

ORDINANCE O2025-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
NAPA, STATE OF CALIFORNIA, AMENDING NAPA
MUNICIPAL CODE SECTION 17.52.180 RELATED TO FIRE
HAZARD SEVERITY ZONES AND ADOPTING AN
UNCODIFIED FIRE HAZARD SEVERITY ZONE MAP

WHEREAS, the City of Napa's Municipal Code lacks modern day terminology as it pertains to Fire Hazard Severity Zones; and

WHEREAS, California Government Code 51178 mandates that the State Fire Marshal identify areas as Moderate, High, and Very High Hazard Severity Zones based on consistent statewide criteria and the expected severity of fire hazards in those areas; and

WHEREAS, Assembly Bill 337, enacted in response to the devastating 1991 Oakland Hills Fire, requires CAL FIRE to evaluate fire hazard severity zones (FHSZ) in Local Responsibility Areas (LRA) and recommend Very High FHSZ designations to local jurisdictions; and

WHEREAS, Senate Bill 63 mandates the adoption of all three-fire hazard severity zone classifications in LRAs and the FHSZ updates aim to more accurately reflect wildfire-prone areas in California by integrating new science, local climate data, and improved fire assessment modeling. The updated model evaluates the probability of an area burning and expected fire behavior under extreme fuel and weather conditions; and

WHEREAS, as required by California Government Code 51179, the City Council is now being asked to designate by ordinance the Fire Hazard Severity Zones within the City's jurisdiction and to make amendments to the City's Municipal Code; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Napa as follows:

SECTION 1: Codified Amendment. Napa Municipal Code section 17.52.180 is hereby amended to read as follows:

17.52.180 Fire Hazard Severity Zones

A. Purpose. To reduce risk to life and property from wild land fires.

B. State law requires the California Department of Forestry and Fire Protection (CAL

FIRE), to identify areas, or zones, as moderate, high, and very high fire hazard severity potential under the Fire and Resources Assessment Program (FRAP). These Fire Hazard Severity Zones (FHSZ) are mapped and identified based on expected burn probabilities, potential fuels over a 30- to 50- year time period, and their correlated expected fire behavior, in order to better predict possible vegetation fire exposure to buildings and developments.

C. City Development Review Staff Consulted. The city designates the Fire Hazard Severity Zones as required by CAL FIRE pursuant to Government Code Section 51178. Fire hazard severity zones are specifically identified by the Office of the State Fire Marshal. City development review staff shall reference these maps and be consulted as part of initial project application submittals.

D. Requirements for Wildland-Urban Interface Areas. Depending on fire hazard severity zone designation, the following may be required by city development review staff to analyze and address the following factors, including but not limited to:

1. Development of fire protection plans
2. Development of landscape plans and long-term vegetation management.
3. Creation and maintenance of defensible space to protect structures and subdivisions.

E. Approval. Fire hazard reduction information shall be reviewed by city development review staff and incorporated as needed into project approvals.

SECTION 2: Uncodified Adoption of Fire Hazard Severity Zone Map. The City of Napa hereby designates areas within its jurisdiction as moderate, high, and very high fire hazard severity zones, consistent with the classifications provided by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178. The Fire Hazard Severity Zone Map recommended by the State Fire Marshal, titled "City of Napa Fire Hazard Severity Zones," attached hereto as Exhibit "A," and incorporated herein by reference is hereby adopted.

SECTION 3: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 4: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

ATTACHMENT 1

MAYOR: _____

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

I, Tiffany Carranza, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 20th day of May, 2025, and had its second reading and was adopted and passed during the public meeting of the City Council on the 3rd day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to Form:

Christopher Diaz
Interim City Attorney

Exhibit A
City of Napa Fire Hazard Severity Zones

