



City Council Meeting Staff Report

Meeting Date: February 24, 2026

SUBJECT: Introduce and Waive First Reading of Ordinance Designating Fire Hazard Severity Zones within the City of Wheatland

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council waive the first reading of, and conduct a public hearing on, an ordinance designating fire hazard severity zones within the City of Wheatland.

DISCUSSION:

California Government Code Section 51178 provides that the State Fire Marshall shall identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and on the severity of fire hazard that is expected to prevail in those areas. Moderate, high and very high fire severity zones are 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 Marshall as a major cause of wildfire spread. California.

Government Code Section 51179 requires local agencies to designate, by ordinance, moderate, high, and very high fire hazard severity zones in their jurisdiction within 120 days of receiving recommendations from the State Fire Marshall. The City of Wheatland received the Local Responsibility Area Fire Hazard Zones Map from the California Department of Forestry and Fire Protection (CAL FIRE) on January 30, 2026 (see attachment). The map indicates that a portion of the undeveloped eastern area of the city is designated as a moderate severity fire hazard zone and a very small area in the far eastern section of the city has been designated as a high fire hazard severity zone. There are no areas within the city that have been designated as very high fire severity zones. Any areas that are within a designated very high fire severity safety zone are required to follow certain guidelines, including defensible space clearance and other wildfire safety practices as well as specific disclosures for real estate transactions. Government Code Section 51178.5 requires that the State Fire Marshall's fire hazard severity zone information be made available for public review and comment. This information is available for public review on the City's website.

CEQA REVIEW:

This Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

FISCAL IMPACT:

There is no fiscal impact associated with this recommended action.

ATTACHMENTS:

A. Ordinance w/Exhibit