



## ZONING TOPIC – High Fire Hazard and Zoning



Figure 1 – Fawn Fire smoke seen from the city of Shasta Lake.

### **Discussion**

Shasta Lake’s rolling foothills and deep ravines create a unique setting that fosters a sense of place and can provide many recreational opportunities. However, our unique setting can also bring risks. Many General Plan policies emphasize the obligation to adopt responsible zoning standards related to topography, natural resource protection, and appropriate site development. Much of the City has also been designated as a “Very High Fire Hazard Severity Zone” by CalFire (see link and map at the end of the document).

Some subdivisions and homes developed before the City of Shasta Lake was incorporated are at increased risk from wildfire because they often have narrow, one-lane roads and minimum water supplies. They also often only have a single access road for ingress and egress. Even though some subdivisions were developed to include emergency access roads, many of these roads are not adequately maintained and are overgrown to the extent that they may be impassable in an emergency.

The City of Shasta Lake has adopted a Local Hazard Mitigation Plan ([Local-Hazard-Mitigation-Plan-LHMP-for-the-City-of-Shasta-Lake \(cityofshastalake.org\)](http://cityofshastalake.org)). The HMP recognizes the community’s commitment to reducing the potential impacts of natural hazards within the city. The HMP is incorporated into the Safety, Land Use, and Conservation Elements of the City’s General Plan. In particular, the Conservation and Public Safety Elements of the plan incorporate the HMP in compliance with state law (AB 2140). The policy direction of the General Plan and the mitigation

measures of the HMP must be satisfied in the development regulations and zoning districts of the zoning ordinance update.

**Why is this information necessary for a zoning ordinance?** A zoning ordinance can help increase protection and resilience against natural disasters. The HMP provides information that will assist the city in deciding on appropriate zoning and building codes. The CZO update will include zoning and subdivision standards that help assure that future development occurs in a manner that protects residents and businesses by reducing hazards due to wildfire where possible. Strengthening the city's emergency access water supply, and other standards for new development, including infrastructure maintenance, will help reduce future risk in these fire-prone areas.

### **Related General Plan Policies**

The following are some relevant General Plan policies that touch on this topic and relate directly to preparing a new zoning ordinance.

- **GOAL OPEN SPACE-3** Ensure that open space planning and development practices are consistent with hazard and flood mitigation efforts.
- **POLICY HEALTH and SAFETY-1.6** Known fire hazard information should be analyzed as part of every general plan amendment, zone change, use permit, variance, building site approval, and all other land development applications subject to environmental assessment. (Source: Existing Policy FS-c)
- **IMPLEMENTATION HEALTH and SAFETY -1.2** Work to maintain an adequate emergency response time for all proposed urban development. Identify existing developed areas lacking adequate emergency service, especially focusing on neighborhoods in high wildfire hazard zones that do not have at least two emergency evacuation routes, both urban and rural.
- **GOAL HEALTH and SAFETY - 3** Minimize the risk to life and property from wildfire.
- **POLICY HEALTH and SAFETY - 3.6** Protect development from wildland and non-wildland fires by requiring development to incorporate design measures responsive to the risk from this hazard.
- **IMPLEMENTATION HEALTH and SAFETY - 3.1** Strengthen site access, emergency water supply, vegetative fuel modification, and defensible space standards for new development, including for the long-term maintenance of such infrastructure. Develop fire protection and hazardous fuel reduction plans for new subdivisions in high-fire hazard areas. Ongoing implementation of the plans should be required and funded by new development.

### **Important Weblinks**

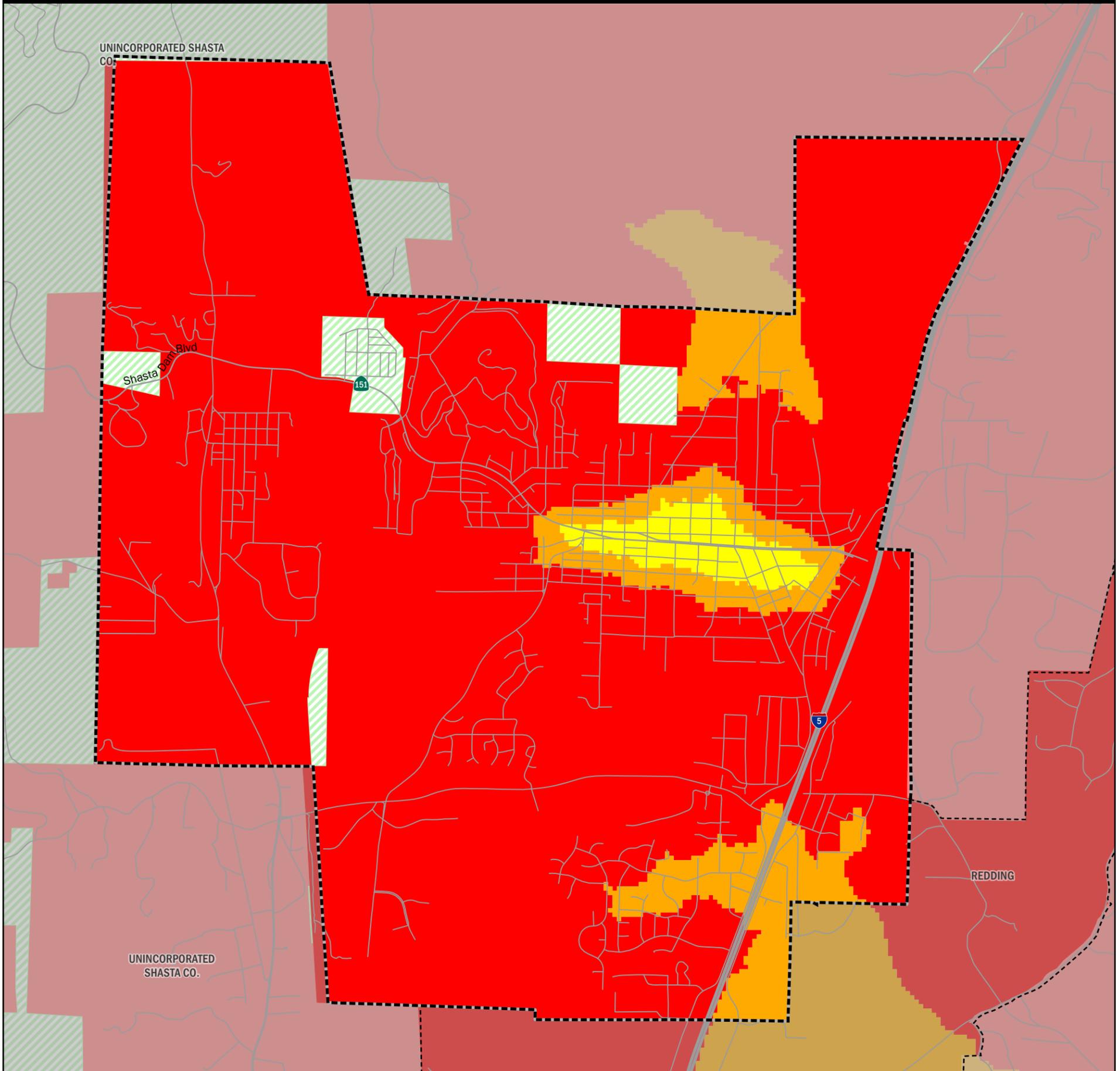
- **Fire Hazard Severity Zones - Link to CalFire Information** ([Fire Hazard Severity Zones in State Responsibility Area - Statewide \(azureedge.net\)](#))
- **General Plan Chapter 7 - Public Safety Element** ([Final-City-of-Shasta-Lake-2040-General-Plan \(cityofshastalake.org\)](#)).
- **LRA 2025 VHFHSZ Updated Map** [Fire Hazard Severity Zones in Local Responsibility Area - City of Shasta Lake](#)



# Local Responsibility Area Fire Hazard Severity Zones

As Identified by the  
State Fire Marshal

January 22, 2025



**Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal**

Very High High Moderate

**Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024**

Very High High



Projection: NAD 83 California Teale Albers  
Scale: 1:29,000 at 11" x 17"

  Incorporated City       Federal Responsibility Area (FRA)  
  Unzoned LRA

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California  
 Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency  
 Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection  
 Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:  
 CAL FIRE Fire Hazard Severity Zones (FHSZSRA23\_3, FHSZLRA\_25\_1)  
 CAL FIRE State Responsibility Areas (SRA25\_1)  
 City and County boundaries as of 10/22/24 (CA Board of Equalization)