



Agenda Submittal

Agenda #: 20 **Status:** Regular Calendar
Type: Ordinance **Department:** Resource Management
File #: 25-364 **Contact:** Saeed Iravani, 784-6786
Agenda date: 5/13/2025 **Final action:**
Title: Consider introducing an ordinance as required by State law to adopt the updated 2025 Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) Map from the Office of the State Fire Marshal for the unincorporated areas of Solano County
Governing body: Board of Supervisors
District: All
Attachments: 1. A - 2025 FHSZ Ordinance Solano County, 2. B - LRA Map

Date	Ver.	Action By	Action	Result
5/13/2025	1	Board of Supervisors		

Published Notice Required? Yes ☐ No ☒
Public Hearing Required? Yes ☐ No ☒

DEPARTMENTAL RECOMMENDATION:

The Department of Resource Management recommends that the Board of Supervisors:

- 1) Read the proposed ordinance by title only and waive further reading by a majority vote; and
- 2) Introduce an ordinance as required by State law to adopt the updated 2025 Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) Map from the Office of the State Fire Marshal for the unincorporated areas of Solano County.

SUMMARY:

California law requires the California Department of Forestry and Fire Protection (CAL FIRE) to develop Fire Hazard Severity Zones (FHSZ) within both State Responsibility Areas (SRA) and Local Responsibility Areas (LRA). An SRA is where the State is financially responsible for wildland fire protection and prevention, whereas an LRA falls under local government responsibility. Pursuant to Government Code §51178, the State Fire Marshal must identify areas within the SRA and LRA as moderate, high, or very high fire hazard severity zones based on consistent statewide criteria and identifying the severity of expected fire hazards. The updated 2025 LRA FHSZ map adds approximately 81,000 acres now designated as fire hazard areas within the unincorporated areas of Solano County. However, no significant impact on property insurance premiums is anticipated, as insurers primarily rely on alternative wildfire risk tools rather than FHSZ maps.

Government Code §51179(a) requires that within 120 days of receiving the State Fire Marshal's recommendations, a local agency must adopt the updated LRA map by ordinance. Additionally, within 30 days of receiving the updated maps, the County must make the proposed maps available for public review and comment. Solano County received CAL FIRE's updated FHSZ maps on February 24, 2025. The updated maps were posted for public review on the Solano County website on March 5, 2025, in accordance with Government Code §51179(a).

FINANCIAL IMPACT:

The cost of preparing the agenda item is nominal and included in the Department's FY2024/25 Working Budget.

DISCUSSION:

The identification of Fire Hazard Severity Zones (FHSZs) emerged in response to major destructive wildfires, prompting statewide efforts to mitigate wildfire risks. Legislative action mandated mapping across all SRAs and selected LRAs. California Building Code Chapter 7A establishes minimum standards for materials and construction methods to enhance the fire resistance of buildings located in designated areas. Previously, LRA areas were not subject to California Building Code Chapter 7A building requirements; however, current law requires expanded mapping of LRAs and now mandates compliance.

On February 24, 2025, CAL FIRE released updated Phase II maps, which includes Solano County. The State Fire Marshal identifies FHSZs based on factors such as fuel loading, slope, fire weather and wind patterns that influence wildfire spread.

Key updates:

- Properties in High and Very High FHSZs (not moderate zones) will be subject to Chapter 7A building standards, which require ignition-resistant construction materials (e.g., roofing, vents, walls, windows, rain gutters, decking).
- New construction within these zones must comply with these requirements.
- Natural hazard disclosure obligations apply during real estate transactions within these zones.

Pursuant to Government Code §51179(a), Solano County must adopt the updated FHSZ map by June 24, 2025, and transmit the ordinance to the State Fire Marshal by July 24, 2025.

Per Government Code §51179(b)(2)-(3):

- Solano County may add additional areas to the FHSZ map but cannot modify or challenge areas designated by the State Fire Marshal.
- Local jurisdictions cannot decrease the FHSZ designations.

Importantly, the updated maps offer homeowners more accurate risk information, allowing for better wildfire mitigation planning.

The County is working in coordination with the Cordelia, Dixon, Montezuma, Suisun, Vacaville Fire, and East Vallejo Fire Protection Districts on the adoption of these maps and compliance with California Building Code Chapter 7A.

ALTERNATIVES:

Alternatives are limited by Government Code §51179(b)(3) which mandates adoption of the updated 2025 LRA FHZS maps for Solano County provided by the State Fire Marshal.

OTHER AGENCY INVOLVEMENT:

County Counsel assisted in the preparation of the proposed ordinance. The local Fire Districts have been contacted and were provided a copy of the Board Report and ordinance adopting the State Code.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION