

# Laguna Niguel Pre-Approved ADU Program (PAADU)

## Initial Considerations Handout

Planning

Building

Utilities

Fire

### Introduction

This handout has been prepared to provide future users of the Laguna Niguel Pre-Approved ADU Program with items to consider when contemplating the construction of a new ADU. In the effort of avoiding potential pitfalls or major hurdles that ultimately slow down the applicant during the process, this handout will explain aspects of the development review process that may require additional time and resources to resolve. To answer any immediate questions, contact City staff using the contact information below:

#### *Planning*

Email - [planning@cityoflagunaniguel.org](mailto:planning@cityoflagunaniguel.org)  
Phone - (949) 362-4300

#### *Building*

Email - [bpermit@cityoflagunaniguel.org](mailto:bpermit@cityoflagunaniguel.org)  
Phone - (949) 362-4300

### Planning Division



### What is your property's zoning?

Your property's zoning information is accessible by navigating to the City of Laguna Niguel Planning Department webpage (<https://www.cityoflagunaniguel.org/88/Planning-Zoning>) and selecting *City Maps*. Once you are in the maps webpage, click the *Public GIS Viewer*, which allows you to search for your property using either the APN or street address. Turn on the zoning layer to display the zoning for your site.

Finding your zoning is important as this will determine the development standards applicable to your site which impact the ultimate building envelope.

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#### Review the ADU/JADU Submittal Checklist

The Planning Division has created an ADU/JADU submittal checklist that is useful for future applicants as it outlines the necessary plans and forms needed to begin the review process. The checklist requires applicants to provide the following items in order to submit for review:

- Completed Residential Building Permit Application (Form 123)
- Site Plan
- Floor Plan
- Elevations
- Homeowners Association Approval
- ADU/JADU Survey (attached to the ADU/JADU Submittal Checklist)

#### Does your property have any easements?

If your property includes easements, when creating the site plan avoid placing any structures within known easements. If you are unaware of easements running through your property, contact the Planning Division to assist you in identifying any potential utility easements that may occur on your property.

#### Will your ADU trigger impact fees?

If an applicant intends to construct an ADU that is not a conversion of an existing building and is larger than 750 square feet, the applicant will be responsible for paying all sewer, water and other associated impact fees. The impact fees will be proportional in relation to the square footage of the primary residence.

#### Is your property sitting on a slope?

If your lot includes a slope that is 2:1 or steeper and over ten feet in height, the ADU must be setback a minimum of four feet from the top or toe of slope.



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#### Building & Safety Division



#### Do you have all the submittal documents ready?

In addition to the Planning Division checklist, the Building & Safety Division has prepared a checklist providing applicants with a list of materials necessary to include when submitting the project at the permit counter. The checklist includes:

- Residential Building Permit Application
- Orange County Fire Authority (OCFA) Screen Check Form (Residential)
- ADU checklist
- 3 sets of plans (include site plan requirements, floor plan requirements, elevation plan requirements, MEPs, and Title 24 plotted on the plan sheet)
- 2 sets of structural calculations
- If within 10 feet of a slope, 4 sets of plans, 3 sets of structural calculations, and 3 sets of the soils/ geotechnical report. Also see requirements for Grading Permit plan check submittal
- 2 sets of a Water Quality Management Plan (WQMP), if applicable (see WQMP Priority Project Checklist)
- 2 sets of Waste Reduction and Recycling Plans (WRRP)
- Moulton Niguel Water District (MNWD) approval is required if a new water meter is being added.

#### Have you contacted the necessary agencies?

You may be required to contact outside agencies based on the location of your property and your intentions for your new ADU. The following agencies may require coordination and reaching out early in the process may avoid potential delays in the approval timeline. Determine if the following agencies will require additional approvals:

- Your respective Homeowners Association (HOA)
- Moulton Niguel Water District (MNWD) (<https://www.mnwd.com/willserveletters/>)
- Orange County Fire Authority (OCFA) (<https://www.ocfa.org/>)

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#### Will your ADU connect to the primary residence for water/sewer?

Check with the Building & Safety Division if you need to establish a new connection for water and sewer utilities or if you can utilize the existing connection to the primary residence. This is important to determine during the preliminary phase of the project because new water or sewer lines could be costly and impact the overall project timeline.

#### Which company provides utilities services to the primary residence?

All residences in Laguna Niguel use either San Diego Gas & Electric (SDG&E), SoCalGas, or Southern California Edison (SCE). The provider for the primary residence will be the same provider for the new ADU. Use the following resources to determine next steps for providing energy to the new ADU:

- San Diego Gas & Electric - <https://www.sdge.com/builder-services/apply>
- SoCalGas - <https://www.socalgas.com/business/builder-services>
- Southern California Edison - <https://www.sce.com/customer-service/movecenter>

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### Have you filled out the OCFA Plan Submittal Criteria Form?

In order to gain approval from the Orange County Fire Authority (OCFA), you must submit the OCFA Plan Submittal Criteria Form found here: <https://ocfa.org/AboutUs/Departments/CommunityRiskReductionDirectory/PlanningAndDevelopment.aspx>

Once you have the OCFA Plan Submittal Criteria Form filled-out, you can either submit in-person or online: <https://publicservices.ocfa.org/>

### Is your property in a Fire Hazard Severity Zone (FHSZ)?

If your property is located in a Fire Hazard Severity Zone, you may be required to include additional mitigation and fuel-modification strategies. Determine if your property is in a FHSZ by searching your address on the map at this link: <https://www.cityoflagunaniguel.org/1120/Fire-Hazard-Severity-Zones-FHSZ>

### Does your primary residence have sprinklers?

Sprinklers are only required for detached or attached ADUs if sprinklers were required to be installed on the primary residence. Additionally, the construction of a detached or attached ADU does not require the installation of fire sprinklers in the primary residence.

