



ANTHONY C. MARRONE
FIRE CHIEF
FORESTER & FIRE WARDEN

*"Proud Protectors of Life,
the Environment, and Property"*

COUNTY OF LOS ANGELES FIRE DEPARTMENT

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BOARD OF SUPERVISORS
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July 22, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ORDINANCE AMENDING TITLE 32 OF THE LOS ANGELES COUNTY CODE FOR LOCAL AGENCY FIRE HAZARD SEVERITY ZONES (ALL DISTRICTS) (3 VOTES)

SUBJECT

The Consolidated Fire Protection District of Los Angeles County (District) requests the Board of Supervisors' approval of the proposed ordinance amending Appendix PP (Local Agency Very High Fire Hazard Severity Zones) of the Los Angeles County Code (County Code), Title 32 (Fire Code), Sections PP102.2 and 102.3. The proposed amendment will incorporate the California Fire Hazard Severity Zones map within County Code Title 32.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Approve and adopt the ordinance amendment (enclosure) of the State-mandated changes to the Fire Hazard Severity Zones (FHSZs) in the local responsibility area (LRA) and establish the operative date as 30 days after adoption.
2. Find that the enclosed ordinance amendment is exempt under the provision of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(8) and Sections 15273 and 15061(b)(3) of the California Code of Regulations CEQA Guidelines.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The enclosed ordinance, when adopted, will update the LRA FHSZ to include Moderate, High and revise the Very High FHSZs within the District's jurisdiction.

On March 24, 2025, the California Department of Forestry and Fire Protection (CAL FIRE) rolled out the updated FHSZ maps that reflect current wildfire risks for the LRA. These revised maps consider factors such as fire history, vegetation, terrain, typical fire weather patterns, and ember cast. The revised maps categorize areas into three hazard levels of Moderate, High, and Very High, and indicate which communities are among these classifications within the LRA of Los Angeles County. Previously, the LRA FHSZ maps only indicated Very High FHSZ.

Implementation of Strategic Plan Goals

The recommended action aligns with the Strategic Plan Goal - North Star 2, Focus Area Goal for Sustainability - Climate Health strategies are affected by the LRA FHSZ maps update. The goal is to mitigate climate change and build resilient communities. The updated maps showing Moderate, High, and Very High FHSZs may determine new construction requirements and structural upgrades that prioritize home hardening to address the increasing threat of wildfire in the wildland-urban interface.

FISCAL IMPACT/FINANCING

The number of defensible space inspections and fuel modification plan reviews will increase due to the increased number of parcels in the Very High FHSZ that will be affected by the newly issued maps. In 2021, your Board approved an inspection fee of \$151.00 per parcel (beginning 2024) for all declared improved parcels. The California Health & Safety Code, Section 14902, allows the recovery of inspection program costs. The inspection fee is intended to offset the District's costs to keep the Defensible Space Inspection Program cost neutral. The addition of the Moderate and High FHSZ will be analyzed for future inclusion to the Defensible Space Inspection Program.

There is no impact to net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with Government Code 51178, the State Fire Marshal identifies areas in the State as Moderate, High, and Very High FHSZs 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 FHSZs are based on fuel loading, slope, fire weather, ember cast, 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.

Government Code 51179 requires a local agency to designate, by ordinance, Moderate, High, and Very High FHSZs in its jurisdiction within 120 days of receiving recommendations from the State Fire Marshal.

Furthermore, as required by Government Code 51179(c), confirmation of the adopted ordinance shall be sent to CAL FIRE within 30 days of adoption.

ENVIRONMENTAL DOCUMENTATION

The adoption of this ordinance is exempt from the CEQA pursuant to the Public Resources Code Section 21080(b)(8) and Sections 15273 and 15061(b)(3) of the CEQA guidelines because it involves fees to recover operating costs.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The revision of the Very High FHSZ within the LRA, may require additional defensible space inspections and fuel modification plan reviews for the District. A preliminary estimate shows that approximately 100,000 parcels will be added to the LRA. The District will evaluate the impact to the workload and will address any expansion through the budget process.

CONCLUSION

Upon approval by the Board of Supervisors, please instruct the Executive Officer to return the adopted stamped copy of the letter and enclosures to the following office:

Consolidated Fire Protection District of Los Angeles County
Executive Office – Business Operations
Attention: Jennifer Camarena, Administrative Services Manager II
1320 North Eastern Avenue
Los Angeles, CA 90063
Jennifer.Camarena@fire.lacounty.gov

The District's contact may be reached at (323) 267-7205.

Respectfully submitted,

A handwritten signature in blue ink that reads "Anthony C. Marrone". The signature is fluid and cursive, with the first name "Anthony" and last name "Marrone" clearly legible.

ANTHONY C. MARRONE
FIRE CHIEF

ACM:bw

Enclosures

c: Chief Executive Officer
Executive Officer, Board of Supervisors
County Counsel


ANALYSIS

This ordinance amends Title 32 – Fire Code of the Los Angeles County Code, Chapter 49 (REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS) and Appendix PP (LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONES). The amendments represent revisions to the Fire Hazard Severity Zone maps being made or mandated by the State or by the governing bodies having authority to do so in or for the cities and areas served by the Consolidated Fire Protection District of Los Angeles County, in accordance with State statute, including but not limited to California Government Code Sections 51175 et seq. and California Public Resources Code Sections 4201 et seq.

Unless deleted or modified herein, the previously enacted provisions of Title 32 continue in effect.

Very truly yours,

DAWYN R. HARRISON
County Counsel



By
JENNY P. TAM
Senior Deputy County Counsel
Justice and Safety Division

JPT:mz

Requested: 03/26/25

Revised: 06/30/25

ORDINANCE NO. _____

An ordinance amending Title 32 – Fire Code of the Los Angeles County Code, Chapter 49 (REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS) and Appendix PP (LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONES), relating to Fire Hazard Severity Zone designations in Local Responsibility Area of the Consolidated Fire Protection District of Los Angeles County.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 4902.1 is hereby amended to read as follows:

4902.1 General.

For the purpose of this eChapter, certain terms are defined as follows:

...

FIRE HAZARD SEVERITY ZONES. Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High, High, or Moderate Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. See Appendix PP for the designations within the County of Los Angeles.

...

SECTION 2. Section 4906.2 is hereby repealed and replaced to read as follows:

4906.2 Application.

All new plantings of vegetation in Local Responsibility Areas (LRA) designated as a Very High Fire Hazard Severity Zone and in State Responsibility Areas (SRA) shall comply with Sections 4906.3 through 4906.5.3.

Section 4906 is applicable to all unincorporated portions of Los Angeles County, to all cities that are a part of the Consolidated Fire Protection District of Los Angeles County, and to all cities that contract with the Consolidated Fire Protection District of Los Angeles County for services and adopt Section 4906 as part of their fire code.

SECTION 3. Section 4906.3 is hereby added to read as follows:

4906.3 Fuel Modification Plans in Fire Hazard Severity Zones.

Permits shall be required as set forth in Section 105.6, with the exception of any differences which may be specified in this Chapter or by the Fire Code Official. A fuel modification plan shall be submitted and have preliminary fire protection plan approval prior to any subdivision of land or Coastal Development Permit (CDP); or have final fire protection plan approval as stipulated below; where such structure or subdivision is located within areas designated as a Fire Hazard Severity Zone within State Responsibility Areas or Very High Fire Hazard Severity Zone within the Local Responsibility Areas, according to applicable Fire Hazard Zone maps, and Appendix PP of this Code at the time of application.

Preliminary approval is required for applications for any of the following activities:

A. Subdivisions:

1. Where the proposed activity would result in 4 or fewer lots.
2. Where the proposed activity would result in 5 or more lots.

B. Coastal Development Permits (CDP).

Final approval is required for applications for any of the following activities:

A. New construction:

1. Any enclosed structure over 120 square feet.
2. Any structure enclosed on three sides or more and greater than or equal to 200 square feet (18.5 m²).

B. Remodel, modification, reconstruction, or change of occupancy:

1. Any remodeling, modification, or reconstruction that increases the square footage of the existing structure or footprint by 50 percent or more within any 12-month period.
2. Any structure that changes occupancy classification.

Exception: Structures not included in the list of "New construction" applicability (Item "A.", above) are exempt.

C. Subdivisions:

1. Where the proposed activity would result in 5 or more lots.

Exemptions:

1. Structures that do not require a building permit; or
2. Structures constructed of noncombustible materials, open on all sides, and not used for storage or habitation.

Every fuel modification plan shall be reviewed by the Forestry Division of the Fire Department for defensible space, fire safety, compliance with Sections 325.2.1, 325.10, and 503.2.1 of this Code, the Fire Department's fuel modification guidelines, and California Code of Regulations, Title 14, Division 1.5, Chapter 7, subchapter 2.

Before such final plan has been approved by the Forestry Division of the Fire Department, a signed and notarized copy of the provided covenant and agreement (and/or previously reviewed and approved association CC&R's that include the necessary fuel modification information) shall be recorded at the County of Los Angeles Registrar-Recorder/County Clerk's Office and a copy given to the fuel modification unit.

An on-site inspection must be conducted by the personnel of the Forestry Division of the Fire Department and a final approval of the fuel modification plan issued by the Forestry Division prior to a certificate of occupancy being granted by the building code official. The fuel modification inspection ensures compliance with applicable requirements of this Code; the Building Code, Section 701A.5 (Vegetation management compliance); and the Residential Code, Section R337.1.5 (Vegetation management compliance).

SECTION 4. Appendix PP is hereby amended to read as follows:

APPENDIX PP LOCAL AGENCY ~~VERY HIGH~~ FIRE HAZARD SEVERITY ZONES

PP101 GENERAL

SECTION 5. Section PP101.1 is hereby amended to read as follows:

PP101.1 Scope.

This appendix defines Local Agency ~~Very High~~ Fire Hazard Severity Zones and provides the legal description of the geographic areas for the installation of fire sprinkler systems in occupancies as required by Section 903.2.11.7.

PP101.2 ~~DEFINITIONS~~ Definitions.

See Chapter 49 for definitions.

SECTION 6. Section PP102 is hereby amended to read as follows:

**PP102 LOCAL AGENCY ~~VERY HIGH FIRE HAZARD SEVERITY~~
ZONES**

SECTION 7. Section PP102.1 is hereby amended to read as follows:

PP102.1 General.

Local Agency ~~Very High Fire Hazard~~ Severity Zones, as defined in Section 4902.1 of this eCode, are hereby designated in those areas as specified in Sections PP102.2 and PP102.3 of Appendix PP. Also see Chapter 49.

SECTION 8. Section PP102.2 is hereby amended to read as follows:

**PP102.2 Designation of Local Agency ~~Very High Fire Hazard~~
Severity Zones (~~VHF~~FHSZ) in incorporated cities of the Consolidated Fire
Protection District of Los Angeles County.**

In accordance with the California statutory requirements pertaining to Fire Hazard Severity Zone (FHSZ) mapping, including those found in California Government Code sections 51178, 51178.5, and 51179, The the following incorporated cities are designated as being located wholly or in part in the a Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (FHSZ): Agoura Hills, Azusa, Baldwin Park, Bradbury, Calabasas, Claremont, Covina, Diamond Bar, Duarte, El Monte, Glendora, Hidden Hills, Industry, Irwindale, La Canada Flintridge, La Habra Heights, La Mirada, La Puente, Lancaster, Lomita, Malibu, Palmdale, Palos Verdes Estates, Pomona, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, Rosemead, San Dimas, Santa Clarita, Walnut, West Hollywood, Westlake Village, and Whittier. Where an incorporated city served by the Consolidated Fire Protection District of Los Angeles

County designates by ordinance areas within the jurisdiction of that local agency as being in a FHSZ in accordance with California Government Code section 51179, or successor statute, those additional areas, and that city, shall be considered to be part of the list in this section. The official record of these maps shall be the record of local adoption by the local agency or governing body having jurisdiction, in accordance with California Government Code section 51179, or successor statute.

SECTION 9. Section PP102.3 is hereby amended to read as follows:

PP102.3 Designation of Local Agency ~~Very High~~ Fire Hazard Severity Zones (~~VH~~FHSZ) in unincorporated areas of Los Angeles County.

The following unincorporated areas located near or within the following jurisdictions are designated as being located wholly or in part in the Local Responsibility Area Fire Hazard Severity Zones: Angeles National Forest, City of Hidden Hills, parcels between the City of Agoura Hills and the City of Calabasas, Santa Monica Mountains, parcels south of the City of Diamond Bar, parcels north of the City of Whittier, San Dimas, Covina, West Covina, parcels located east of the Cities of Covina and West Covina, Universal City, parcels west of Rolling Hills, Altadena, Azusa, Baldwin Hills, Catalina Island, Castaic, Charter Oaks Islands, Claremont, Claremont Island, Covina, parcels east of the Cities of Covina and West Covina, parcels south of the City of Diamond Bar, Glendora, Azusa, Hacienda Heights, City of Hidden Hills, Kinneloa Mesa, La Crescenta, La Habra Heights, Whittier, West Hills and Valley Boulevard, the Ladera Heights, Malibu—Santa Monica Mountains Area, and the parcels west of Rolling Hills, Rowland Heights, San Dimas, San Gabriel Mountains Southface Area, Santa Monica Mountains, Stevenson Ranch, Sunset Mesa, Universal City, West Covina, West Hills

and Valley Boulevard, Whittier, and parcels north of the city of Whittier. Where an agency having the sole legal authority to do so, designates by legal authority and motion areas served by the Consolidated Fire Protection District of Los Angeles County of that local agency as being in a FHSZ in accordance with applicable laws, those additional areas shall be considered to be part of the list in this section. The official record of these maps shall be the record of local adoption by the local agency or governing body having jurisdiction, in accordance with California Government Code section 51179, or successor statute.

[PP1022JTCC]