-building restrictions or regulations related to fire prevention shall control over any provisions in this Code relating to non- building standards.

SECTION 4: LOCAL AMENDMENTS, MODIFICATIONS AND DELETIONS TO THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE

Based upon the findings of the Board of Directors of the Moraga-Orinda Fire Protection District regarding local climatic, topographical, and geological conditions, the following sections and/or subsections of the 2025 California Wildland-Urban-Interface Code are amended or modified as set forth in this section. If a section is not referenced below, it remains adopted as unchanged.

In adopting the 2025 California Wildland-Urban Interface Code, it is the Board of Directors’ intent, consistent with District Ordinance 25-03 establishing an Urban Wildland Interface Community, to expand the provisions of Chapter 4 (Wildland-Urban Interface Area Requirements) and Chapter 5 of the Wildland-Urban Interface Code (Special Building Construction Requirements) to apply in all areas of the District.

By this Ordinance, the District does not intend to apply the remaining provisions of the 2025 California Wildland-Urban Interface Code beyond those areas in which they are applied by operation of state law.

CHAPTER 1 ADMINISTRATION IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

Section 1.1 – General

Section 1.1.2 is amended to read:

1.1.2 Purpose. The purpose of this code is to establish minimum requirements to reduce the likelihood of life and property loss due to a wildfire through the use of performance and prescriptive requirements for construction and development in all Fire Hazard Severity Zones in State Responsibility Areas (SRA), and Local Responsibility Areas (LRA) designated as a Very High and High Fire Hazard Severity Zone, increase the ability of buildings located in any Fire Hazard Severity Zone within State Responsibility Areas (SRA), Local Responsibility Area (LRA), or Wildland-Urban Interface (WUI) Areas to resist the intrusion of flames or burning embers projected by a vegetation fire, and contribute to a systematic reduction in conflagration losses and reduce the likelihood of life and property loss due to a wildfire.

SECTION 101—SCOPE AND GENERAL REQUIREMENTS

Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code of the Moraga-Orinda Fire Protection District hereinafter referred to as “this code.”

CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

SECTION 401.1 SCOPE is amended to read as follows:

401.1 Scope. All areas within the Moraga-Orinda Fire Protection District shall be provided with emergency vehicle access and water supply in accordance with this chapter.

SECTION 401.2 OBJECTIVE is amended to read:

401.2. Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in all areas within the Moraga-Orinda Protection District. For purposes of Chapter 4 of the Wildland-Urban Interface Code, the entirety of the Moraga-Orinda Fire Protection District shall be considered a Wildland-Urban Interface area to which Chapter 4 will apply.

SECTION 403.1.2 WIDTH is amended to read:

403.1.2 Width.

(a) All new roads shall be constructed to provide a minimum of two fourteen-foot unobstructed travel widths, but may include bike lanes, striping buffers, and other striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements.

(b) All new one-way roads shall be constructed to provide a minimum of one fourteen-foot unobstructed travel width, not including shoulders, but may include bike lanes, striping buffers, and other striping. The Local Jurisdiction may approve one-way roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for not more than ten (10) residential units.

(2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

(c) All driveways shall be constructed to provide a minimum of one (1) eighteen-foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of fifteen feet. [CCR, Title 14 §1273.01]

SECTION 403.1.4 GRADES is amended to read:

403.1.4 Grades. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the Fire Code Official.

SECTION 403.1.6 TURNAROUNDS is amended to read:

403.1.6 Turnarounds

- (a) Turnarounds are required on driveways and dead-end roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided not more than 400 feet apart.
- (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.
- (f) Figure A. Turnarounds on roads with two fourteen-foot traffic lanes.
- (g) Figure B. Turnarounds on driveways with one fourteen-foot traffic lane.

[CCR, Title 14, § 1273.05]

FIGURE A – TURNAROUND WITH TWO 14-FOOT TRAFFIC LANES

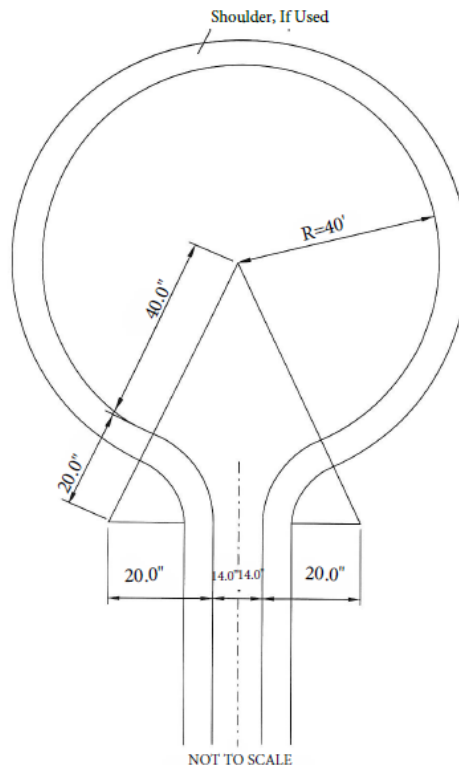
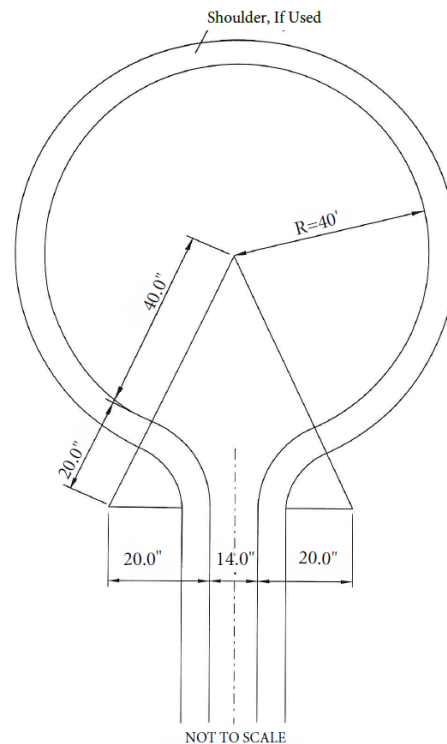


FIGURE B – TURNAROUND WITH ONE 14-FOOT TRAFFIC LANE



CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REQUIREMENTS IS ADOPTED IN ITS ENTIRETY AND AMENDED BELOW

SECTION 501.1 SCOPE is amended to read:

501.1. Scope. Buildings and structures in the Moraga-Orinda Fire Protection District shall be constructed in accordance with Chapter 5 of the California Wildland-Urban Interface Code. For purposes of Chapter 5 of the Wildland-Urban Interface Code, the entirety of the Moraga-Orinda Fire Protection District shall be considered a Wildland-Urban Interface Area to which Chapter 5 will apply.

Exceptions:

1. Group U accessory structures not exceeding 120 square feet (11 m²) in floor area where not located not less than 50 feet (15 240 mm) from applicable buildings.
2. Group U agricultural buildings not less than 50 feet (15 240 mm) from applicable buildings.

SECTION 5. ADOPTION OF CEQA FINDINGS.

The Moraga-Orinda Fire Protection District Board finds that the adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Title 14, Chapter 3, California Code of Regulations Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the adoption of this Ordinance will have a significant effect on the environment. The Ordinance adopts standard codes in effect pursuant to state law and sets requirements for compliance. The adoption of this Ordinance does not entitle new development or any changes to the physical environment.

SECTION 6. SEVERABILITY.

- A. If any section, subsection, paragraph, sentence, or clause of this ordinance is determined in a final ruling by a court of competent jurisdiction to be invalid or unenforceable, such finding shall not invalidate any remaining portions of the ordinance. The Board hereby declares that it would have adopted this ordinance, and each section, subsection, sentence, or clause thereof, irrespective of the fact that any portion of the ordinance be declared invalid.
- B. All former ordinances and resolutions, or parts thereof, conflicting or inconsistent with the provisions of this ordinance are hereby superseded by this Ordinance. The adoption of this ordinance shall not in any manner affect any action or prosecution for violation of ordinances, which violations were committed prior to the effective date hereof, be construed as a waiver of any license, fee, or penalty required by or resulting from any such ordinance, or affect the validity of any bond (or cash deposit in lieu thereof) required to be posted, filed, or deposited pursuant to such ordinance.

SECTION 7. DATE OF EFFECT

This Ordinance shall, within fifteen (15) days of its passage, be published once in the *Contra Costa Times*, a newspaper of general circulation within the District, together with the names of the Directors voting for and against it.

This Ordinance shall take effect thirty (30) days after its adoption, except that the building standards in this Ordinance shall not take effect within any municipality located in the District until ratified by the governing body of that municipality. The building standards in this Ordinance shall not take effect within the unincorporated areas of the District until ratified by the Board of Supervisors of the County of Contra Costa.

PASSED, APPROVED and ADOPTED this 21st day of January at the regular meeting of the District Board of Directors held at 26 Orinda Way, Orinda, California 94563 on January 21, 2026, on a motion made by Director Hasler, seconded by Director Jex, and duly carried with the following roll call vote:

AYES: DIRECTORS HASLER, JEX, ROEMER, AND DANZIGER

NOES: NONE

ABSENT: DIRECTOR JORGENS

ABSTAIN: NONE

ORDINANCE 26-02


ATTEST:


Steven Danziger (Jan 22, 2026 21:54:22 PST)

Steven Danziger, Vice President
Board of Directors

I certify that this is a full, true and correct copy of the original document which is on file in my office, and that was passed and adopted by the Moraga-Orinda Fire Protection District on the date shown.

ATTEST:


Marcia Holbrook (Jan 23, 2026 08:11:05 PST)

Marcia Holbrook
District Secretary/District Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:


Jonathan V. Holtzman (Jan 22, 2026 17:36:46 PST)

Jonathan V. Holtzman
District Counsel


Jeff Isaacs

Jeff Isaacs
Fire Chief











26-02 California Wildland-Urban Interface Code - Second Reading 01-21-26

Final Audit Report

2026-01-23


Created:	2026-01-23
By:	Marcia Holbrook (mholbrook@mofd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFaOGqPDDsUmemGd732fTYe3X__Brr4Ax

"26-02 California Wildland-Urban Interface Code - Second Reading 01-21-26" History

-  Document created by Marcia Holbrook (mholbrook@mofd.org)
2026-01-23 - 0:40:37 AM GMT
-  Document emailed to Jon Holtzman (jholtzman@publiclawgroup.com) for signature
2026-01-23 - 0:40:42 AM GMT
-  Email viewed by Jon Holtzman (jholtzman@publiclawgroup.com)
2026-01-23 - 1:36:31 AM GMT
-  Document e-signed by Jon Holtzman (jholtzman@publiclawgroup.com)
Signature Date: 2026-01-23 - 1:36:46 AM GMT - Time Source: server
-  Document emailed to Jeff Isaacs (jisaacs@mofd.org) for signature
2026-01-23 - 1:36:48 AM GMT
-  Email viewed by Jeff Isaacs (jisaacs@mofd.org)
2026-01-23 - 4:41:18 AM GMT
-  Document e-signed by Jeff Isaacs (jisaacs@mofd.org)
Signature Date: 2026-01-23 - 4:41:33 AM GMT - Time Source: server
-  Document emailed to Steven Danziger (stevedformofd@gmail.com) for signature
2026-01-23 - 4:41:35 AM GMT
-  Email viewed by Steven Danziger (stevedformofd@gmail.com)
2026-01-23 - 5:53:41 AM GMT
-  Document e-signed by Steven Danziger (stevedformofd@gmail.com)
Signature Date: 2026-01-23 - 5:54:22 AM GMT - Time Source: server

 Document emailed to Marcia Holbrook (mholbrook@mofd.org) for signature

2026-01-23 - 5:54:24 AM GMT

 Email viewed by Marcia Holbrook (mholbrook@mofd.org)

2026-01-23 - 4:10:16 PM GMT

 Document e-signed by Marcia Holbrook (mholbrook@mofd.org)

Signature Date: 2026-01-23 - 4:11:05 PM GMT - Time Source: server

 Agreement completed.

2026-01-23 - 4:11:05 PM GMT