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# CITY OF POMONA COUNCIL REPORT

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June 16, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Betty Donovanik, Director of Development Services

**SUBJECT: INTRODUCTION AND FIRST READING OF ORDINANCE NO. 4347  
AMENDING THE POMONA CITY CODE BY ADOPTING FIRE  
HAZARD SEVERITY ZONE DESIGNATIONS AS RECOMMENDED  
BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE  
PROTECTION PURSUANT TO GOVERNMENT CODE SECTION  
51178**

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## **RECOMMENDATION:**

It is recommended that the City Council introduce, waive further and give first reading to the following ordinance:

**ORDINANCE NO. 4347 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING POMONA CITY CODE CHAPTER 22 (FIRE PREVENTION) ADOPTING THE FIRE HAZARD SEVERITY ZONE DESIGNATIONS AS RECOMMENDED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION PURSUANT TO GOVERNMENT CODE SECTION 51178, AND AMENDING CHAPTER 74, ARTICLE II, DIVISION 1, SECTION 74-32 (CONSTRUCTION IN FIRE HAZARD SEVERITY ZONES) ADOPTING PROVISIONS REGULATING OCCUPIED DWELLINGS AND OCCUPIED STRUCTURES PURSUANT TO GOVERNMENT CODE SECTION 51182, AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA**

## **EXECUTIVE SUMMARY:**

The proposed Ordinance No. 4347 (Attachment No. 1) will amend the Pomona City Code to adopt the fire hazard severity zone designations and regulate construction in the zones as recommended by the California Department of Forestry and Fire Protection, in compliance with Government Code Section 51182.

**SB1439/GOVERNMENT CODE §84308 APPLICABILITY:**

☐ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

**FISCAL IMPACT:**

No fiscal impact at this time.

**PUBLIC NOTICING REQUIREMENTS:**

All public noticing was completed in accordance with State law. This includes posting of state mandated information in both the Inland Valley Daily Bulletin as well as the City's website for the period including April 15, 2025 to May 15, 2025 (Attachment No. 2). There were no public comments received regarding this matter.

**PREVIOUS RELATED ACTION:**

The Fire Hazard Severity Zones were last updated by California Department of Forestry and Fire Protection (CAL FIRE) in 2007. On May 27, 2008, per CAL FIRE's recommendations, the City Council adopted Ordinance No. 4104 (Attachment No. 3) which amended Pomona City Code Chapter 74 Buildings and Building Regulations and added Section 74-32 Construction in Fire Hazard Severity Zones and adopted CAL FIRE's "Very High Fire Hazard Safety Zone Maps".

**ENVIRONMENTAL IMPACT:**

The subject ordinance would be exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15061 (b)(3). This section, also known as the "common sense exemption," states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. If the Lead Agency can determine that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Pursuant to this section, the proposed amendment fits within the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The amendments made by this ordinance do not have the potential to cause a significant effect on the environment because they authorize no new development or use.

## DISCUSSION:

### Summary of Fire Hazard Severity Zone Regulations

CAL FIRE periodically updates fire hazard severity zone maps for Local Responsibility Areas (LRAs) throughout the state. The last CAL FIRE map was adopted in 2007 and approved by the City Council on May 27, 2008. LRAs are areas where the local government is responsible for wildfire protection. These maps identify varying levels of fire hazard (Moderate, High, and Very High) based on factors including vegetation, topography, weather, crown fire potential, and ember production and movement. State law, Government Code Section 51182 requires local jurisdictions to formally adopt these maps by ordinance to ensure proper implementation of associated building standards and fire safety requirements in identified hazard zones. CAL FIRE has completed its latest assessment of fire hazards for the City of Pomona and has provided updated LRA maps that reflect current conditions and risk factors. The proposed ordinance formally adopts these updated maps and authorizes their use for:

1. Determining applicable building standards for new construction
2. Implementing defensible space requirements
3. Disclosure requirements during real estate transactions
4. Emergency planning and fire prevention efforts

The updated maps incorporate the latest scientific methodologies and data, including vegetation mapping, fire history, weather patterns, and terrain analysis. These improvements enhance the ability to identify at-risk areas and implement appropriate mitigation measures.

For properties in the designated FHSZ there are specific regulations that will apply as summarized below.

FHSZ Category	Applicable Regulations		
Very High	Hazard Disclosure	CBC Ch. 7A	Defensible Space
High	Hazard Disclosure	CBC Ch. 7A	
Moderate			

**Hazard Disclosure.** Properties will be required to include a Natural Hazard Disclosure report as a part of any real estate transfer. This regulation applies to properties designated as Very High or High.

**California Building Code Chapter 7A.** Any new structures will be required to comply with applicable building code regulations for the purposes of making the structure more resistant to ignition and damage during wildfires. This regulation applies to properties designated as Very High or High.

**Defensible Space.** Among other measures, a defensible space of 100 feet from each side of a structure must be maintained, but not beyond the property line. Fuel modification shall also be maintained and spaced in a condition so that a wildfire would be unlikely to ignite the structure. This regulation applies to properties designated as Very High.

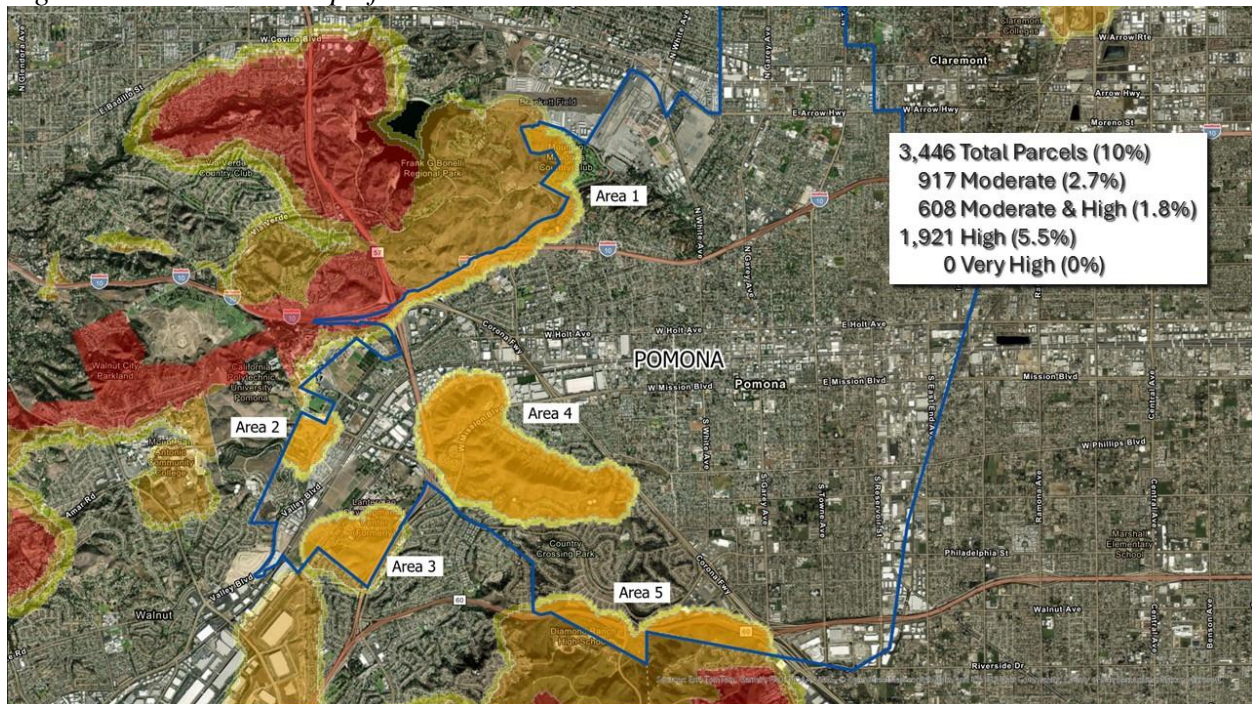
## Summary of Affected Areas

Of the City's approximately 34,000 parcels, 3,446 parcels (or 10% of all City parcels) have been designated as having a Fire Hazard Severity Zone (FHSZ). Of the parcels that have a FHSZ designation, 1,921 parcels (or 5.5% of all City parcels) are designated as High; 608 parcels (or 1.8% of all City parcels) are designated as both Moderate and High; and 917 parcels (or 2.7% of all City parcels) are designated as Moderate.

Figure 1 below depicts the areas designated as a FHSZ which have been grouped into five (5) generalized sub-areas (orange depicts a High designation and yellow depicts a Moderate designation; the blue outline depicts the City boundary). Figures 2 through Figures 6 show the five (5) FHSZ areas in the City.

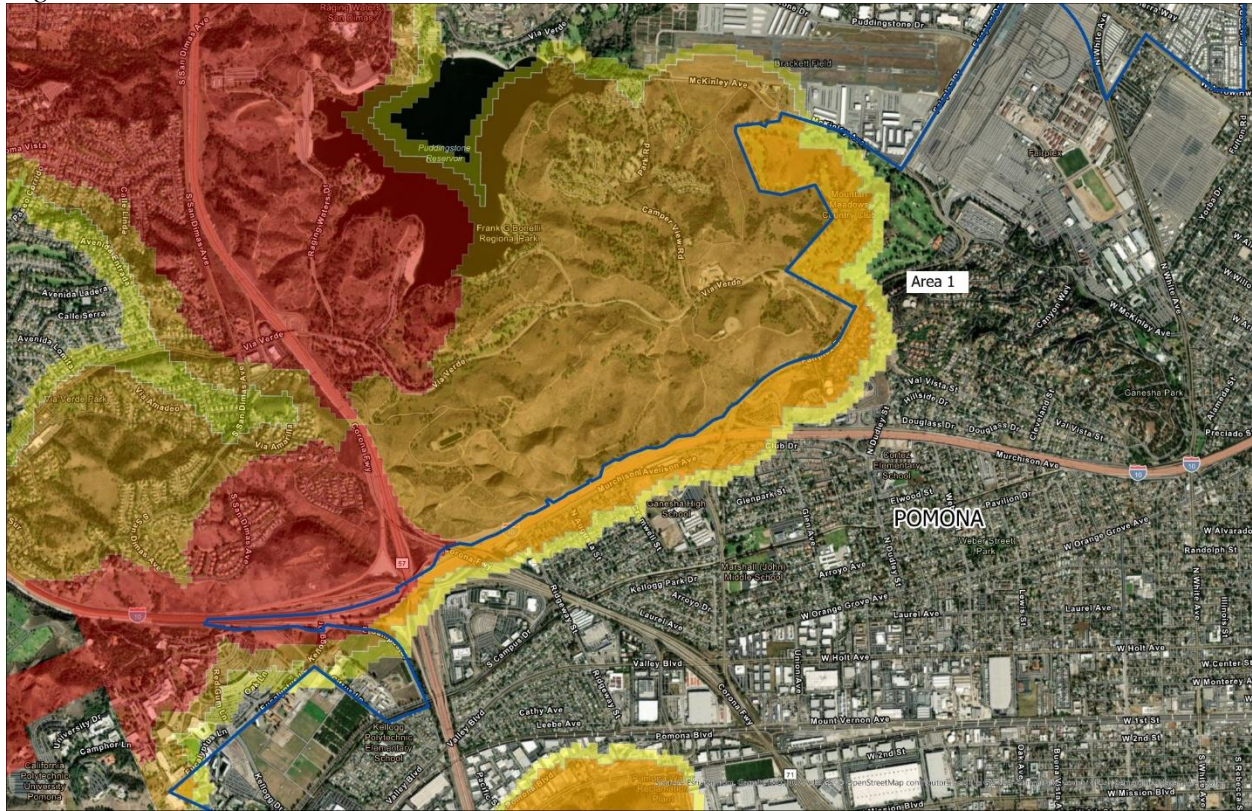
Note that within City boundaries the only area designated as Very High is a small portion of California Department of Transportation (Caltrans) right-of-way along the Interstate 10 Highway, just west of the State Route 57. However, there are no Assessor's Parcels designated as Very High within City boundaries.

*Figure 1. FHSZ Area Map of Pomona*





*Figure 2. FHSZ Area 1*



*Figure 3. FHSZ Area 2*

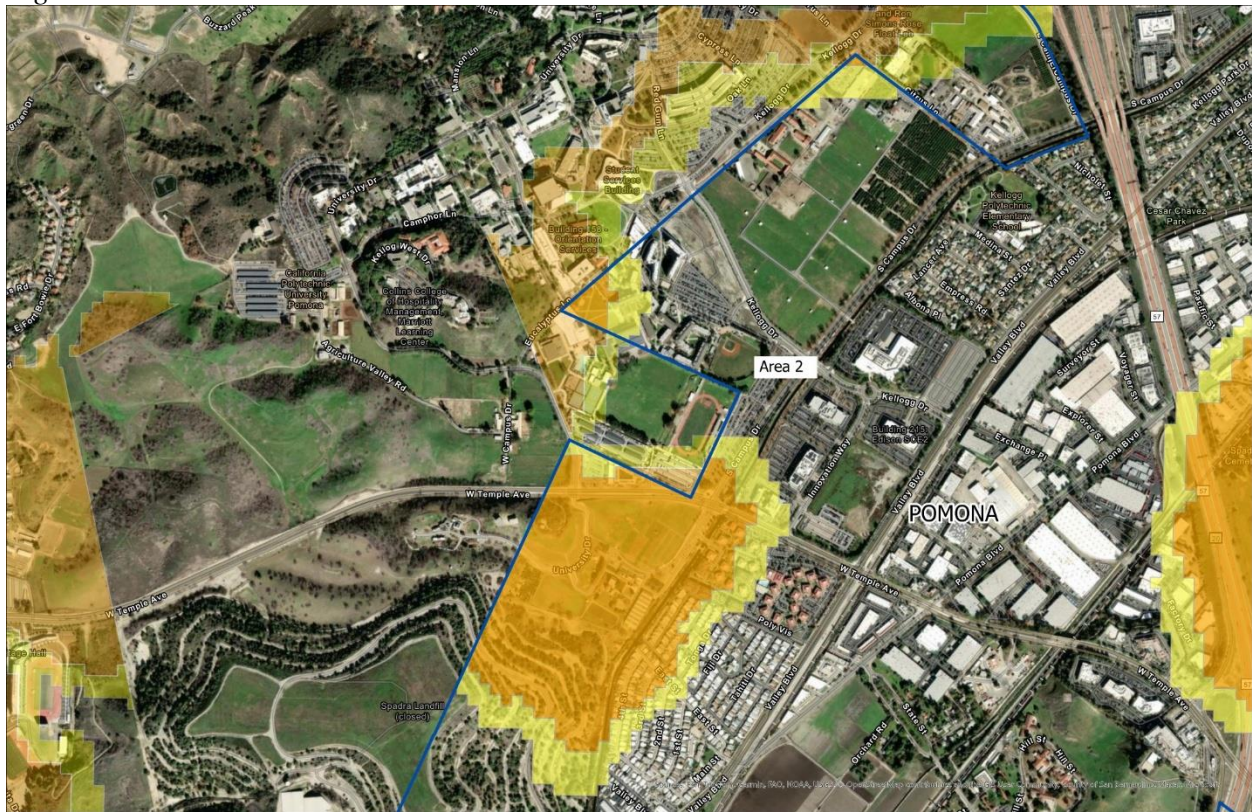




Figure 4. FHSZ Area 3

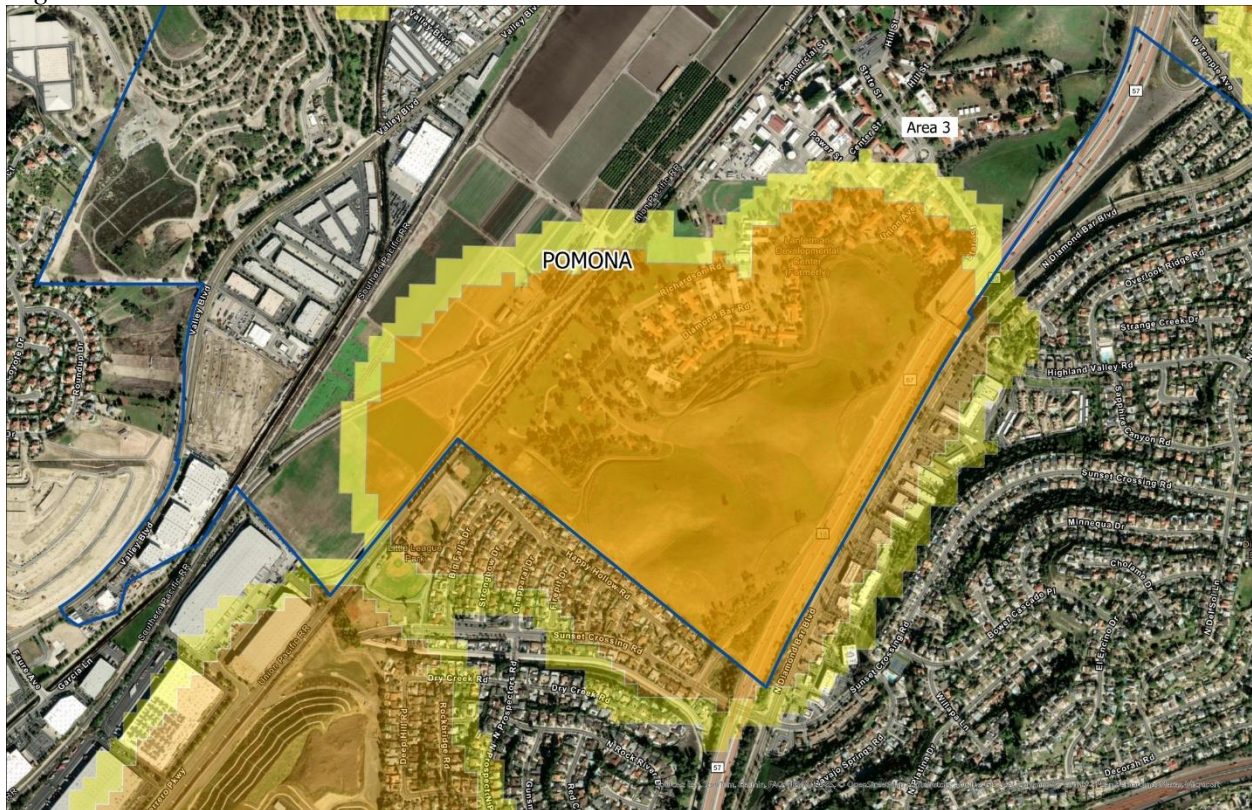
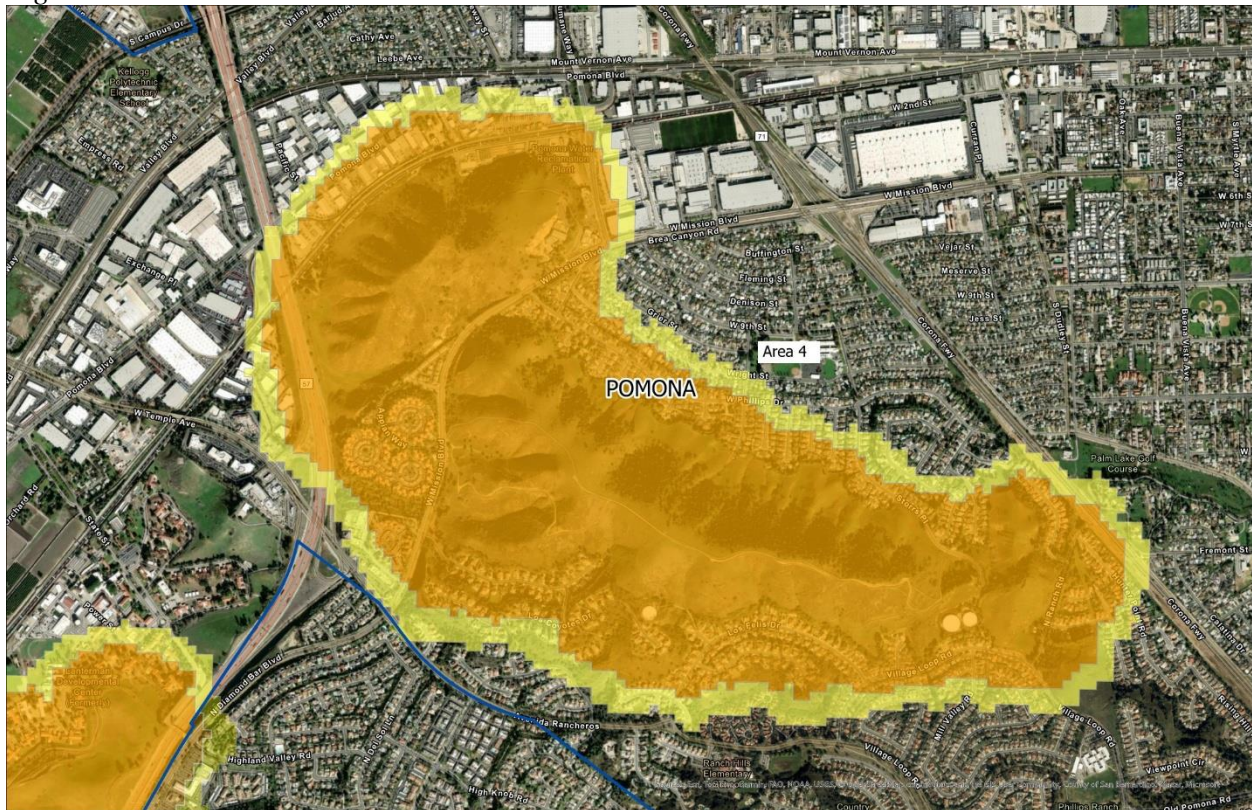


Figure 5. FHSZ Area 4





*Figure 6. FHSZ Area 5*



CAL FIRE released the FHSZ maps on March 24, 2025. Per Government Code Section 51179, all local agencies shall adopt the FHSZ maps within 120 days of receiving the maps, which is July 22, 2025. The City shall transmit a copy of Ordinance No. 4347 to the State Board of Forestry and Fire Protection within 30 days of adoption.

### **COUNCIL PRIORITIES & GOALS:**

This item supports the 2021 City Council Priority 3, Goal J, Encourage the development and maintenance of quality housing opportunities for all and City Council Priority 4, Goal L to Hold businesses and residents accountable for property maintenance and compliance with other City codes.

Prepared by:

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Principal Planner

**ATTACHMENT(S):**

Attachment No. 1 – Ordinance No. 4347 and Exhibit A Fire Hazard Severity Map

Attachment No. 2 – Public Notice

Attachment No. 3 – 2008 Ordinance No. 4104

Attachment No. 4 – CAL FIRE Factsheet

Attachment No. 5 – Staff Presentation