

TOWN OF TRUCKEE

California

DRAFT ORDINANCE 2025-04

**AN ORDINANCE OF THE TOWN OF TRUCKEE ADOPTING THE STATE-RECOMMENDED
FIRE HAZARD SEVERITY ZONE MAP AND
AMENDING CHAPTER 15.03 OF TRUCKEE MUNICIPAL CODE
REGARDING FIRE HAZARD SEVERITY ZONE CLASSIFICATIONS**

WHEREAS, pursuant to California Government Code Section 51178, the State Fire Marshal is required to identify areas in the state as Moderate, High, and Very High Hazard Severity Zones based on consistent statewide criteria and the severity of fire hazard that is expected to prevail in those areas; and

WHEREAS, the state hazard maps are being updated to more accurately reflect zones in California that are susceptible to wildfire through the incorporation of new science in local climate data and improved fire assessment modeling in determining hazard ratings; and

WHEREAS, based on the zone designations, certain state wildfire mitigation regulations are required, including but not limited to building codes, defensible space, and real-estate hazard disclosures, as outlined in California Government Code Section 51175 et seq and California Civil Code 1102.19; and

WHEREAS, the State Fire Marshal transmitted the updated hazard zone recommendations on February 10, 2025; and

WHEREAS, pursuant to California Government Code Section 51178.5, the Town of Truckee ("Town") made the draft updated hazard zone recommendations available for public review and comment within 30 days of receiving them; and

WHEREAS, pursuant to California Government Code Section 51179(a), the Town must designate, by ordinance, moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the State Fire Marshal; and

WHEREAS, pursuant to California Government Code Section 51179(b)(3), the Town is prohibited from decreasing the level of fire hazard severity zone identified by the State Fire Marshal for any area within Truckee, for example by reducing areas designated as very high fire hazard severity zones by the State Fire Marshal to moderate or high fire hazard severity zones; and

WHEREAS, the Town Council wishes to accept the hazard severity zone recommendations as provided by the State Fire Marshal; and

WHEREAS, to enhance local wildfire mitigation measures, the Town will continue the past practice of exceeding minimum state wildfire mitigation regulations by requiring compliance with California Building Code Chapter 7A and California Residential Code Section R337, Materials

and Construction Methods for Exterior Wildfire Exposure, town-wide regardless of the property's fire hazard severity zone designation;

The Town Council of the Town of Truckee Does Ordain as Follows:

Section 1. Enactment. The Fire Hazard Severity Zone Map recommended by the State Fire Marshal and attached hereto as Exhibit "A" and incorporated herein by reference is hereby adopted without amendment.

Section 2. Amendments to Municipal Code Chapter 15.03. Chapter 15.03 of the Truckee Municipal Code, entitled Building and Construction, is hereby amended as set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 3. Findings. The Town Council hereby adopts the following findings in support of the adoption of this ordinance and the amendments to Chapter 15.03 of the Truckee Municipal Code:

- a. The proposed amendments directly implement and are internally consistent with the goals, policies, and actions of all elements of the 2040 General Plan.
- b. The proposed amendments do not materially change any existing requirements related to building and construction within the town and would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
- c. The proposed amendments ensure and maintain internal consistency with other applicable provisions of Title 15, Building and Construction, California state law, and federal law.

Section 3. Summary Publication. The Town Clerk is hereby directed to publish a summary of this ordinance in accordance with the law.

Section 4. Transmittal. Pursuant to California Government Code Section 51179(c), and Title 14 California Code of Regulations § 1280.02, Town staff shall transmit a copy of this ordinance to the State Board of Forestry and Fire Protection within 30 days of adoption.

Section 5. Posting. The official Town of Truckee Fire Hazard Severity Zone Map will be published and available at www.townoftruckee.gov. Pursuant to California Government Code Section 51179(g), Town staff shall post, or ensure that County staff have posted, a notice at the office of the Nevada County Recorder, the Nevada County Assessor, and the Nevada County Planning Department identifying the location of the State Fire Marshal's Fire Hazard Severity Zone Map.

* * * * *

The foregoing Ordinance was introduced at a regular meeting of the Truckee Town Council held on the 22 day of April 2025, and adopted at a regular meeting of the Truckee Town Council on the ____ day of _____, 2025,, _____, moved for the adoption, the motion was seconded by _____, and was carried by the following vote:

AYES:

NOES:

ABSENT:

Jan Zabriskie, Mayor

ATTEST:

APPROVED AS TO FORM:

Kelly Carpenter, Town Clerk

Andrew Morris, Town Attorney

Attachments:

Exhibit "A" – Town of Truckee Fire Hazard Severity Zone Map

Exhibit "B" – Title 15, Building and Construction Amendments

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EXHIBIT "A"

Town of Truckee Fire Hazard Severity Zone Map

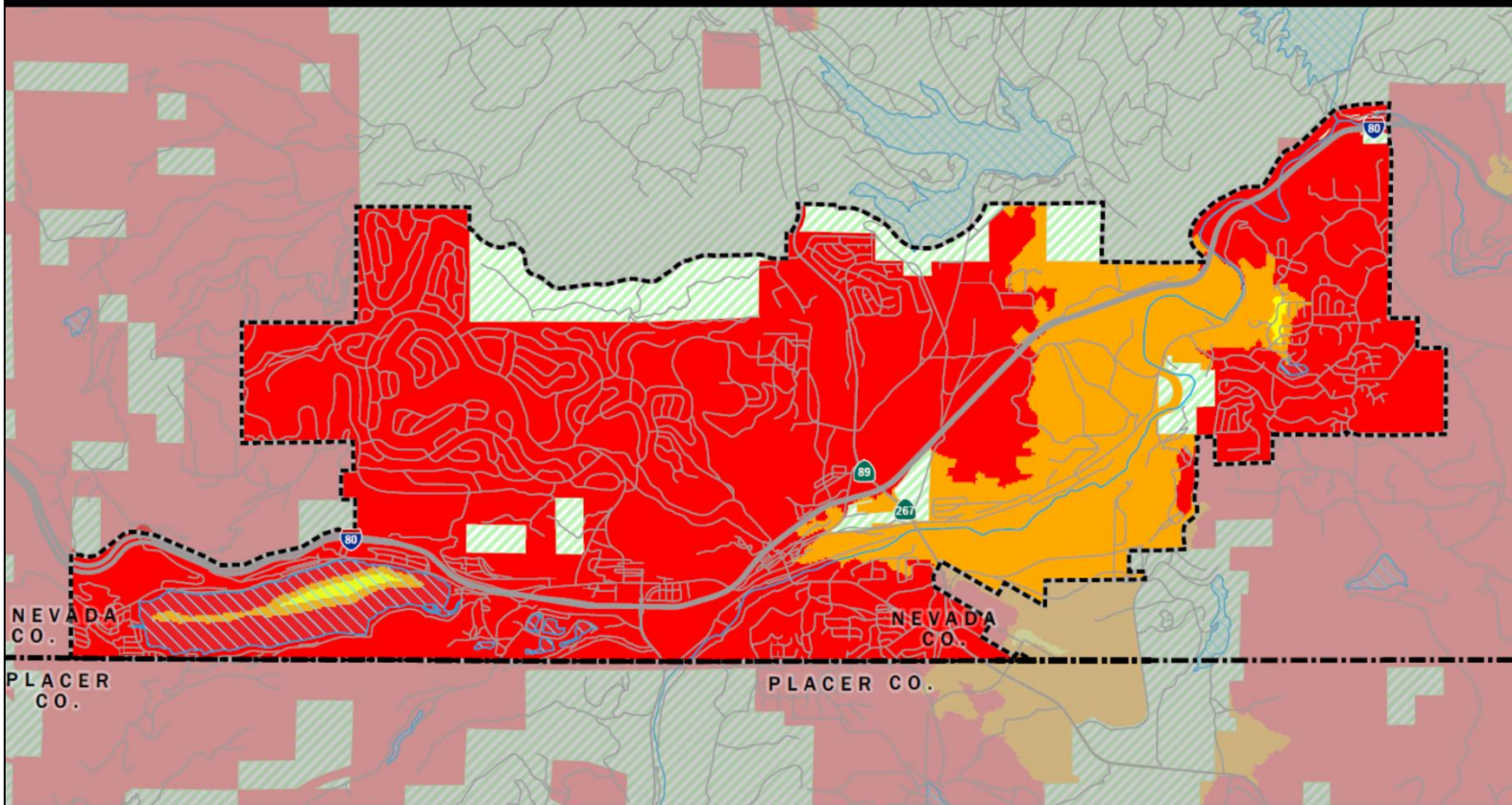
TOWN OF TRUCKEE – NEVADA COUNTY



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 Moderate



Projection: NAD 83 California Teale Albers
Scale: 1:81,000 at 11" x 17"

--- Incorporated City Waterbody
Unzoned LRA Federal Responsibility Area (FRA)

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.

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EXHIBIT “B”

Title 15, Building and Construction

Title 15, Building and Construction, of the Truckee Municipal Code is hereby amended to read as follows (additions are shown by underline type; deletions are shown in ~~strikethrough~~ type; Council modifications are shown in gray highlighted type):

15.03.040 Fire Hazard Severity Zone Classification

- (a) For purposes of clarification and enforcement of California Building Code Chapter 7A and California Residential Code Section R337, Materials and Construction Methods for Exterior Wildfire Exposure, ~~the Truckee Fire District adopted Ordinance 1-96 which was mandated by AB 337 in 1992 (Bates Bill); it designates all areas within the Town of Truckee a Very High Fire Severity Zone. The effective date of this code section is modified by the California Building Standards Commission to be July 1, 2008 the Town of Truckee designates itself as a Wildland Urban Interface (WUI) area and applies California Building Code Chapter 7A and California Residential Code Section R337, Materials and Construction Methods for Exterior Wildfire Exposure standards to all areas within the Town of Truckee, regardless of a property's fire hazard severity zone designation status, as adopted under Ordinance 2025-04.~~
- (b) Section 701A.3 Exception 4 of the California Building Code and Section R337.1.3 Exception 4 of the California Residential Code are deleted and replaced to read as follows: Additions to and remodels of buildings originally constructed prior to the applicable application date, other than the replacement of roofing, siding, and windows as follows:
 - (1) If the entire roof is being replaced within any one-year period, the new roof shall comply with Sections 705A and R337.5.
 - (2) If the entire building is being re-sided within any one-year period, the new siding shall comply with Sections 707A and R337.7 and vents shall comply with Sections 706A and R337.6.
 - (3) If all the windows are being replaced within any one-year period, the new windows shall comply with Sections 708A and R337.8.