



City Council Staff Report

Subject: Fire Hazard Severity Zones Map Adoption

Date: May 27, 2025

Submitted By: Ryan Brayton, Deputy Fire Chief
Reginald Williams, Fire Chief

Department: Fire

Recommendation:

Introduce, Waive the Full Reading, and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Enacting Chapter 8.11 of the Rocklin Municipal Code to Adopt and Designate Fire Hazard Severity Zones.

Background:

In 2022, California enacted Assembly Bill (AB) 211, requiring local agencies to designate, by ordinance, "moderate and high fire hazard severity zones" within 120 days of receiving recommendations from the State Fire Marshal. In late 2024, the City of Rocklin was notified by the Office of the State Fire Marshal (OSFM) that some areas of the City would be designated in a severity zone. Subsequently, on February 10, 2025, the City of Rocklin received official notification from the OSFM that, under Government Code § 51178, it is implementing Fire Hazard Severity Zones (FHSZ) and has classified 1,421 acres in Rocklin as Moderate FHSZ and 1,623 acres as High FHSZ, with none designated as Very High FHSZ. Of the parcels in the High FHSZ, 1,248 parcels are designated residential, 114 parcels are designated commercial, four are designated mixed-use, and 17 are designated "other." A map of the City's Fire Hazard Severity Zones is included as Attachment 2.

In accordance with state law, within 30 days of receiving the transmittal from the OSFM, the City of Rocklin was required to make the information available for public review and comment and be presented in a format that is understandable and accessible to the general public, including, but not limited to maps. On March 11, 2025, the City established a website (<https://www.rocklin.ca.us/fhsz>) and provided information graphics linking the website to the main City website to meet these requirements.

In accordance with state law, within 120 days of receiving the FHSZ, the City of Rocklin is required to formally adopt an ordinance adopting the FHSZ map classifying Moderate and High FHSZs in its jurisdiction. The City may increase the severity of a FHSZ but cannot decrease the severity of a FHSZ designated by the OSFM. Staff does not recommend the City increase any areas identified by the OSFM.

Once the FHSZ are adopted by the City of Rocklin, a copy of the ordinance shall be transmitted to the State Board of Forestry and Fire Protection. Staff will also provide notice to the county recorder, county assessor, and county planning agency identifying the location of the map provided by the State Fire Marshal pursuant to Government Code § 51178.

With the implementation of FHSZ in Rocklin, AB 38, enacted in 2019, will come into effect. AB 38 focuses on wildfire mitigation by requiring defensible space and fire-hardening measures for homes in fire-prone areas of California. A key provision of this law mandates that for real estate transactions in High or Very High FHSZs, sellers must provide documentation of compliance with defensible space requirements by either requesting an inspection of the property from the fire department or disclosing that an inspection has not been completed.

Environmental Analysis:

In accordance with Public Resources Code § 21083.01, California Environmental Quality Act (CEQA) considerations only apply to those areas identified by the OSFM as Very High FHSZ, which Rocklin has none.

Fiscal Impact:

The Fire Department will be required to allocate personnel hours for defensible space inspections for real estate transactions in High FHSZ. Costs may be recuperated by inspection fees; however, the additional inspections will increase staff workload, and could increase the length of time between inspection for any Fire Prevention-related item being requested and when it is scheduled.

ATTACHMENTS:

1. [Ordinance - Fire Hazard Severity Zones](#)
2. [City of Rocklin Fire Hazard Severity Zones](#)