



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Fire & Rescue

MEETING DATE: June 17, 2025

STAFF REFERENCE: Jeremy Sanchez, Fire Chief

AGENDA LOCATION: AR-2

GOVERNMENT CODE SECTION 84308 APPLIES: No

TITLE: Adoption of Updated Local Responsibility Area Fire Hazard Severity Zone Map Dated March 24, 2025, Pursuant to Government Code Section 51179; Introduction and First Reading of Ordinance No. 2025-08

OBJECTIVE: To update the Local Responsibility Area Fire Hazard Severity Zone map as recommended by the California Department of Forestry and Fire Protection and set for public hearing and adoption on July 1, 2025

BACKGROUND: In 1982, as a result of major destructive wildfires like the 1980 Panorama Fire in San Bernardino County, California Public Resources Code Sections 4201–4204 were enacted, which mandated the Fire Hazard Severity Zone (FHSZ) mapping across California in all State Responsibility Areas (SRA). In 1985, the first FHSZ maps for the SRA were created. In 1992, as a result of the devastating 1991 Tunnel Fire in Oakland Hills, Assembly Bill 337, also known as the Bates Bill, was adopted and mandated the California Department of Forestry and Fire Protection (Cal-Fire) to assess FHSZ's within the Local Responsibility Area (LRA) and propose recommendations to identify Very High Fire Hazard Severity Zones (VHFHSZ) to local agencies. The structures located within the VHFHSZ were subject to minimum defensible space requirements to reduce the risk of damage from wildfires.

In 2007, the Statewide FHSZ model to include the VHFHSZ in the LRA was finalized. The update included enhanced construction requirements for structures located in the FHSZ. Subsequently, the City Council adopted Ordinance No. 2008-06 in July 2008, adopting the FHSZ map in Monrovia. The completion of VHFHSZ mapping in the LRA in all thirty-eight counties and nearly two hundred cities was not finalized until 2011.

In September 2021, Senate Bill 63 was passed, directing the Office of the State Fire Marshal (OSFM) to identify FHSZs across the state, including Moderate, High, or Very High Fire Hazard Zone designations. Previously, only the VHFHSZ was identified in the LRA. State law now requires OSFM to create maps based on the severity of the potential fire hazard in each local area. The potential for fire hazards must be determined using statewide criteria, based on fuel loading, slope, fire weather, and other factors that are major causes of wildfire spread.

ANALYSIS: OSFM began the release of updated fire hazard severity zone maps in the LRA in early 2025 in a four phased approach. On March 24, 2025, Phase 4 of the statewide release of the updated FHSZ maps in the LRA, which included the updated FHSZ map for Monrovia (Exhibit A), was released. In accordance with Government Code 51178, the updated FHSZ maps identifies areas in the LRA as moderate, high, and very high fire hazard severity zones. The establishment of FHSZs is based on consistent statewide criteria and on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones were developed by using science-based and field-tested model that assigns a hazard score based on factors that influence the fire likelihood and fire behavior. Additional factors were used to update the maps including, but not limited to, fire history, predicted flame length, blowing embers, fuel loading, slope, and fire weather for the area.

Under Government Code Section 51179 local agencies must adopt OSFM's Moderate, High, and Very High FHSZ designations within 120 days of the local agency's receipt.. Since the maps were released on March 24, 2025, the updated map for Monrovia must be adopted by ordinance by July 22, 2025. Local governments cannot reduce state-designated hazard levels but may add area or increase them, if justified by local conditions. After review of the updated maps, it was determined that the maps will be adopted as designated by the OSFM.

Due to the changes in criteria and the new requirement to include Moderate and High designations, the new maps have added a significant number of parcels in Monrovia identified as being located in a FHSZ. Table 1 provides the overall parcels located within each FHSZ identified this year, compared to 2008.

Table 1: Local Responsibility Area Fire Hazard Severity Zone Update		
FHSZ	2025	2008
Very High	1,481	1,458
High	619	Not identified
Moderate	754	Not identified

The minimum requirements for each designated zone are summarized in below.

Category	Minimum Requirements
Very High	<ul style="list-style-type: none"> • Adopt the FHSZ Map • Chapter 7A - Home Hardening Construction Regulations <ul style="list-style-type: none"> ○ Use of ignition-resistant materials, Class A roofing, dual paned windows, etc. • Title 14 State Fire Safe Regulations & Subdivision Review <ul style="list-style-type: none"> ○ Emergency access and water supply regulations • 200-foot Defensible Space for the Structure <ul style="list-style-type: none"> ○ Minimum space around a structure that must be cleared or maintained to reduce wildfire damage. • Real Estate Hazard Disclosure <ul style="list-style-type: none"> ○ Disclosure of fire hazard severity level to the buyer at time of property sale • Defensible Space Real Estate Compliance Inspection <ul style="list-style-type: none"> ○ Defensible space requirements before real estate sale
High	<ul style="list-style-type: none"> • Identification on FHSZ Map • Chapter 7A Home Hardening Construction Regulations – Effective January 1, 2026 <ul style="list-style-type: none"> ○ Use of ignition-resistant materials, Class A roofing, dual paned windows, etc. • Real Estate Hazard Disclosure <ul style="list-style-type: none"> ○ Disclosure of fire hazard severity level to the buyer at time of property sale • Defensible Space Real Estate Compliance Inspection <ul style="list-style-type: none"> ○ Defensible space requirements before real estate sale
Moderate	<ul style="list-style-type: none"> • Identification on FHSZ Map

The established minimum requirements are designed to inform the public of fire hazard areas to ensure property owners make informed decisions that are proactive and not reactive. Moreover, these requirements aim to reduce the risk of wildfire while slowing the rate of fire spread through home hardening construction regulations and defensible space requirements.

The FHSZ maps evaluate “hazard,” not “risk”. Hazard is based on physical conditions that create expected fire behavior over fifty years without considering short-term modifications. Risk is the potential damage a fire can do to the area under existing conditions, including fuel modification projects, defensible space, and ignition-resistant building construction. The risk of wildfire can be reduced through proactive measures similar to the minimum requirements outlined for each designated FHSZ.

The adoption of Ordinance No. 2025-08, and thereby the updated LRA FHSZ map, will ensure compliance with California Government Code Section 51179 and replace the existing LRA FHSZ map that was adopted in 2008. The LRA FHSZ map finalized in 2011 (Exhibit B) as well as a map developed by staff in 2014 (Exhibit C) are attached for reference.

ENVIRONMENTAL IMPACT: This ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment), since the adoption of the FHSZ Map and accompanying statutory regulations would help reduce the spread of wildfire. Furthermore, this ordinance is not considered a project under the California Environmental Quality Act pursuant to Sections 15060 (c)(2), 15060 (c)(3), and 15061, seeing that the adoption of the Fire Hazard Severity Zone Maps will not result in a direct or reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT: The added parcels in the High FHSZ will increase the number of AB38 – Defensible Space Real Estate Compliance Inspections completed; however, the department recovers the costs associated with these inspections via the City’s approved fee schedule. The annual inspections required in the VHFHSZ recover the costs of a failed second, third, and final defensible space inspection.

OPTIONS: The following options are presented for consideration:

1. Introduce Ordinance No. 2025-08 related to adoption of the Updated Local Responsibility Area Fire Hazard Severity Zone Map dated March 24, 2025, and set for Public Hearing and adoption on July 1, 2025.
2. Request additional information before taking action. Note, if the updated map is not adopted prior to July 22, 2025, the City will be out of compliance with state law.

RECOMMENDATION: Staff recommends Option 1.

COUNCIL ACTION REQUIRED: If the City Council concurs, the appropriate action would be a motion to introduce, waive further reading of, and read by title only Ordinance No. 2025-08, and set for Public Hearing and adoption on July 1, 2025.

ORDINANCE NO. 2025-08

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
MONROVIA, CALIFORNIA, DESIGNATING FIRE HAZARD
SEVERITY ZONES PURSUANT TO GOVERNMENT CODE
SECTION 51179**

RECITALS

WHEREAS, pursuant to Government Code Section 51179(a), the City is required to designate, by ordinance, Moderate, High, and Very High Fire Hazard Severity Zones in its jurisdiction, within 120 days of receiving recommendations from the State Fire Marshal pursuant to Government Code Section 51178; and

WHEREAS, in March, 2025, the State Fire Marshal updated and established Moderate, High, and Very High Fire Hazard Severity Zones for Los Angeles County, California, including the City of Monrovia, and published a map showing those zones ("Fire Hazard Severity Zone Map"). The City has reviewed the Fire Hazard Severity Zone Map and staff did not recommend including any additional territory in any zone; and

WHEREAS, on or about March 24, 2025, information concerning the State Fire Marshal's recommendation for the designation of Fire Hazard Severity Zones was made available for public review and comment; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROVIA DOES
HEREBY ORDAIN AS FOLLOWS:**

1. The facts set forth in the Recitals of this Ordinance are true and correct.
2. The City Council hereby designates the Moderate, High, and Very High Fire Hazard Severity Zones as designated by the California Department of Forestry and Fire Protection in the map , attached as Exhibit A and incorporated herein by this reference, pursuant to Government Code Section 51178.
3. Exhibit A is hereby approved by the City Council and entitled "City of Monrovia Fire Hazard Severity Zones Dated March 24, 2025".
4. Any and all provisions in any previously adopted City ordinances designating Fire Severity Zones within the City of Monrovia's jurisdiction are superseded by the provisions of this Ordinance.
5. The City Clerk shall certify to the passage of this Ordinance, shall cause same to be published pursuant to state law, and shall post the notices required by Government Code Section 51179(g).

6. The Fire Chief or his designee shall transmit a copy of this Ordinance to the State Board of Forestry and Fire Protection within 30 days of adoption, pursuant to Government Code Section 51179(c).

INTRODUCED this 17th day of June, 2025.

PASSED, APPROVED, AND ADOPTED this 1st day of July, 2025.

Becky A. Shevlin, Mayor
City of Monrovia

ATTEST:

APPROVED AS TO FORM:

Alice D. Atkins, MMC, City Clerk
City of Monrovia

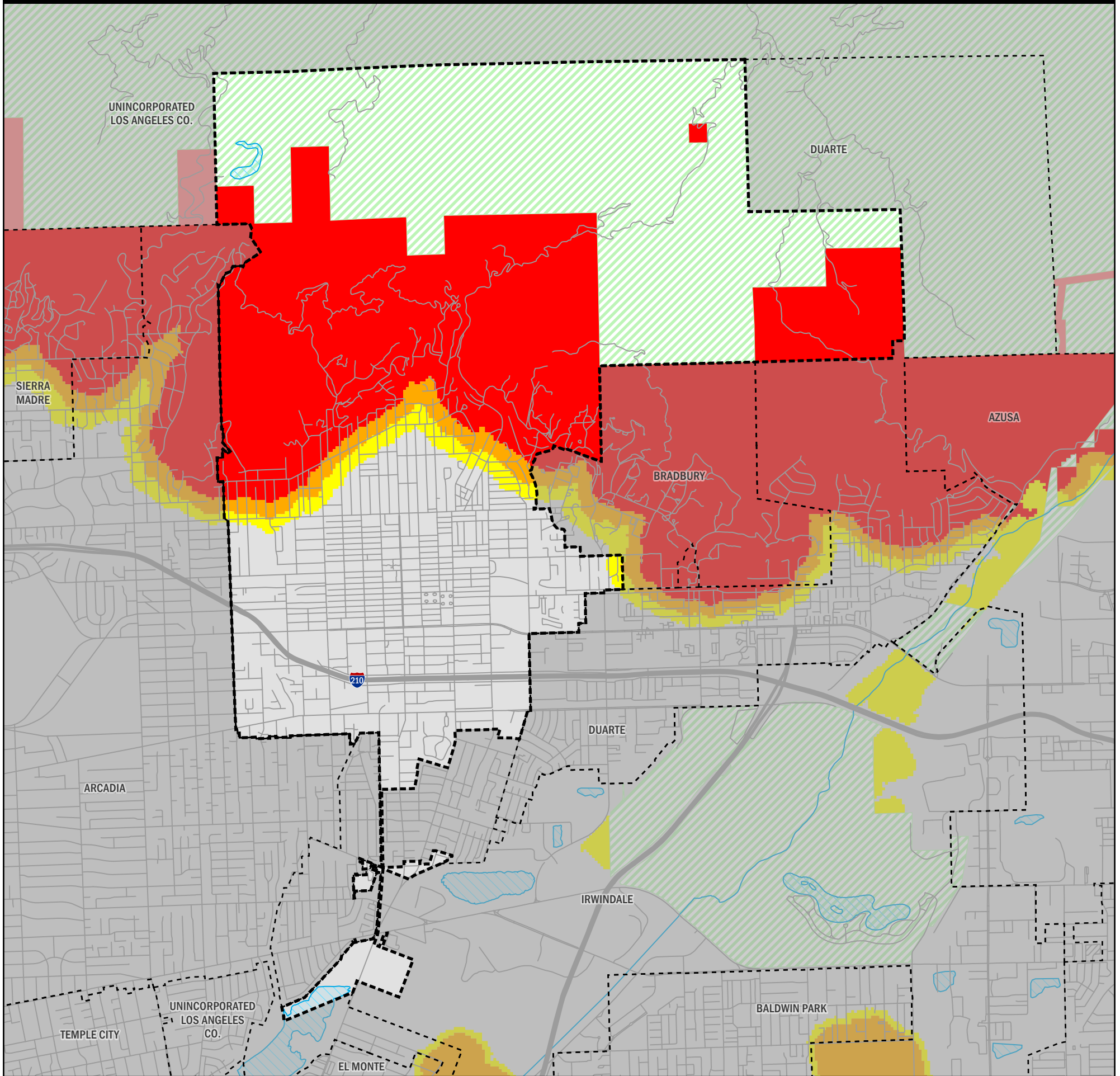
Craig A. Steele, City Attorney
City of Monrovia



Local Responsibility Area Fire Hazard Severity Zones

As Identified by the
State Fire Marshal

March 24, 2025

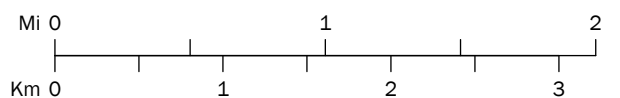


Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High High Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High



Projection: NAD 83 California Teale Albers
Scale: 1:45,000 at 11" x 17"

- Incorporated City
- Waterbody
- Unzoned LRA
- Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

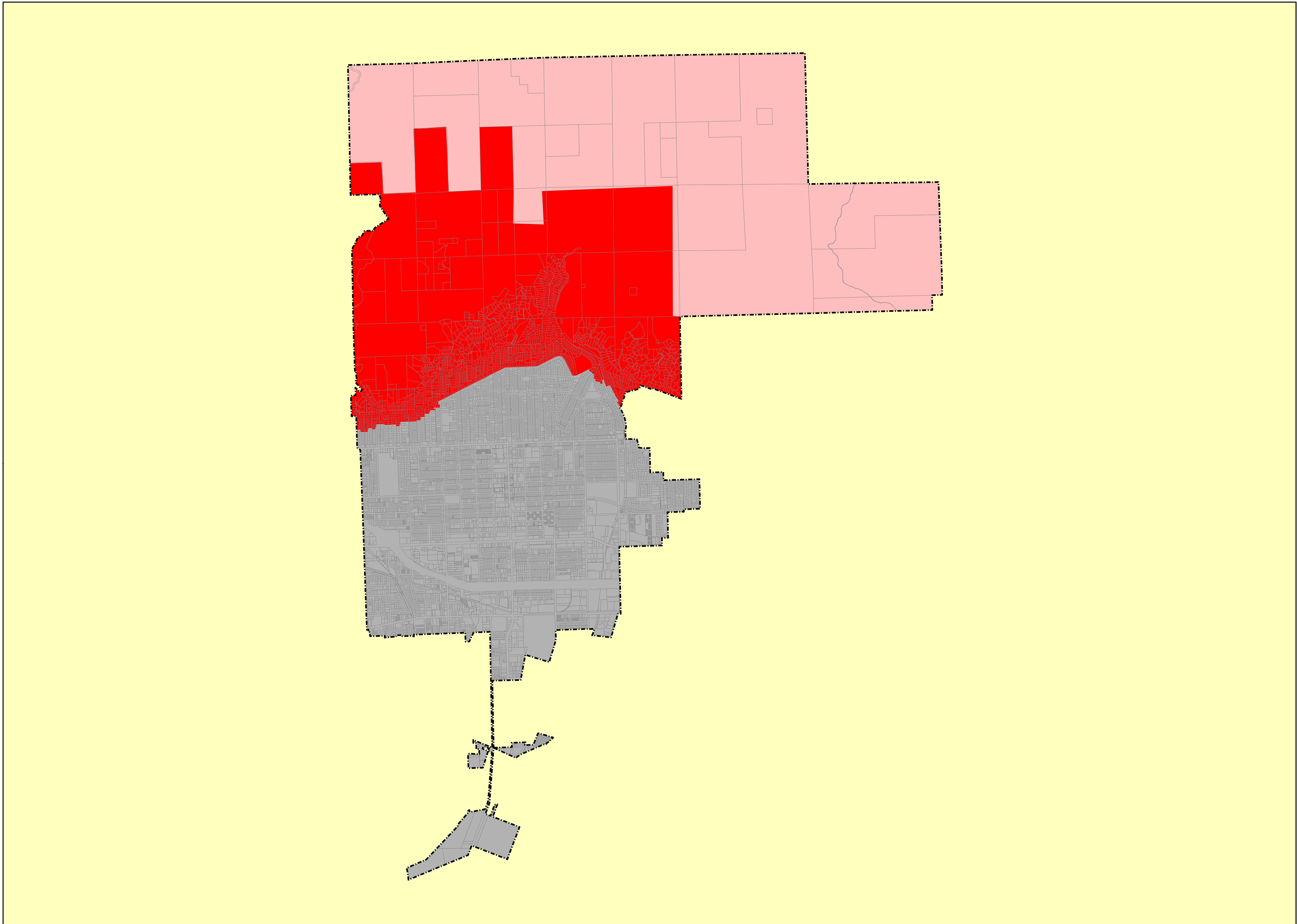
The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency
Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection
Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:
CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)
CAL FIRE State Responsibility Areas (SRA25_1)
City and County boundaries as of 10/22/24 (CA Board of Equalization)

Very High Fire Hazard Severity Zones in LRA As Recommended by CAL FIRE

Exhibit B



Fire Hazard Severity Zones

Local Responsibility Area	State or Federal Responsibility Areas
VHFHSZ	VHFHSZ
Non-VHFHSZ	Non-VHFHSZ

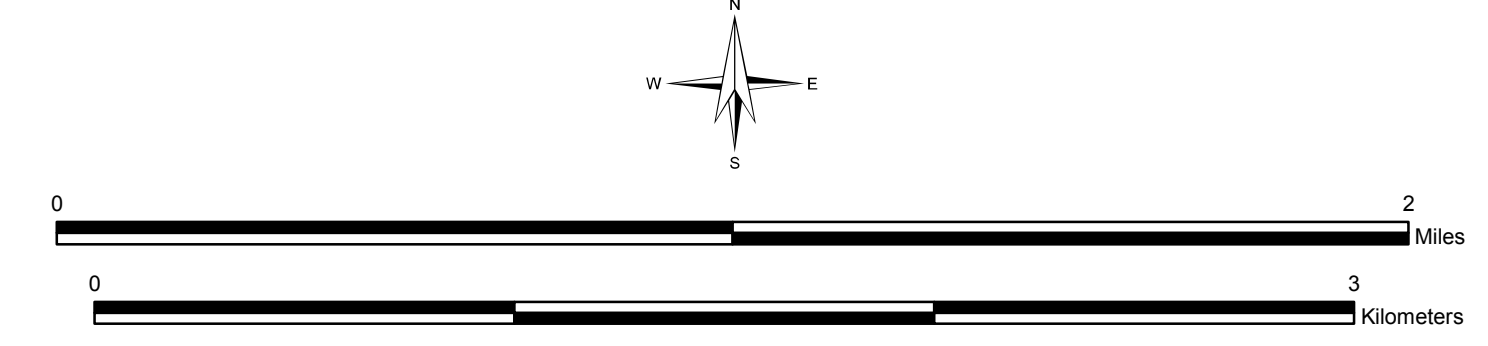
--- City Boundary
--- Parcels
--- County Boundary

Government Code 51175.89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Details on the project and specific modeling methodology can be found at <http://rap.cdf.ca.gov/projects/hazard/methods.htm>. Local Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VHFHSZs to use ignition resistant construction methods and materials. These new codes include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property whose owners must comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This specific map is based on a geographic information system dataset that depicts final CAL FIRE recommendations for Very High FHSZs within the local jurisdiction. The process of finalizing these boundaries involved an extensive local review process, the details of which are available at <http://rap.cdf.ca.gov/projects/hazard/09.html> (click on "Continue as guest without logging in"). Local government has 100 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add additional VHFHSZs. There is no requirement for local government to report their final action to CAL FIRE when the recommended zones are adopted. Consequently, users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.



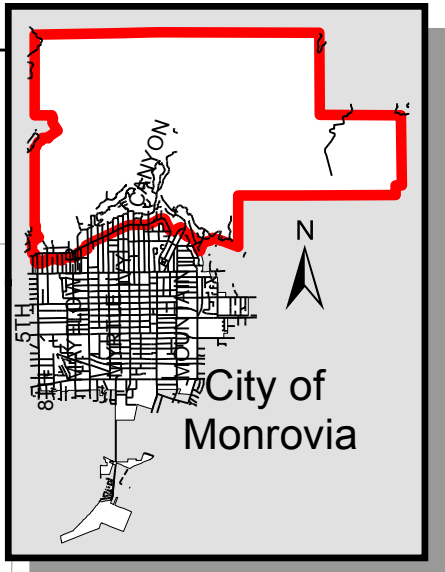
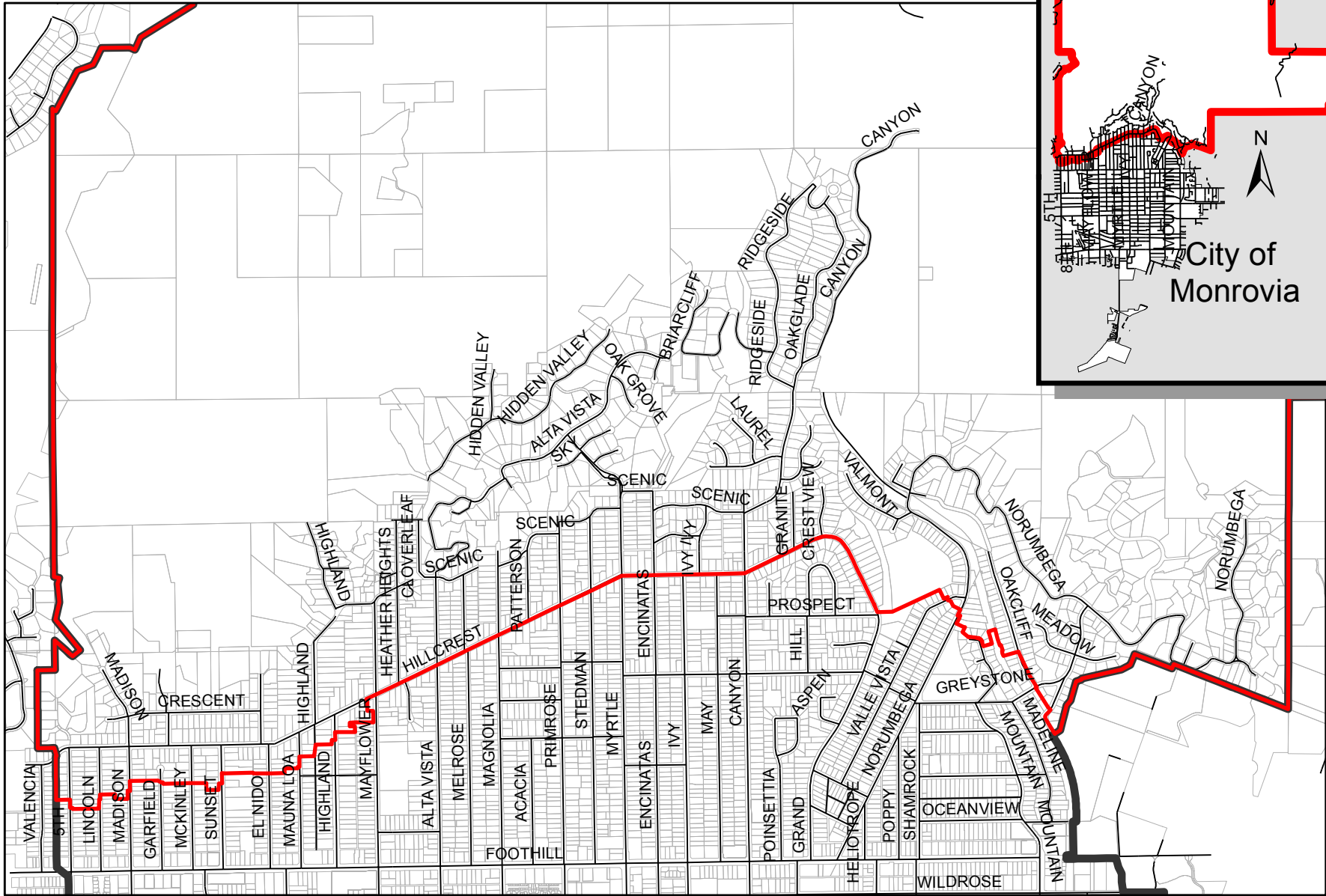
California Teale Albers, NAD 1983
Scale 1: 18,000
at 36" x 36"
September 2011

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

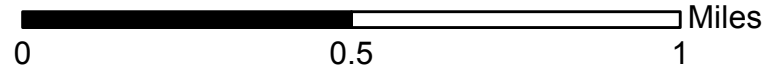
Obtain FRAP maps, data, metadata and publications on the Internet at <http://rap.cdf.ca.gov>
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Jerry Brown, Governor,
State of California
John Laird, Secretary for Resources,
The Natural Resources Agency
Ken Pimlott, Director,
Department of Forestry and Fire Protection

MAP ID: Monrovia
DATA SOURCES
CAL FIRE Fire Hazard Severity Zones (FHSZL06_1)
CAL FIRE Very High Fire Hazard Severity Zones in LRA - Los Angeles (c19fhszl06_5)



Monrovia Fire Hazard Zone



 Monrovia Very High Fire Hazard Zone