



**CITY COUNCIL  
AGENDA REPORT**

**MEETING DATE:** 06/17/2025  
**AGENDA HEADING:** Regular Business

**AGENDA TITLE:**

Consider the California Department of Forestry and Fire Protection's (CalFire) Updated 2025 Fire Hazard Severity Zone Map

**RECOMMENDED COUNCIL ACTION:**

- (1) Consider CalFire's proposed 2025 updates to the City's Fire Hazard Severity Zone Map; and
- (2) If the updated maps are deemed acceptable, introduce Ordinance No. \_\_\_\_ AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES, CALIFORNIA, ADOPTING UPDATED FIRE HAZARD SEVERITY ZONES AS RECOMMENDED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION PURSUANT TO GOVERNMENT CODE SECTION 51178 AND AMENDING SECTION 8.08.060 (VERY HIGH FIRE HAZARD SEVERITY ZONE MAP) OF TITLE 8 OF THE RANCHO PALOS VERDES MUNICIPAL CODE

**FISCAL IMPACT:** The adoption of the Fire Hazard Severity Zone Map does not have a direct fiscal impact. However, fuel modification, wildfire mitigation and preparedness efforts, and open space maintenance work conducted partly in response to this map will incur costs that have been included in the Fiscal Year 2025-26 Draft Operating Budget that is on tonight's agenda for consideration.

**Amount Budgeted:** N/A  
**Additional Appropriation:** N/A  
**Account Number(s):** N/A

**ORIGINATED BY:** \_\_\_\_ Lubna Mohammad, Emergency Management Coordinator LM

**REVIEWED BY:** \_\_\_\_ Catherine Jun, Deputy City Manager CJ

**APPROVED BY:** \_\_\_\_ Ara Mihranian, AICP, City Manager AM

**ATTACHED SUPPORTING DOCUMENTS:**

- A. Draft Ordinance No. \_\_\_\_ (Page A-1)
- B. Adopted FHSZ Map from 2008 and Updated Map for 2025 (Page B-1)

- C. Ordinance No. 471U– Adopting Recommended Fire Hazard Severity Zones  
(Page C-1)
- D. Ordinance No. 558 – Adopting 2014 Los Angeles County Fire Code (Page D-1)
- E. FHSZ Informational Session - Flyer

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## **BACKGROUND:**

In 1985, CalFire established Fire Hazard Severity Zones (FHSZ) in California through Public Resource Code § 4201-4204 and Government Code § 51175-89 to help state and local jurisdictions identify areas where the risk of wildfire is elevated due to vegetation, topography, weather conditions, and other fire hazards and to help mitigate wildfire impacts. Initially, maps for State Responsibility Areas (SRA) were developed, followed by the mapping of Local Responsibility Areas (LRA) in 1996. LRAs are typically counties or cities such as Rancho Palos Verdes.

Since then, CalFire and the Office of the State Fire Marshal (OSFM) have periodically reviewed these zones, as new data have become available and recommended updated maps for state and local jurisdictions to adopt via ordinance or similar mechanism. In doing so, the intended goal has been for governing agencies to recognize the areas in their jurisdiction that are at highest risk of wildfire and to implement or encourage measures to help mitigate those risks over time.

In 2008, the City Council adopted Ordinance No. 471U (Attachment C) thereby adopting the CalFire and OSFM recommended FHSZ Map that designated the majority of the City in a “Very High” Fire Hazard Severity Zone (VHFHSZ). This designation was made based on fire history, climate data, vegetation, terrain, and local weather at the time.

In December 2022, CalFire – with new and updated data - began the process of updating the FHSZ maps. During this process, Staff attended and participated in virtual informational meetings to learn about the recommended map changes, the impacts of these changes, and the responsibilities of the local jurisdiction.

On March 24, 2025, an updated map of affected jurisdictions in the Los Angeles region, including Rancho Palos Verdes, was released by Cal Fire and OSFM for public review. The recommended 2025 FHSZ Map for Rancho Palos Verdes removes a significant portion of those “Very High” fire hazard zones after incorporating new climate data and additional factors including ember cast, flame length, temperature, humidity and wind speed. The 2025 FHSZ Map also adds “High” and “Moderate” classifications, with “Very High” being the highest hazard category.

Following various forms of outreach to residents, staff, and impacted local agencies (as outlined in the Additional Information section of this staff report), the City Council is being asked to consider adoption of the updated 2025 FHSZ maps this evening. In considering this action, the City Council may exercise the option to expand the areas mapped as an FHSZ but cannot reduce them.

## **DISCUSSION:**

The 2025 FHSZ Map update covers both SRA and LRA, including the Palos Verdes Peninsula. Per Assembly Bill 211, local agencies in California are required to adopt the updated map within 120 days of their release and ultimately submit the Ordinance to the state within 30 days of local adoption by July 31, 2025.

In comparison to 2008, the 2025 FHSZ map update significantly reduced the areas in the City designated as a “Very High” FHSZ, providing a more accurate and comprehensive assessment of the City’s wildfire hazard, and summarized as follows:

- The portions of the City west of Hawthorne Blvd have been taken out of all FHSZ classifications with the exception of following areas:
  - A small sliver of the northwestern edge of the city limits in Malaga Canyon which are designated in “Moderate”, “High”, and “Very High” FHSZ classifications.
  - A sliver of the City off Hawthorne Blvd between Vallon Drive and Dupre Drive remain in a “Very High” FHSZ classification.
  - A small portion of the City west of Hawthorne between Crest Road and Crestmont Drive has been downgraded from the “Very High” classification and is now classified as “Moderate” and “High” FHSZs.
- The center north edge of the City has been taken out of all FHSZ classifications with the exceptions of the following areas which have been downgraded from the “Very High” classification and to “Moderate” and “High” FHSZs:
  - A sliver of the City west of Crenshaw Boulevard between Deep Valley Drive and the Chadwick School
  - The portion of the City north of Scottwood Drive between Highridge Road and Crestridge Road
  - The northeastern edge of the city border off Middlecrest Road
- The majority of the northeastern section of the City, past San Pedro Hill and the Deane Dana Friendship Park has been taken out of all FHSZ classifications with the exception of following areas:
  - The edge of the City generally south of the Palos Verdes Drive North and west of the Palos Verdes Reservoir remain in a “Very High” classification, with several streets including portions of Headland drive being downgraded to “Moderate” and “High” FHSZ classifications.
  - The northeastern most portion of the City, east of the Green Hills Memorial Park has been downgraded to “Moderate” and “High” FHSZ classifications.

- The center and southeastern portions of the City from Hawthorne Blvd to the border of San Pedro remain in the “Very High” FHSZ classification with the following exceptions:
  - Trump National Golf Club is no longer classified in any FHSZ designation.
  - Areas surrounding Trump National Golf Club have had their classifications downgraded with those within 1-2 streets of the Golf Club dropping to a “Moderate” FHSZ classification and those within 2-3 streets dropping to a “High” FHSZ classification.
  - A sliver of the City between Palos Verdes Drive South and Palos Verdes Drive East has been dropped from the “Very High” to the “High” FHSZ classification.
  - The western portion of San Pedro Hill remains at a “Very High” FHSZ while the eastern portion has been downgraded to “Moderate” and “High” FHSZ classifications.
  - Areas between Daladier Drive and Rich Lane on the eastern side of the City past San Pedro Hill and the Deane Dana Friendship Park have been downgraded from the “Very High” FHSZ classification to “Moderate” and “High” FHSZ classifications.

The draft Ordinance and FHSZ Maps (Attachments A & B) provide the updated map findings of the City’s new fire hazard severity zone designation as recommended by the OSFM.

Local Jurisdictions can adopt the map as is or increase zone levels where appropriate. Zone levels cannot be decreased by Local Jurisdictions. Any additions or increases to areas designated as “Very High” FHSZ require substantial evidence of record to make the change, such as new climate data or fire history. The following discussion encompasses the factors considered in preparing the 2025 FHSZ map for consideration this evening.

### Zone Classifications

Pursuant to Government Code § 51178, the OSFM classified areas into “Moderate,” “High,” or “Very High” fire hazard severity zones based on statewide criteria and the severity of the wildfire hazard that is expected to prevail in those areas (i.e. fire history, fuel potential, slope, vegetation, local weather, terrain, and climate data). In wildland areas, zone classification is based on the average hazard across the area included in the zone, but classification outside of wildland areas is based on the fire hazard of the adjacent wildland, distance to the wildland edge, and the probability of flames and embers threatening buildings.

### Modelling Changes between 2008 and 2025 Maps

While both the 2008 and 2025 FHSZ maps consider fire history, climate data, vegetation, terrain, and local weather, the 2025 update incorporates climate data from 2003-2018 and data on ember cast, flame length, temperature, humidity, and wind speed over a 50-

year period into the model. Additionally, the 2008 model used stock weather inputs across the state to calculate wildland fire intensity scores, while the updated 2025 model adjusts fire intensity scores based on the probability of an area burning and expected fire behavior under the most extreme fuel and weather conditions.

### Hazard versus Risk

One important note about FHSZ maps is that they focus on wildfire hazard, not risk. Wildfire hazard is based on the physical conditions that create a likelihood and expected fire behavior over a 30- to 50-year period without considering mitigation measures, such as home hardening, recent wildfire, or fuel reduction efforts. In contrast, risk is the potential damage a fire can inflict under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction.

### Impacts Resulting from FHSZ Updated Maps

The following is likely to occur as a result of the adoption of the 2025 Updated FHSZ maps:

1. **Title 8 Modification** – A small modification needs to be made to Section 8.08.060 of the Rancho Palos Verdes Municipal Code to include the new classifications of “High” and “Moderate” Fire Hazard Severity Zones.
2. **Defensible Space Inspections and Enforcement** – Starting in 2026, under Government Code § 51182, all areas taken out of the “Very High” FHSZ, including those designated as “High” or “Moderate” will no longer be subject to annual defensible space inspections or enforcement by Los Angeles County Fire Department (for private property) or Los Angeles County Agricultural Commissioner/Weights and Measures Office (for public vacant property). The City strongly encourages those who will no longer be subject to defensible space regulations and inspections to continue to maintain defensible space on their properties to help protect their property and community from fire risk. Those remaining in “Very High” FHSZ must still follow defensible space regulations and will still be subject to annual inspections.

It should be noted that the fuel modification requirements currently in place still apply for 2025, and that the new reduced areas that will no longer be subject to required fuel modification will **not** go into effect until **January 1, 2026**.

3. **Hazard Disclosure** – Under Government Code Chapter 6.8 § 51183.5, areas not classified in a FHSZ will no longer need to provide a hazard disclosure when selling property. However, property located in “Very High” or “High” FHSZ must still include hazard disclosures.
4. **Modifications to City Plans** – The adoption of the new map will trigger necessary amendments to the General Plan Safety Element and the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The General Plan Safety Element and MJHMP are

currently being updated, with anticipated completion dates in early 2026. The City will incorporate the 2025 FHSZ Map into both plan updates.

Additionally, the City's Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) grants the City with habitat loss allowances for fuel modification/defensible space activities within the Palos Verdes Nature Preserve. A minor administrative amendment to the NCCP/HCP will be required to clarify the change in the LA County Agricultural Commissioner/Weights and Measures Office-enforced requirements for fuel modification/defensible space. This minor amendment will not impact the City's ability to conduct vegetation management in previously identified fuel modification/defensible space areas.

5. **Wildfire Hazard Categorization** – The FHSZ map updates could potentially be used as a factor for insurance, legislative, project, and/or grant applications and requests, although it will likely not be the sole determining factor in any of these. In the event of a negative outcome related to reductions in hazard risk, it will be important to remind any reviewing body that, while the hazard classifications may have changed, fire risk still exists, and this risk needs to be addressed and mitigated regardless of hazard classifications. This sentiment is echoed by recent statements made by California Department of Insurance and a review by the Rancho Palos Verdes City Council back in 2004 which indicated that FHSZ map changes do not affect homeowners' ability to obtain fire insurance because insurance companies look at risk, which incorporates, but is not defined by, identified hazards.
6. **Building Codes** - Buildings in the City are subject to Chapter 7 and 7a requirements of the California Building Code (CBC), which establishes requirements to increase a building's ability to resist the intrusion of flames or burning embers projected by a vegetation fire. These requirements apply to new buildings, some building additions, and external modifications to buildings. These sections of the CBC are codified in Chapter 15 of the Rancho Palos Verdes Municipal Code (RPVMC) and were last updated on December 5, 2023. The next update is anticipated to be considered by the City Council in Summer 2026.

All areas of the City are still subject to the following CBC requirements as codified in the RPVMC (Note: Building Code Chapter 7A provisions are reprinted in Section R337 of the Residential Code):

- **Fire resistance ratings:** Specifies fire-resistance ratings for structural elements such as walls, floors, and ceilings and outlines testing methods and duration for fire-resistance-rated assemblies.
- **Maintenance of Fire-Resistance Ratings:** Requires regular inspection and maintenance of fire resistance-rated assemblies and ensures continued compliance with fire-resistance standards.
- **Smoke protection:** Mandates smoke barriers and partitions to limit smoke movement within buildings and requires smoke control systems in certain occupancies to maintain safe egress routes.

- **Firestopping and Penetration Protection:** Requires firestopping materials to seal openings and joints in fire resistance-rated assemblies and ensures that penetrations do not compromise the fire resistance integrity of assemblies.
- **Smokeproof Enclosures:** Outlines design and construction requirements for smokeproof enclosures and ensures safe evacuation routes in high-rise buildings and other specified occupancies.
- **Shaft Enclosures:** Specifies requirements for enclosing vertical shafts to prevent fire and smoke spread and details construction methods and materials for shaft enclosures.
- **Ducts and Air Transfer Openings:** Requires fire and smoke dampers in ducts and air transfer openings and specifies installation and maintenance standards for dampers.
- **Fire-Resistant Coatings:** Allows the use of fire-resistant coatings to achieve the required fire-resistance ratings and specifies application methods and maintenance requirements.
- **Roofing (Section 705A of the CBC)**
  - Must be constructed with Class A fire-rated materials (e.g., asphalt fiberglass shingles, concrete/clay tiles).
  - Requires properly sealed ridges and metal drip edges to prevent ember intrusion.
- **Vents (Section 706A of the CBC)**
  - All ventilation openings (attic, eave, soffit, gable, foundation, and through-roof) must be equipped with Wildland Urban Interface (WUI) vents.
  - Vents must be tested and listed to ASTM E2886 to resist ember intrusion, flame, and radiant heat.
  - Traditional 1/8" mesh or louvered vents are not compliant.
- **Exterior Coverings (Section 707A of the CBC)**
  - Walls and sheathing must be made of noncombustible or ignition-resistant materials (e.g., fiber cement, stucco).
  - Minimum clearance above grade is required to prevent ignition from ground-level fires.
- **Windows, Skylights, and Doors (Section 708A of the CBC)**
  - Must be constructed with tempered glass and fire-rated doors.
  - Noncombustible screens are required to prevent ember entry.
- **Decking (Section 709A of the CBC)**
  - Top surfaces must be ignition-resistant or noncombustible.
  - Flashing is required where decks meet walls to prevent ember intrusion.
- **Accessory Structures (Section 710A of the CBC)**
  - Must comply with the same requirements as main structures based on proximity to the main building.

State Building Code updates are anticipated to go into effect on January 1, 2026; these changes will be presented to the Rancho Palos Verdes City Council in Summer 2026 for consideration. The State is also incidentally relocating all wildland-urban interface (WUI)-related provisions currently in Building-Code Chapter 7A, Residential-Code Section

R337, and Fire-Code Chapter 49 into the inaugural California Wildland-Urban Interface Code (CWUIC). Fire Code and WUI Code updates from the Los Angeles County Fire Department will also be provided to the City this year for review and adoption. These updates may or may not impact building requirements related to FHSZ and/or home-hardening regulations, or the applicability thereof.

#### Activities Not Impacted by the Updated Maps

- **Wildfire Prevention Actions during Fire Weather** – Actions taken to prevent wildfires during Red Flag Warnings, including the closure of open spaces, pausing use of power tools by City staff and contractors, burn bans, and public safety messaging on fire prevention, will not be impacted by the FHSZ map update.
- **Firefighter Readiness** – The FHSZ map update will have no impacts on fire readiness, or the staffing levels provided by Los Angeles County Fire Department, as preparedness actions taken by the fire department are based on fire weather and conditions, not hazard classification.
- **Fire Risk** – While the FHSZ updated map identifies how wildfire hazards affect overall fire risk, it is only one factor. Other factors to consider include community and property owner defensible space and fuel modification efforts, building improvements, home hardening work, and housing density. For this reason, despite the reduced fire hazard in the City, the City and Los Angeles County Fire Department will continue to remind and work with residents and business owners to implement and expand mitigation efforts around their properties in order to reduce fire risk and impacts.
- **City Wildfire Mitigation Efforts** – The City will not make any changes to fuel modification plans or projects, nor to open space maintenance, based on the FHSZ map update, as the need for fire risk reduction remains present despite reduced wildfire hazard areas. Examples of fuel modification efforts include routine brush clearance, removal of dead vegetation, and thinning of shrubs/trees.

#### Modification of Title 8 of the Rancho Palos Verdes Municipal Code

In order to codify the updated 2025 HFSZ Maps, Chapter 8.08.060 of Title 8 of the Rancho Palos Verdes Municipal Code will need to be repealed and amended as presented in the attached ordinance to read as follows (Attachment A):

"Section 8.08.060. Fire Hazard Severity Zone Maps. The City Council of the City of Rancho Palos Verdes hereby designates Very High, High, and Moderate Fire Hazard Severity Zones, as recommended by the Office of the State Fire Marshal (OSFM), Director of the California Department of Forestry and Fire Protection and the County of Los Angeles Fire Department, as designated on the maps entitled Fire Hazard Severity Zone, which are on file in the City Clerk's Office."

## **ADDITIONAL INFORMATION:**

### Next Steps

If the City Council introduces the draft ordinance, the second reading of the ordinance will be presented to the City Council at its July 1, 2025 meeting as a Consent Calendar Item. City staff will submit the adopted ordinance to the OSFM and CalFire by July 31, 2025.

### Effective Date of the Updated FHSZ Map

The ordinance and subsequent FHSZ Map changes will take effect on January 1, 2026. To that point, *fuel modification requirements remain in effect for 2025 based on the current FHSZ maps.*

### Public Notification and Outreach

Per AB-211, the updated FHSZ map was made available for public review and comment through the City's website, weekly report, and social media within 30 days of receipt from the State Fire Marshal. A dedicated Fire Hazard Severity Zone webpage was published on April 12, 2025, and information on the map update and webpage were shared on subsequent weekly reports and via Facebook, NextDoor, Instagram, and X.

The City also hosted a FHSZ Information Session, in collaboration with Los Angeles County Fire Department, on April 30, 2025, to provide information about the map updates, answer questions, and receive feedback. The Information Session was announced using the City's regular channels (social media, website, weekly report) and broadcast live on RPVtv's channel and YouTube. The recording for the information session, along with additional FHSZ information were posted on the City's FHSZ webpage.

The agenda and staff report for the June 17, 2025 City Council regular meeting item were posted and noticed as required.

### Wildfire Preparedness Townhalls

The changes to the FHSZ were also highlighted at two Wildfire events held by local elected officials. On April 26, 2025, Assemblymember Muratsuchi held a Wildfire Preparedness Expo and Townhall at Hesse Park, where residents of the peninsula learned about wildfire mitigation and readiness, including information on the FHSZ Map update. On May 29, 2025, Supervisor Hahn held a Wildfire Prevention Community Forum at the South Coast Botanic Garden to provide wildfire prevention information to peninsula residents, also discussing the FHSZ Map update.

Throughout the outreach, the City's emergency management coordinator was listed as a point of contact for residents to provide feedback, suggestions, and questions. Overall, there were several clarifying questions and mixed feedback from the community on whether to approve the map update as is or with some zone increases. Those requesting

no changes to the recommended map update explained that the new map will reduce cost and work associated with defensible space inspections. Those who requested increases to zones were concerned about neighboring properties lacking defensible space and increasing their community's overall fire risk.

### **CONCLUSION:**

Staff recommend that the City Council adopt the attached ordinance thereby adopting the updated 2025 HFSZ Maps as is and amend Section 8.08.060 (Very High Fire Hazard Severity Zone Map) of Title 8 of the Rancho Palos Verdes Municipal Code.

### **ALTERNATIVE:**

In addition to the Staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Do not approve the recommended action and direct staff accordingly.
2. Consider adding areas of the City to the Very High Fire Severity Zone.
3. Take other action, as deemed appropriate

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY OF RANCHO  
PALOS VERDES, ADOPTING UPDATED FIRE  
HAZARD SEVERITY ZONES AS  
RECOMMENDED BY THE CALIFORNIA  
DEPARTMENT OF FORESTRY AND FIRE  
PROTECTION PURSUANT TO  
GOVERNMENT CODE SECTION 51178 AND  
AMENDING Section 8.08.060. (Very High Fire  
Hazard Severity Zone Map) OF TITLE 8 OF  
THE RANCHO PALOS VERDES MUNICIPAL  
CODE**

WHEREAS, Government Code Section 51177 defines “Fire Hazard Severity Zones” to mean areas designated by the Director of Forestry and Fire Protection (CalFire) based on consistent statewide criteria on the severity of fire hazard that is expected to prevail in those areas; and

WHEREAS, this designation requires the City of Rancho Palos to consider the potential fire risk implications of planning decisions in those areas; and

WHEREAS, the City Council of the City of Rancho Palos Verdes wishes to amend Section 8.08.060 (Very high fire hazard severity zone map) of Title 8, in accordance with changes made to the recommended Fire Hazard Severity Zones for the City of Rancho Palos Verdes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

**Section 1. Findings.** The City Council finds as follows:

- A. Pursuant to California Government Code section 51178, the Office of the State Fire Marshal (OSFM), which is part of the California Department of Forestry and Fire Protection (CalFire), is directed to identify areas in the City of Rancho Palos Verdes (City) 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.
- B. The City received an updated map of the proposed fire hazard severity zones for the City (Fire Hazard Severity Zone Map) from OSFM on March 24, 2025, and promptly made the updated Fire Hazard Severity Map available for public review and comment by posting it on the City’s website, social media, and weekly reports, and holding an Information Session open to the public on April 30, 2025.

C. The City Council has reviewed the updated fire hazard severity zones for the City recommended by OSFM, agrees with the recommendations, and desires to adopt the updated Fire Hazard Severity Zone Map in accordance with California Government Code section 51179.

**Section 2. Environmental Findings.** The City Council exercises its independent judgment and finds that this ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), Section 15060(c)(3) (the activity is not a project as defined in Section 15378), and Section 15308 (actions by regulatory agencies for the protection of the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the subject ordinance has no potential for resulting in any significant physical change to the environment, either directly or indirectly.

**Section 3. Adoption of Fire Hazard Severity Zone Map.** The Fire Hazard Severity Zone Map entitled "City of Rancho Palos Verdes Fire Hazard Severity Zones" dated July 1, 2025, as set forth in Exhibit A, is hereby approved. The map will be posted and maintained electronically on the City's website and retained in the City Clerk's Office.

**Section 4. Modification of Title 8.** Chapter 8.08.060 of Title 8 of the Rancho Palos Verdes Municipal Code is hereby repealed and amended to read as follows:

"Section 8.08.060. Fire Hazard Severity Zone Maps. The City Council of the City of Rancho Palos Verdes hereby designates Very High, High, and Moderate Fire Hazard Severity Zones, as recommended by the Office of the State Fire Marshal (OSFM), Director of the California Department of Forestry and Fire Protection and the County of Los Angeles Fire Department, as designated on the maps entitled Fire Hazard Severity Zone, which are on file in the City Clerk's Office."

**Section 5. Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**Section 6. Publication.** The City Clerk is directed to cause this ordinance to be published in the manner required by law.

**Section 7:** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on January 1, 2026.

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

David L. Bradley, Mayor

## Attest:

**Teresa Takaoka, City Clerk**

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )ss  
CITY OF RANCHO PALOS VERDES )

I, TERESA TAKAOKA, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance No. \_\_\_ passed first reading on June 17, 2025, was duly adopted by the City Council of said City at a regular meeting thereof held on July 1, 2025, and that the same was passed and adopted by the following roll call vote:

**AYES:**

## NOES:

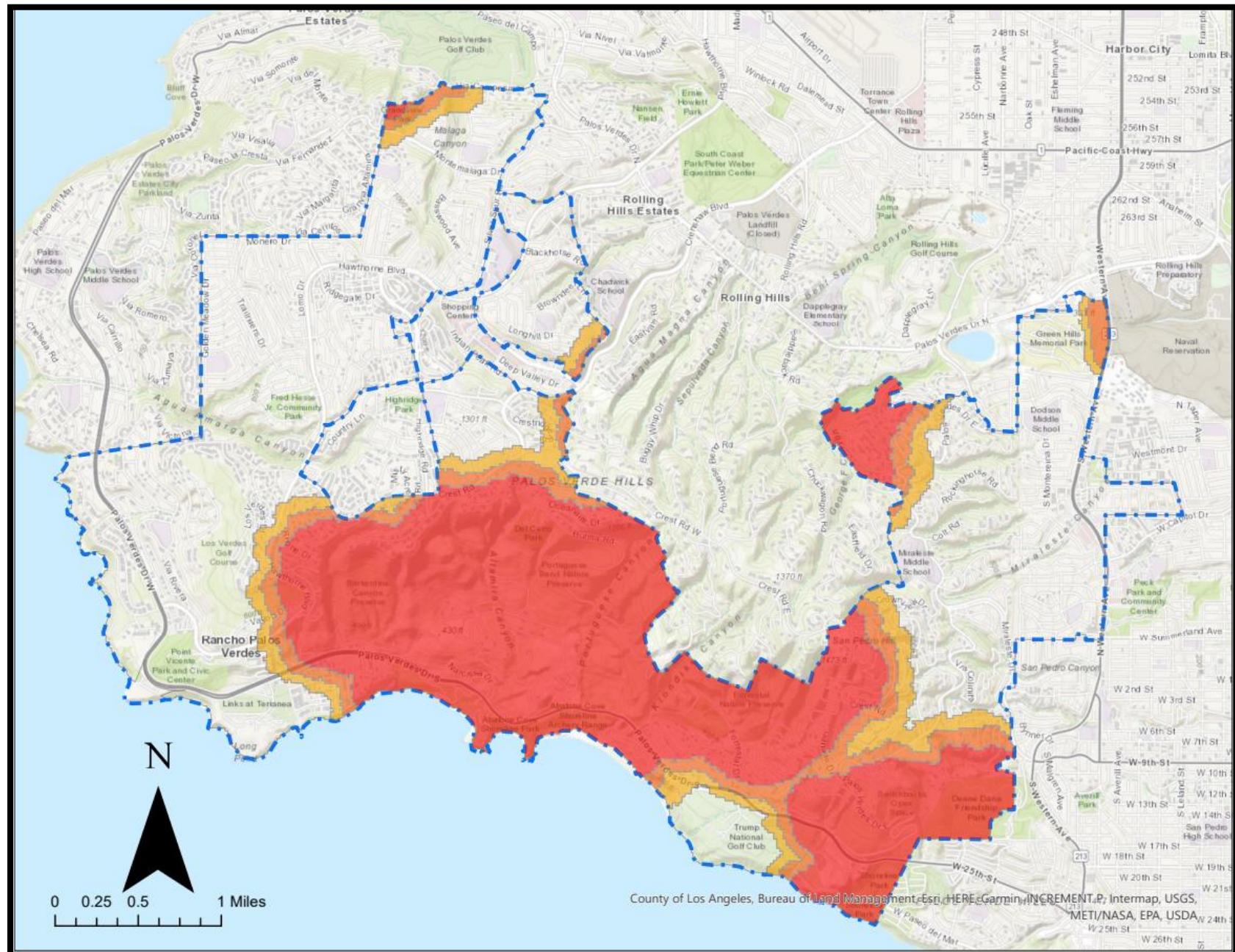
**ABSENT:**

## ABSTAIN:

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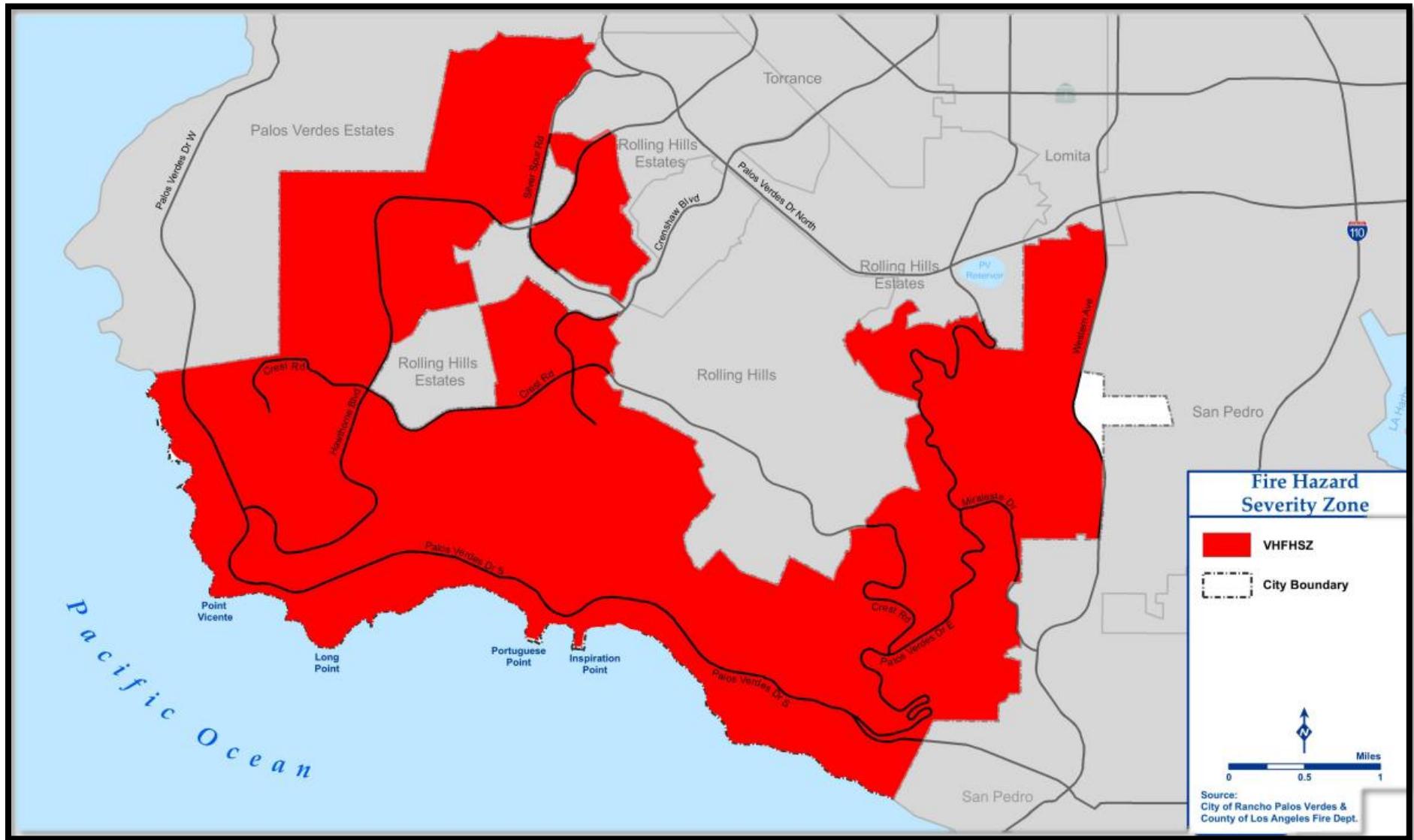
Teresa Takaoka, City Clerk

# RECOMMENDED FHSZ MAP 2025



B-1

## ADOPTED FHSZ MAP 2008



## ORDINANCE NO.471U

### AN ORDINANCE OF THE CITY OF RANCHO PALOS VERDES DESIGNATING VERY HIGH FIRE HAZARD SEVERITY ZONES, AMENDING THE 2007 CALIFORNIA FIRE CODE, AMENDING TITLE 8 OF THE RANCHO PALOS VERDES MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF.

THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES  
HEREBY ORDAINS AS FOLLOWS:

Section 1. Chapter 8 of Title 8 of the Rancho Palos Verdes Municipal Code is hereby amended by adding new Section 8.08.060 thereto to read as follows:

**“Section 8.08.060. Very High Fire Hazard Severity Zone Maps.** The City Council of the City of Rancho Palos Verdes hereby designates Very High Fire Hazard Severity Zones, as recommended by the Director of the California Department of Forestry and Fire Protection and the County of Los Angeles Fire Department, as designated on the maps entitled Fire Hazard Severity Zone, which are on file in the City’s Planning, Building and Code Enforcement Department.”

Section 2. The maps entitled Fire Hazard Severity Zone are hereby attached to this Ordinance as Exhibit A and incorporated herein by this reference.

Section 3. **CEQA Findings.** The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. The Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. The Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

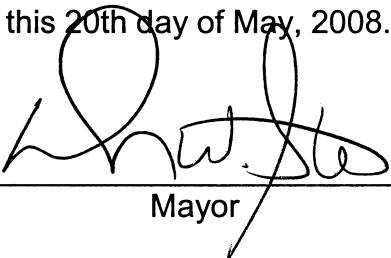
Section 4. **Severability.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or

place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 5.   Urgency Findings.   The Director of the California Department of Forestry and Fire Protection recently completed the preparation of the attached Maps and submitted them for review by the City and the County of Los Angeles Fire Department. The Fire Department and the City recently completed their review of the Maps. With the mapping completed, the City is required by State law to adopt the Fire Hazard Severity Maps by July 1, 2008. This is because the new fire prevention construction requirements adopted with the new 2007 Building Code, which are related to the new fire hazard maps, go into effect on that date. To protect the public, health, safety and welfare, it is imperative that the maps and the new building code provisions become effective simultaneously and be in effect by July 1, 2008. Accordingly, to meet this deadline, it is necessary to adopt this urgency ordinance, which will become effective immediately upon adoption. This ordinance is necessary for the immediate preservation of the public health, safety and welfare, declares the facts constituting the urgency, and is passed by at least a four-fifths vote of the City Council. Accordingly, this measure is adopted immediately upon introduction pursuant to Government Code

Section 36934 and shall take effect immediately pursuant to Government Code Section 36937(b).

PASSED, APPROVED, AND ADOPTED, this 20th day of May, 2008.



\_\_\_\_\_  
Mayor

ATTEST:



Carla Morreale  
City Clerk

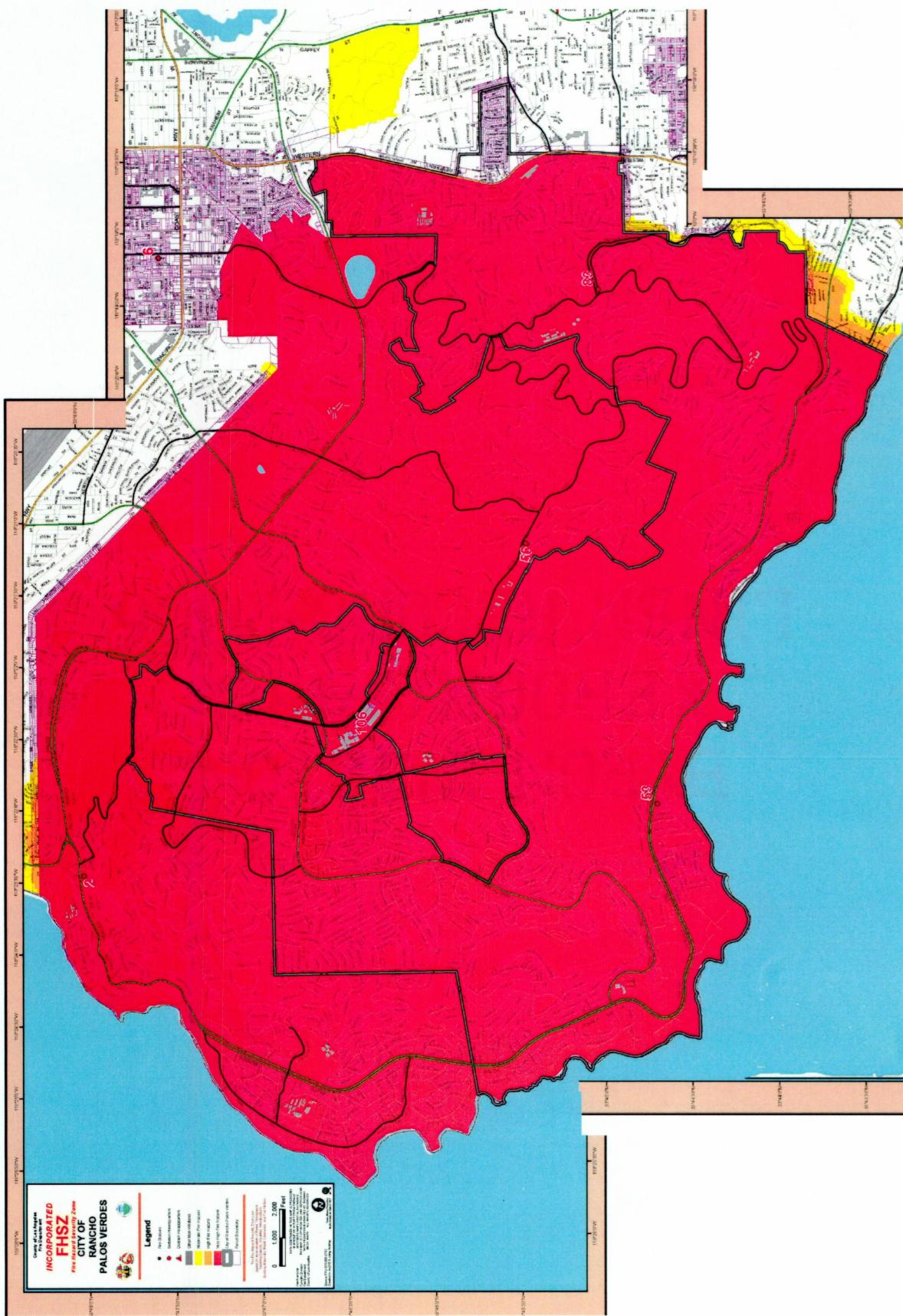
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )ss  
CITY OF RANCHO PALOS VERDES )

I, Carla Morreale, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the whole number of members of the City Council of said City is five; the foregoing Ordinance No. 471U was duly and regularly adopted by the City Council of said City at a regular meeting thereof held on May 20, 2008, and that the same was passed and adopted by the following roll call vote:

|          |  |
|----------|--|
| Ayes:    | Clark, Gardiner, Long, Wolowicz, and Mayor Stern |
| Noes:    | None   |
| Absent:  | None   |
| Abstain: | None   |



Carla Morreale  
City Clerk





# RANCHO PALOS VERDES

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS  
CITY OF RANCHO PALOS VERDES)

## AFFIDAVIT OF POSTING

The undersigned, being first duly sworn, deposes and says:

That at all times herein mentioned, she was and now is the appointed City Clerk of the City of Rancho Palos Verdes;

That on May 27, 2008, she caused to be posted the following document entitled: City of Rancho Palos Verdes, Ordinance No. 471U, AN ORDINANCE OF THE CITY OF RANCHO PALOS VERDES DESIGNATING VERY HIGH FIRE HAZARD SEVERITY ZONES, AMENDING THE 2007 CALIFORNIA FIRE CODE, AMENDING TITLE 8 OF THE RANCHO PALOS VERDES MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF , a copy of which is attached hereto, in the following locations:

City Hall  
30940 Hawthorne Blvd.  
Rancho Palos Verdes

Ladera Linda Community Center  
32201 Forrestal Drive  
Rancho Palos Verdes

Hesse Park  
29301 Hawthorne Blvd.  
Rancho Palos Verdes

I certify under penalty of perjury that the foregoing is a true and correct affidavit of posting.

Carla Morello  
\_\_\_\_\_  
City Clerk



## MEMORANDUM

**TO:** HONORABLE MAYOR & CITY COUNCIL MEMBERS

**FROM:** JOEL ROJAS, COMMUNITY DEVELOPMENT  
DIRECTOR

**DATE:** SEPTEMBER 2, 2014

**SUBJECT:** ADOPTION OF ORDINANCE NO. 558 ADOPTING THE  
L.A. COUNTY FIRE CODE

**REVIEWED:** CAROLYNN PETRU, ACTING CITY MANAGER<sup>CP</sup>

Project Manager: Paul Christman, Building Official *PC*

### RECOMMENDATION

ADOPT ORDINANCE NO. 558, AN ORDINANCE OF THE CITY OF RANCHO PALOS VERDES, ADOPTING BY REFERENCE THE 2014 LOS ANGELES COUNTY FIRE CODE, WHICH IS TITLE 32 OF THE LOS ANGELES COUNTY CODE; WITH AMENDMENTS THERETO; AND AMENDING THE RANCHO PALOS VERDES MUNICIPAL CODE.

### DISCUSSION

At the June 3, 2014 City Council meeting, Staff presented an Ordinance for introduction to adopt the new 2014 Los Angeles County Fire Code. The draft Ordinance was introduced without discussion, and a public hearing to adopt the draft Ordinance was set for July 15, 2014. On July 15, 2014 as recommended by staff, the public hearing on the ordinance adoption was continued to August 19, 2014, to allow Public Works staff to present elements of the City's current Traffic Calming Program to the City Council, since the L.A. County Fire Code contained some conflicts between the City's traffic calming program and language in the Fire Code. On August 19, 2014, the City Council re-introduced Ordinance No. 558 with a local amendment proposed by the City Attorney that would allow traffic calming devices subject to approval by the City Council with input from the Fire Official. This local amendment to the L.A. County Fire Code preserves the flexibility of the City Council to allow certain types of traffic calming measures, if requested by a neighborhood and consistent with the City's traffic calming

program. In addition, on August 19th, the City Council adopted a resolution making the express findings and determinations that all of the City's local amendments to the L.A. County Fire Code are reasonably necessary because of local climatic, geological, or topographical conditions.

The Ordinance is now being presented for adoption.

**Attachments:**

Ordinance No. 558

**ORDINANCE NO. 558**

**AN ORDINANCE OF THE CITY OF RANCHO PALOS VERDES ADOPTING BY  
REFERENCE THE 2014 LOS ANGELES COUNTY FIRE CODE, WHICH IS TITLE 32  
OF THE LOS ANGELES COUNTY CODE; AND AMENDING THE RANCHO PALOS  
VERDES MUNICIPAL CODE**

THE CITY COUNCIL OF THE CITY OF RANCHO PALOS VERDES DOES ORDAIN AS  
FOLLOWS:

SECTION 1. Chapter 8.08 of Title 8 of the Rancho Palos Verdes Municipal Code is  
hereby amended to read as follows:

**"Chapter 8.08**

**FIRE CODE**

**Sections:**

- 8.08.010      Fire Code adopted.**
- 8.08.020      Fire Code amended.**
- 8.08.030      Violations—Penalties.**
- 8.08.040      Responsibility.**
- 8.08.050      List of infractions.**
- 8.08.060      Very high fire hazard severity zone map.**

**8.08.010      Fire Code adopted.**

Except as hereinafter provided in this chapter, the 2014 Los Angeles County Fire Code, Title 32, of the Los Angeles County Code, as amended and in effect on April 24, 2014, which constitutes an amended version of the California Fire Code, 2013 Edition, published by the California Building Standards Commission, including Chapters 1 through 80 and Appendices B, BB, C, CC and K, and Chapters 1 through 7, Chapters 9 through 10, Chapters 20 through 36, Chapters 50 through 55, Chapters 57 through 67 and Chapter 80 of the International Fire Code, 2012 Edition, published by the International Code Council, are hereby adopted by reference and shall constitute and may be cited as the Fire Code of the city of Rancho Palos Verdes. In the event of any conflict between provisions of the California Fire Code, 2013 Edition, Title 32 of the Los Angeles County Code, or any amendment to the Fire Code contained in the Rancho Palos Verdes Municipal Code, the provision contained in the Municipal Code shall control. A copy of the Fire Code shall be maintained in the office of the city clerk and shall be made available for public inspection while the code is in force.

**8.08.020      Fire Code amended.**

A. Notwithstanding the provisions of Section 8.08.010, Section 101.1 is amended to read:

**101.1 Title.** These regulations shall be known as the *Fire Code* of the City of Rancho Palos Verdes, hereinafter referred to as "this code."

B. Notwithstanding the provisions of Section 8.08.010, Section 503.4.1 is amended to read:

**503.4.1 Traffic calming devices.** Traffic calming devices that alter City-owned streets and rights-of-way, including, but not limited to, speed bumps and speed humps, shall be prohibited, unless approved by the City Council, after having received a recommendation from the fire code official. Traffic calming devices, including, but not limited to, speed bumps and speed humps, that are located on private streets or property shall be prohibited, unless approved by the fire code official.

C. Notwithstanding the provisions of Section 8.08.010, Section 5608.1.2 is added to the Fire Code to read:

**5608.1.2 Displays.** Permits are required from the City to conduct a fireworks display. The City Council shall have the power to adopt reasonable rules and regulations for the granting of permits for supervised public displays of fireworks by the municipality, fair associations, amusement parks or other organizations. Every such display shall be handled by a competent operator approved by the City Council, and shall be of such character and so located, discharged or fired as in the opinion of the City Council after proper investigation, so as not to be hazardous to property or endanger any person.

Applications for permits shall be made in writing to the Fire Chief not less than thirty days in advance of the date of display or other use. The Fire Chief shall within ten days after receipt of said application make a report and recommendation to the City Council. If the City Council finds that such display can be made without danger or nuisance to the general public, it shall grant the permit; otherwise it shall deny it. If the City Council finds that such display as applied for may create danger or nuisance to the public, but that if displayed subject to conditions may not create such danger or nuisance, it shall grant the permit subject to conditions. After such permit is granted, sale, possession, use and distribution of fireworks for such display subject to the conditions of this Chapter and such other conditions, if any, as may be imposed by the City Council, is lawful for the purpose only for which such permit is granted. In all cases the decision of the City Council shall be final.

D. Notwithstanding the provisions of Section 8.08.010, Section 5608.1.3 is added to read:

**5608.1.3 Insurance.** The permittee shall furnish a certificate of insurance in an amount deemed adequate by the City Council for the payment of all damages which may be caused either to a person or persons or to property by reason of the permitted display, and arising from any acts of the permittee, his agents, employees or subcontractors.

The policy shall provide limits of bodily injury and property damage liability of not less than two million dollars (\$2,000,000) combined single limits for each occurrence annually. The policy may have a deductible not to exceed fifteen thousand dollars (\$15,000). A deductible in excess of fifteen thousand dollars (\$15,000) may be permitted provided a security deposit, such as, but not limited to, a surety bond, pledge of assets or bank letter of credit covering the value of the excess is approved by the City Council.

The certificate of insurance shall provide that the insurer will not cancel the insured's coverage without fifteen (15) days prior written notice to the City, that the City shall not be responsible for any premium or assessments on the policy, and that the duly licensed pyrotechnic operator required by law to supervise and discharge the display, acting either as an employee of the insured or as an independent contractor and the City, its officers, agents, and employees are included as additional insureds, insofar as any operations under this Section are concerned.

**8.08.030      Violations—Penalties.**

A. Every person violating any provision of the Fire Code or of any permit or license granted hereunder, or any rule, regulation or policy promulgated pursuant hereto, is guilty of a misdemeanor unless such violation is otherwise declared to be an infraction by Section 8.08.050 of this chapter. Each such violation is a separate offense for each and every day during any portion of which such violation is committed.

B. Every violation determined to be a misdemeanor hereunder is punishable in such manner and to such extent as is provided by 1.08.010(A) of this Code. Every violation determined to be an infraction hereunder is punishable in such manner and to such extent as is provided by Section 1.08.010(B) of this Code.

C. For the purposes of this section a forfeiture of bail shall be equivalent to a conviction.

**8.08.040      Responsibility.**

Any person who personally or through another willfully, negligently, or in violation of law sets a fire, allows a fire to be set, or allows a fire kindled or attended by such person to escape from his or her control, allows any hazardous material to be handled, stored or transported in a manner not in accordance with nationally recognized standards, allows any hazardous material to escape from his or her control, neglects to properly comply with any written notice of the chief, or willfully or negligently allows the continuation of a violation of the Fire Code and amendments thereto is liable for the expense of fighting the fire or for the expense incurred during a hazardous materials incident, and such expense shall be a charge against that person. Such charge shall constitute a debt of such person and is collectible by the public agency incurring such expense in the same manner as in the case of an obligation under a contract, expressed or implied.

**8.08.050      List of infractions.**

In accordance with Section 8.08.030 of this chapter, the violation of the following sections or subsections of the Fire Code shall be infractions:

|                 |  |
|-----------------|--|
| 303.1-303.9     | Asphalt kettles                            |
| 304.1.1         | Waste material                             |
| 304.1.2         | Vegetation                                 |
| 304.2           | Combustible waste rubbish—storage          |
| 305.2           | Hot ashes and spontaneous ignition sources |
| 310.4           | Removal “No smoking” sign                  |
| 315.3.2.1       | Stairway - storage under                   |
| 503.4           | Obstructing access roadway                 |
| 505.1           | Address identification                     |
| 507.5.4-507.5.5 | Obstruction of fire hydrants               |

|              |   |
|--------------|---|
| 507.5.6      | Physical protection - fire hydrants                           |
| 507.5.7      | Fire-fighting water source markers                            |
| 507.5.8      | Identification - private fire hydrant                         |
| 507.5.9      | Private fire hydrant caps or plugs                            |
| 605.5        | Electrical extension cords                                    |
| 901.7        | Failure to notify fire department                             |
| 901.6.3.1    | Signs - above ground water control valves                     |
| 901.6.3.2    | Locks - above ground water control valves                     |
| 901.6.3.3    | Identification - above ground water control valves            |
| 906.1-906.10 | Fire extinguishers  |
| 912.7        | Identification - fire department connection                   |
| 912.8        | Breakable caps or plugs - fire department connection          |
| 1007.9       | Exit doors identification                                     |
| 1008.1.9.1   | Door - operating devices                                      |
| 1104.3       | Sign illumination   |
| 2003.2       | "No Smoking" signs within aircraft hangers                    |
| 2108.4       | Fire extinguisher - dry cleaning plant                        |
| 2108.5       | No smoking signs - dry cleaning plant                         |
| 2311.2.2     | Waste oil storage   |
| 2403.2.7     | Welding warning signs   |
| 2403.4       | Operations and maintenance                                    |
| 2403.4.3     | Metal waste cans for rags and waste                           |
| 2404.7.8.5   | Filter disposal   |
| 2405.3.4     | Dip tank covers   |
| 2405.4.2     | Portable fire protection equipment                            |
| 2406.5       | Maintenance - powder coating                                  |
| 2407.1       | Maintenance - electrostatic apparatus                         |
| 2407.5.2     | Signs - "Danger"  |
| 2408.5       | Sources of ignition (organic peroxides)                       |
| 2505.1       | Housekeeping - fruit ripening room                            |
| 2803.3.1     | Lumber yards - housekeeping                                   |
| 2803.3.3     | Combustible waste   |
| 3103.12.6.1  | Exit sign illumination  |
| 3104.21      | Vegetation removal  |
| 3603.2       | Open flame device - boat or marina                            |
| 3603.4       | Rubbish containers - marina                                   |
| 3604.4       | Portable fire extinguishers - marinas                         |
| 4811.9       | Fire department access – motion picture production locations  |
| 4811.12      | Blocked or obstructed fire hydrants and appliances            |
| 5003.5       | Hazardous materials signage                                   |
| 5003.7.1     | No smoking signs - hazardous materials                        |
| 5004.11      | Combustible materials clearance - hazardous materials storage |
| 5005.3.8     | Combustible materials clearance - hazardous materials use     |
| 5303.4       | Markings - compressed gases                                   |
| 5303.5       | Security - compressed gases                                   |

|            |   |
|------------|---|
| 5701.6     | Maintenance and operating practices - flammable and combustible liquids |
| 5704.2.3.1 | "No smoking" sign   |
| 5704.3.3.4 | Empty containers  |
| 6107.2     | "No smoking" signs - LPG container                                      |
| 6107.3     | Combustible material clearance LPG container                            |
| 8104       | Auto wrecking yards - fire apparatus access                             |

**8.08.060 Very high fire hazard severity zone map.**

The city council of the city of Rancho Palos Verdes hereby designates very high fire hazard severity zones, as recommended by the director of the California Department of Forestry and Fire Protection and the county of Los Angeles fire department, as designated on the map entitled Fire Hazard Severity Zone, which are on file in the city's community development department."

**SECTION 2.** All inconsistencies between the Fire Code, as adopted by this Ordinance, and the 2013 edition of the California Fire Code, as set forth in Part 9 of Title 24 of the California Code of Regulations, are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Sections 17958.5 and 17958.7.

**SECTION 3.** The numbering of the most recent edition of the California Fire Code has been completely revised from earlier editions. All references to the International and Uniform Codes in the Rancho Palos Verdes Municipal Code that are not amended by this or a subsequently enacted ordinance shall refer instead to the successor section or sections contained in the California Fire Code as adopted and amended by the County of Los Angeles in Title 32 of the Los Angeles County Code.

**SECTION 4.** To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Rancho Palos Verdes Municipal Code, these provisions shall be construed as continuations of those provisions and not as new enactments.

**SECTION 5.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto. The City Council of the City of Rancho Palos Verdes hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

**SECTION 6.** The City Clerk shall certify to the adoption of this Ordinance and shall cause a copy hereof to be forthwith transmitted to the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

Attest:

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City Clerk

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )ss  
CITY OF RANCHO PALOS VERDES )

I, Carla Morreale, City Clerk of the City of Rancho Palos Verdes, do hereby certify that the whole number of members of the City Council of said City is five; the foregoing Ordinance No. 558 passed first reading on August 19, 2014, was duly and regularly adopted by the City Council of said City at a regular meeting thereof held on \_\_\_\_\_, 2014, and that the same was passed and adopted by the following roll call vote:

Ayes:

Noes:

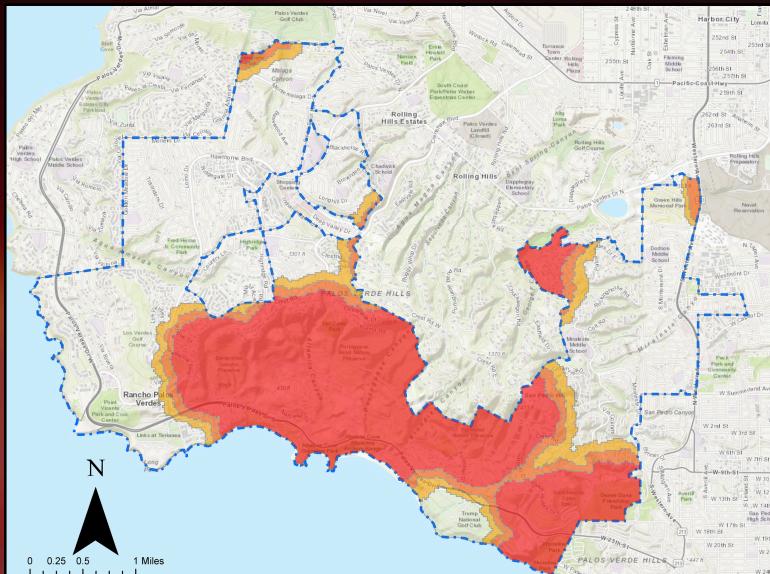
Absent:

Abstain:

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City Clerk

# Fire Hazard Zone Update Info Session



## April 30, 6 p.m.

McTaggart Hall, Hesse Park  
29301 Hawthorne Blvd., Rancho Palos Verdes

**Livestreamed to YouTube @rpvchannel33**

**Broadcast Live on RPVtv Cox 33/Fios 38**

**Learn about Cal Fire's proposed update of Fire Hazard Severity Zones in the City of Rancho Palos Verdes, potential impacts on brush clearance, and share your feedback.**

**Learn more at [rpvca.gov/emergency](http://rpvca.gov/emergency).**



*If you are a person with a disability and need an accommodation to participate in programs, services, activities and meetings, contact the City's ADA Coordinator/Risk Manager at 424-327-3982, [adarequests@rpvca.gov](mailto:adarequests@rpvca.gov), 30940 Hawthorne Blvd., Rancho Palos Verdes, CA 90275, at least 48 hours in advance to request an auxiliary aid or accommodation.*

