

## EXHIBIT A

### FINDINGS SUPPORTING THE AMENDMENTS AND MODIFICATIONS OF THE 2025 CALIFORNIA FIRE CODE ADOPTION

California Health and Safety Code Sections 18941.5 and 17958 authorize the City to adopt local changes and modifications to the California Building Standards Code when the City makes findings that the local changes and modifications are reasonably necessary because of local climactic, topographical, or geological conditions. A copy of those findings, together with the modification or change expressly marked and identified to which each finding refers, must be filed with the California Building Standards Commission. Pursuant to Section 17958.7 of the California Health and Safety Code, the express findings regarding local climatic, geological and or topographical conditions supporting the proposed modifications or changes are identified here:

Findings. The modifications to the 2025 California Fire Code are reasonably necessary as the result of local geographical, topographical, and climatic conditions:

- (a) The City of Watsonville is geographically separated from neighboring fire stations which prohibits the ability of adjoining firefighting forces to assemble within acceptable time as defined by National Fire Protection Association, Standard 1710; for initial attack on routine fires.
- (b) The City of Watsonville is subject to major disasters such as earthquakes, flooding, and major fires which may greatly impact the Fire Department's ability to provide simultaneous response to multiple emergencies.
- (c) The City of Watsonville is situated on and near the most active seismic zones in California: the San Andreas, San Gregorio, Zayante, Calaveras and Hayward faults. The great potential for earthquakes influences our community. A major seismic event will create a demand on fire protection services, and through the use of a modified fire code with provisions for automatic fire suppression systems, the high demand for services can be partially mitigated.
- (d) The City of Watsonville and surrounding area are favored with many sources of high-quality water, including springs, wells, reservoirs, and surface streams, and municipal water companies. However, the underground water aquifer suffers from overdraft and saltwater intrusion and extensive steps have been taken to reduce the amount of water consumed. Water supply issues in the City of Watsonville and surrounding Pajaro Valley make extensive use of automatic fire sprinkler systems feasible as a means to reduce our dependency on large volumes of water for fire suppression.
- (e) The local climatic conditions can affect acceleration, intensity and size of fire in the community. Seasonal patterns connected with agriculture affect population

densities, traffic congestion, and workforce housing overcrowding; other climactic conditions create potential for wildfires and flooding in the community. The Fire Department does not currently have the capability to field an effective response force for routine structure fires within the City. As staffing is incrementally increased, there is still a major need to rely and depend on a strengthened fire code to help offset staffing limitations through the elimination of hazards, mitigation of risks, and to keep initial fires in check while an effective firefighting force is assembled. In addition, numerous sloughs, a railway and freeway bisect the City of Watsonville, creating barriers to assembling such a force in a more timely manner and requiring code protection measures to offset topographical features.

(f) Specifically, the experience of efficiency of automatic fire sprinkler systems indicates that automatic fire sprinkler systems have established an efficiency record of approximately ninety-six (96%) percent satisfactory performance in the United States since 1925. The local statistics show that all fires have been extinguished with fewer than two (2) fire sprinkler heads activating, and that no further fire suppression was necessary upon arrival of fire suppression forces.

(g) A strengthened fire code, modified to meet local needs, also increases life safety outcomes for the residents of Watsonville. The large percentage of existing buildings without fire protection systems to ensure life safety and economic vitality can be addressed, over time, through the risk mitigation efforts offered by these local modifications to the California Fire Code. Loss of life declines by ninety-eight (98%) percent in homes with working smoke detectors and sprinkler systems. The major substantive modifications to this chapter bring the City of Watsonville into consistency with all other fire agencies in the County, providing more uniformity for the construction industry and a level of protection for the populace equal to other communities in geographical proximity.

<b>Section</b>	<b>Modification</b>	<b>Findings</b>
CFC Section 101.1	AMENDED	Administrative provision
CFC Section 102.1	AMENDED	(b) (c) (d) (e) (f) (g)
CFC Section 102.9	AMENDED	Administrative provision
Section 103.4	ADDED	Administrative provision
CFC Section 105.1	AMENDED	Administrative provision
CFC Sections 112.1 - CFC Section 112.4	DELETED AND REPLACED	Administrative provision
CFC Section 113.4	DELETED AND REPLACED	Administrative provision
CFC Section 113.4.1	DELETED AND REPLACED	Administrative provision

Section 113.4.2	ADDED	Administrative provision
CFC Section 114.4	DELETED AND REPLACED	Administrative provision
CFC Section 202	AMENDED	Administrative provision
CFC Section 304.1.3	DELETED AND REPLACED	(e) (g)
CFC Section 305.4	AMENDED	Administrative provision
CFC Section 307	AMENDED	Administrative provision
CFC Section 311.5	AMENDED	Administrative provision
CFC Section 503.6	AMENDED	(e) (g)
CFC Section 505.2	AMENDED	Administrative provision
CFC Section 507.3	AMENDED	(b) (c) (d)
Section 507.5.7	ADDED	Administrative provision
Section 509.1.2	ADDED	(g)
CFC Sections 903.2 - 903.2.10.2	DELETED AND REPLACED	(b) (c) (d) (e) (f) (g)
CFC Section 903.3.1.3	AMENDED	(b) (c) (d) (e) (f) (g)
CFC Section 903.3.7	AMENDED	(a) (e) (f) (g)
CFC Section 3905.1.1	AMENDED	Administrative & Operational provision
CFC Section 5303.5.3	AMENDED	(b) (c)
CFC Section 5601.1.3	AMENDED	Administrative & Operational provision
CFC Section 5601.2	AMENDED	Administrative & Operational provision
Chapter 90	ADDED	Administrative & Operational provision
Appendix chapters	ADOPTED	Administrative & Operational provision