



## Report to City Council

---

**TO:** Mayor and City Council

**FROM:** Jesse Park, Fire Chief

**AGENDA DATE:** June 3, 2025

**TITLE:** OFFICE OF THE STATE FIRE MARSHAL UPDATE TO LOCAL RESPONSIBILITY AREAS FIRE HAZARD SEVERITY ZONE MAP AND INTRODUCTION TO ORDINANCE NO. XXXX. (REPORT OF: FIRE) (NOT APPLICABLE)

**TITLE SUMMARY:** Office of the State Fire Marshal Update to Local Responsibility Areas Fire Hazard Severity Zone Map and Introduction of Ordinance No. XXXX

**DISTRICT:** Not Applicable

---

### Recommendation(s)

That the City Council:

1. Introduce (First Reading) and subsequently adopt (Second Reading) Ordinance No. XXXX, Amending Title 8 (Building and Construction) of the Moreno Valley Municipal Code by repealing and replacing Chapter 8.36.50 (Requirements for wildland-urban interface areas) by adopting the updated Local Responsibility Area (LRA) Fire Hazard Severity Zone (FHSZ) Map as provided by the Office of the State Fire Marshal (OSFM).

### SUMMARY

On March 24, 2025, the Office of the State Fire Marshal (OSFM) released the updated Local Responsibility Areas (LRA) Fire Hazard Severity Zone Map under the authority of Government Code Sections 51177-51179 and has required local agencies to adopt the recommended map by local ordinance.

The attached ordinance repeals and replaces in its entirety Municipal Code 8.36.50 with reference to the updated Fire Hazard Severity Zones Map. Adoption of the ordinance will ensure compliance with state requirements.

## **DISCUSSION**

Wildfires have historically shaped fire safety legislation and lead to the improvement of regulations in California (PRC 4201). Notably, the catastrophic 1980 Panorama Fire prompted the establishment of the State Responsibility Area (SRA) Fire Hazard Severity Zones (FHSZ). Eleven years later, following the devastating Oakland Tunnel Fire, the deadliest and most destructive wildfire in California at the time, the Assembly Bill 337 was enacted. This legislation extended hazard mapping into Local Responsibility Areas (LRAs), recognizing that fire threats exist beyond wildland and forested areas traditionally managed by the state.

The ordinance under consideration would designate Fire Hazard Severity Zones in the Local Responsibility Areas (LRA) based on the updated LRA Fire Hazard Severity Zone Map released on March 24, 2025 by the Office of the State Fire Marshall (OSFM) and fulfills state requirements as defined by Government Code Section 51179. The Local Responsibility Areas (LRA) Fire Hazard Severity Zone (FHSZ) Map has been made available for public review and comment according to Government Code Section 51178.5. All submitted public comments are included in this report as Attachment A.

Adoption of the updated map will ensure compliance with state mandates. The State of California Department of Forestry and Fire Protection (CAL FIRE) developed these maps using a scientific model that assesses fire probability and behavior based on factors like fire history, vegetation, terrain, and weather conditions. These maps indicate hazard (fire likelihood) rather than risk (actual vulnerability).

It is important to note that while the public review and comment period was required by the State, the City of Moreno Valley has no authority to modify the designations established by the OSFM.

About the maps:

Specifically, the maps identify fire “hazard” not fire “risk.” Fire “hazard” is based on 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 wildfires, or fuel reduction. Fire “risk” is the potential damage a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction, defensible space and ignition resistant building construction.

The maps show areas that are impacted by existing requirements as established by Chapter 7A of the California Building Code in relation to building standards for new construction; Fire Safe Regulations in relation to property development standards such as road widths, water supply and signage; Government code 51182 in relation to defensible space requirements; and natural hazard real estate disclosures.

## **Proposed Ordinance**

Ordinance No. XXXX is proposed for adoption to formally incorporate the updated map into the City's regulatory framework.

## **ALTERNATIVES**

1. Approve the First Reading and subsequent Second Reading of Ordinance No. XXXX to adopt the updated Local Responsibility Area Fire Hazard Severity Zone (LRA FHSZ) Map as mandated by the State. **[Staff Recommends this alternative.]**
2. Do not approve the First Reading and subsequent Second Reading of Ordinance No. XXXX to adopt the updated Local Responsibility Areas (LRA) Fire Hazard Severity Zone (FHSZ) Map as mandated by the State. **[Staff does not recommend this alternative.]**

## **FISCAL IMPACT**

There is no fiscal impact to the City of Moreno Valley.

## **PREPARATION OF STAFF REPORT**

Prepared By:  
Mayra Gonzalez  
Senior Management Analyst

Concurred By:  
Edgar Gonzalez  
Fire Marshal

Department Head Approval:  
Jesse Park  
Fire Chief

Concurred By:  
Shanna Palau  
Public Safety Contracts Administrator

## **CITY COUNCIL GOALS**

Public Safety: Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

## **CITY COUNCIL STRATEGIC PRIORITIES**

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

## Report Approval Details

|                      |  |
|----------------------|--|
| Document Title:      | STAFFREPORT_FD_FIREHAZARDSEVERITYZONEMAPANDORDINANCE.docx  |
| Attachments:         | - City Ordinance_FHSZ_FINAL.docx<br>- 2025 Moreno Valley - Fire Hazard Severity Zone Map.pdf<br>- Public Comment_Attachment A_2025.pdf |
| Final Approval Date: | May 28, 2025   |

This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Jesse Park was completed by assistant Shanna Palau**

Jesse Park

Natalia Lopez

Dena Heald

Launa Jimenez

Brian Mohan

Patty Rodriguez