



Local Responsibility Area Fire Hazard Severity Zone Map

May 27, 2025 City Council Meeting

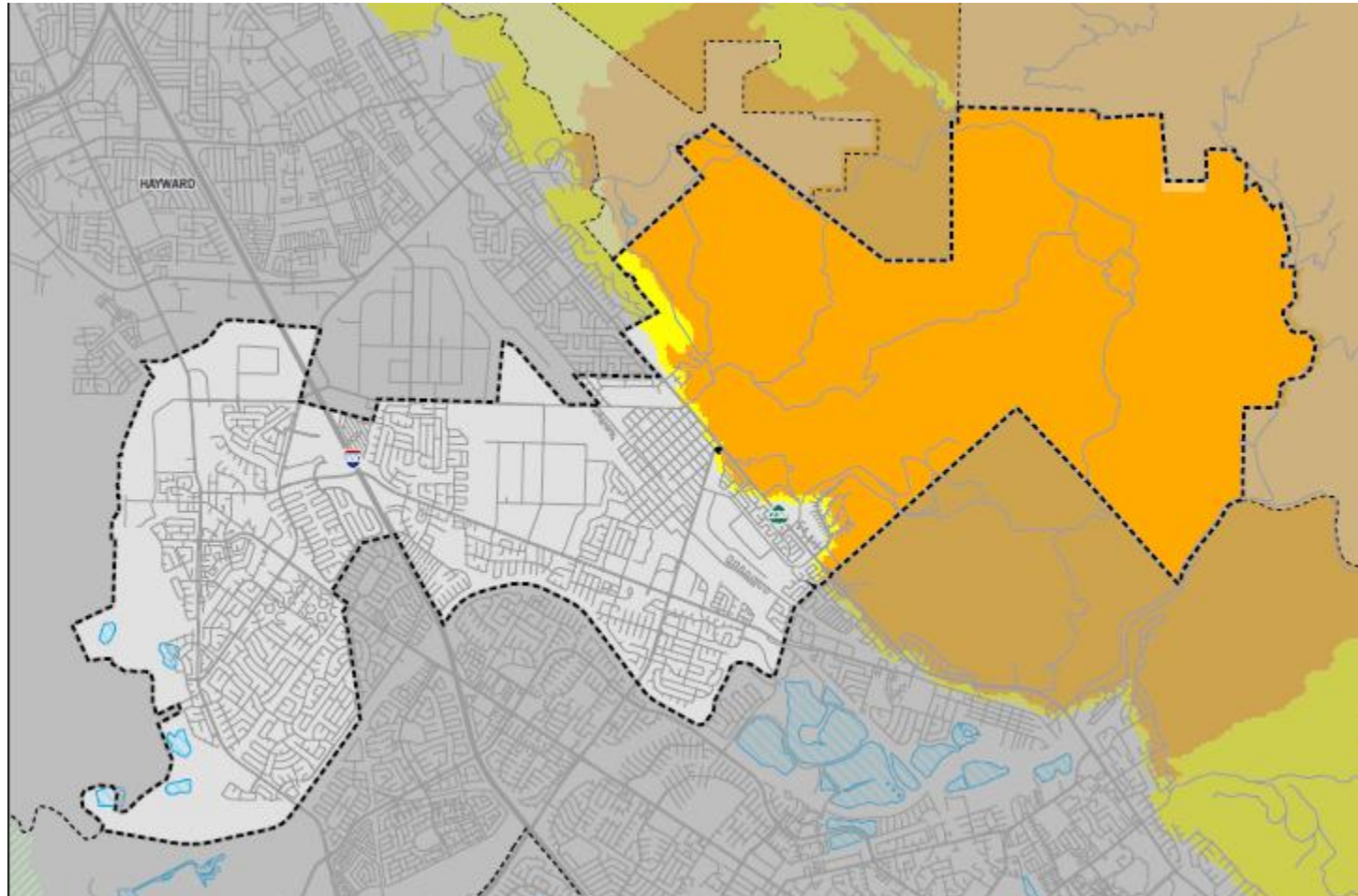
State Mandated Adoption Process

- Senate Bill 63 (Stern, 2021) now requires all zones to be adopted following update from State Fire Marshal.
- Updated maps Released on February 24, 2025.
- Union City made the maps available for the public review and comments within 30 days (Government Code 51178.5).
- City has 120 days from receipt of updated maps to adopt an ordinance (Government Code 51179).
- City must transmit a copy of the adopted ordinance to the State Board of Forestry and Fire Protection within 30 days of adoption.

Ordinance Restrictions

- The law does not allow the City to request changes or provide comments to the State Fire Marshal on the Fire Hazard Severity Zone designations.
- The City may increase the fire severity zone for any area within its jurisdiction, but cannot decrease the level of fire hazard severity zone as identified by the State Fire Marshal.

Union City Map





Map Purpose

- What is the map for?
 - Building standards for new construction in the Wildland-Urban Interface (CBC Chapter 7A).
 - Assist with the planning process for a community.
 - Property development standards.
 - Defensible Space Requirements (Government Code 51182).
 - Natural hazard real estate disclosure.

Map Creation and Effect

- Maps required by Government Code 51177 through 51179.
- Three levels (Moderate, High, and Very High)
 - Union City only has High and Moderate designations.
- Map was created by the state using process that took into account, ember load, urban tree cover, slope, vegetation type, fire weather, record of extreme fire weather at a given location, and distance to wildland.
- The maps measure hazard and not risk. Therefore, no impact to insurance process with measures risk.
- Parcels in a high fire severity zone are subject to some additional building code requirements and real estate transfer inspection.



Proposed Ordinance

- Designates official map depicting the designated fire hazard severity zones in compliance with Government Code Section 51178.

Staff Recommendation:

Waive full reading and introduce by title only an ordinance to designate Fire Hazard Severity Zone Map within the Local Responsibility Area as recommended by the California Department of Forestry and Fire Protection (CalFire) pursuant to Government Code Section 51178.



QUESTIONS AND/OR COMMENTS

