



***2025 Update to the
Local Responsibility Area (LRA)
Fire Hazard Severity Zones (FHSZ) Map***

*for the unincorporated areas of Plumas County
within the
Town of Chester, Town of Quincy,
Town of East Quincy, and Sierra Valley*

Public Comments:

To make a public comment, obtain hard copy maps for viewing, and for further information please visit the Planning Department at 555 Main Street, Quincy, or call or email Tracey Ferguson, Planning Director, at traceyferguson@countyofplumas.com or 530-283-6214

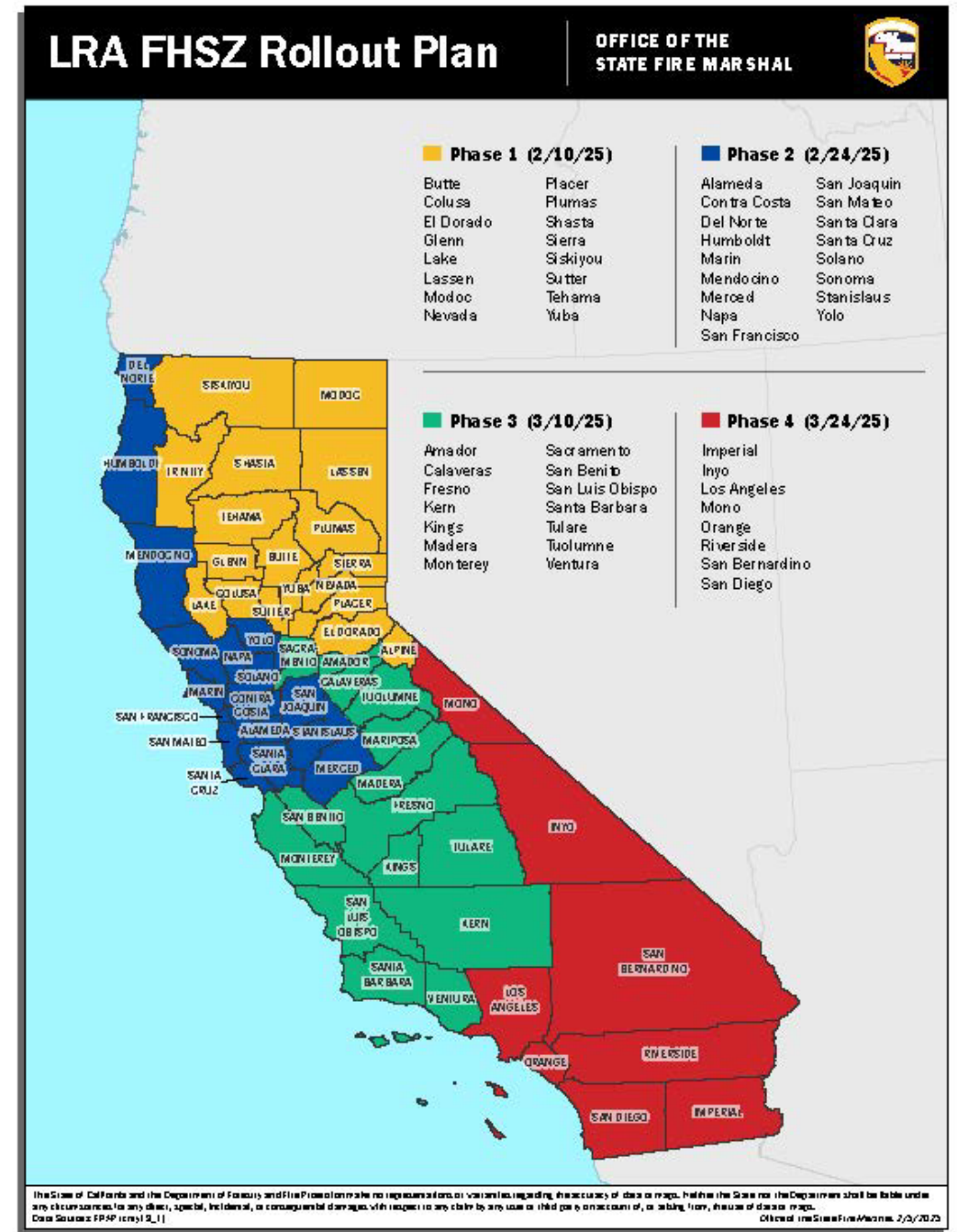
<https://www.plumascounty.us/3354/LRA-Fire-Hazard-Severity-Zones-FHSZ-Map>

Local Responsibility Area (LRA) Fire Hazard Severity Zones (FHSZ) Map Released February 10, 2025

The Office of the State Fire Marshal is mandated by Government Code Sec. 51178 to identify levels of fire hazard in the Local Responsibility Area (LRA) based on consistent statewide criteria and the expected severity of fire hazards, and Government Code Sec. 51179 requires the State Fire Marshal to make recommendations of fire hazard severity zones to local agencies (Sec. 51177(e)), for city and county designation and adoption by ordinance.

FHSZ State Fire Marshall Rollout Plan

The State Fire Marshall FHSZ Rollout Plan includes Plumas County in "Phase 1" starting February 10, 2025, which is the date the County received the 2025 LRA FHSZ maps that evaluate "hazard," not "risk" to include areas or zones of Very High, High, and Moderate fire hazard based on consistent statewide criteria and the severity of fire hazard that is expected to prevail in those areas (Government Code Sec. 51178).



LRA Areas in the Unincorporated Plumas County

LRA areas in Plumas County are those where the “local government” is responsible for wildfire protection, which in the case of Plumas, is the responsibility of the local fire protection special districts.

Specifically, the areas of LRA in unincorporated Plumas County are within the Town of Chester, Town of Quincy, Town of East Quincy, and Sierra Valley. Local fire protection special districts affected include Peninsula Fire Protection District (Chester), Quincy Fire Protection District (Quincy/East Quincy), and Beckwourth Peak Fire Protection District (Sierra Valley).

Make the LRA FHSZs Information Available to the Public

Pursuant to Government Code Sec. 51178.5 within 30 days (or no later than March 12, 2025) after receiving a transmittal from the State Fire Marshal that identifies fire hazard severity zones pursuant to Government Code Sec. 51178, Plumas County must make the information available for public review and comment, and the information must be presented in a format that is understandable and accessible to the general public, including, but not limited to, maps.

Plumas County has established a website at the following address, making the information available for public review and comment: <https://www.plumascounty.us/3354/LRA-Fire-Hazard-Severity-Zones-FHSZ-Map>

Review and Comment by Local Government, Fire Protection Districts, the Public, and Others

Government Code Sec. 51179(b)(1) allows for Plumas County, at its discretion, to include areas not identified as Very High FHSZs, as Very High following a finding supported by substantial evidence in the record that the requirements of Government Code Sec. 51182 (i.e., defensible space) are necessary for effective fire protection within the area.

Further Government Code Sec. 51179(b)(2) allows for Plumas County, at its discretion, include areas not identified as Moderate and High FHSZs, as Moderate and High.

Furthermore, Government Code Sec. 51179(b)(3) directs that Plumas County cannot decrease the level of fire hazard severity zones for any area and may only increase the level.

Pursuant to Government Code Sec. 51179(d) any changes made by Plumas County to the 2025 LRA FHZS maps provided by the State Fire Marshall are final and are not rebuttable by the State.

LRA FHSZ Ordinance/Map Adoption – Board of Supervisors

Pursuant to Government Code Sec. 51179(a), Plumas County must adopt the 2025 LRA Moderate, High, and Very High FHSZs in the unincorporated area of the County by ordinance, with an associated map, **within 120 days of receiving the maps on February 10, 2025, or no later than June 10, 2025.**

Then, Plumas County must transmit a copy of the ordinance/map adopted by the Board of Supervisors to the State Fire Marshall within 30 days of adoption, or no later than July 10, 2025.

Plumas County is obtaining clarification as to when the enforcement of the adoption of the ordinance, with the material changes in the LRA "High" Fire Hazard Severity Zone will go into effect, i.e., 1) Hazard Disclosure and 2) Chapter 7A.

What is the difference between SRA and LRA?

State Responsibility Area (SRA) is a legal term defining the area where the State has financial responsibility for wildland fire protection and prevention. – [CA PRC 4102](#)

Local Responsibility Area (LRA) includes incorporated cities, urban regions, agriculture lands, and portions of the desert where the local government is responsible for wildfire protection. – [CA PRC 4125](#)

How are Fire Hazard Severity Zones determined in Local Responsibility Areas?

CAL FIRE uses an extension of the state responsibility area Fire Hazard Severity Zone model as the basis for evaluating fire hazard in Local Responsibility Area. The Local Responsibility Area hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area.

– [PRC 4202](#) and [GC 51178](#)

2017



Tubbs Fire burns 36,810 acres, destroying 5,643 structures and resulting in 22 fatalities in Santa Rosa.

2018



Camp Fire burns 153,336 acres, destroying 18,804 structures and resulting in 85 fatalities in Paradise.

CAL FIRE finalizes the Statewide FHSZ Model to include Very High FHSZ in LRA.

2007

AB 642 and SB 63 require CAL FIRE to identify Moderate and High FHSZ in LRA.

2021

AB 211 requires local agency to designate by ordinance Moderate and High FHSZ in LRA.

2022

Frequently Asked Questions



Is there an easy way to determine the Fire Hazard Severity Zone of my property?

You can search by address to find your current designation on the website: osfm.fire.ca.gov/fhsz

Why are Fire Hazard Severity Zones being updated?

The hazard maps are being updated to more accurately reflect the zones in California that are susceptible to wildfire. The process will incorporate new science in local climate data and improved fire assessment modeling in determining hazard ratings. — [PRC 4125](#) and [GC 51178](#)

What are the key elements of the Fire Hazard Severity Zone Model?

The model has two key elements: probability of an area burning and expected fire behavior under extreme fuel and weather conditions. The factors considered in determining fire hazard within wildland areas is fire history, flame length, terrain, local weather, and potential fuel over a 50-year period. Outside of wildlands, the model considers factors that might lead to buildings being threatened, including terrain, weather, urban vegetation cover, blowing embers, proximity to wildland, fire history, and fire hazard in nearby wildlands. This is not a structure loss model, as key information regarding structure ignition is not included. — osfm.fire.ca.gov/fhsz

Why does the model place an emphasis on the spread of embers?

Embers spread wildfire because they can travel long distances in the wind and ignite vegetation, roofs, attics (by getting into vents), and decks. — osfm.fire.ca.gov/fhsz

Science, Method, and Definitions for Geospatial LRA/SRA Model

- FHSZ maps are developed from a geospatial model that is designed to describe relative wildland and urban-interface fire hazard potential over the long-term for all areas of the state.
- Different steps were taken for modeling FHSZ in wildland areas, defined as those where a fuel model can be applied, and non-wildland areas.
- Non-wildland includes urban, agricultural and barren lands, and water or wetlands.
- Wildland areas were scored directly based on data inputs within the wildland, and non-wildland areas were scored using a buffering routine that builds zones based on proximity to wildland as well as factors that reflect how conducive the non-wildland area is to fire spread.
- In addition, slightly different rules apply for zoning in State Responsibility Area (SRA) vs Local Responsibility Area (LRA) and Federal Responsibility Area (FRA).
- The modeling methods for building FHSZ are divided into five modules
 - Module 1 – Delineate wildland zones
 - Module 2 – Wildland FHSZ classification
 - Module 3 – Brand production and dispersal
 - Module 4 – Non-wildland FHSZ classification
 - Module 5 – Jurisdictional overlay and cleanup
- The zones must be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the State Fire Marshall as a major cause of wildfire spread.
- These map updates are intended to enhance California's approach to wildfire preparedness.

What are the key elements of the Fire Hazard Severity Zone model?

The fire hazard severity model for wildland fire has two key elements:

1. probability of an area burning and expected fire behavior under extreme fuel and
2. weather conditions.

The zones reflect areas that have similar burn probabilities and fire behavior characteristics.

The factors considered in determining fire hazard within wildland areas are fire history, flame length, terrain, local weather, and potential fuel over a 50-year period.

Outside of wildlands, the model considers factors that might lead to buildings being threatened, including terrain, weather, urban vegetation cover, blowing embers, proximity to wildland, fire history, and fire hazard in nearby wildlands.

FHSZs are not a structure loss model, as key information regarding structure ignition (such as roof type, etc.) is not included.

Fire Hazard Severity Zones

What is a Fire Hazard Severity Zone?

The State Fire Marshal shall 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. – [CA GOV 51178](#)

When did Fire Hazard Severity Zones begin in Local Responsibility Area?

Assembly Bill 337 (Bates 1992), prompted by the devastating Oakland Hills fire of 1991, calls for CAL FIRE to evaluate fire hazard severity in local responsibility area and to make a recommendation to the local jurisdiction where Very High FHSZ exist. – [CA GOV 51175](#)

What do Fire Hazard Severity Zones measure?

The maps evaluate “Hazard”, not “Risk”. Hazard is based on physical conditions that create expected fire behavior over a 50-year period without considering short-term modifications. Risk is the potential damage a fire can do to the area under existing conditions, including fuel reduction projects, defensible space, and ignition resistant building construction. - osfm.fire.ca.gov/fhsz

DEFINITIONS

“Hazard” is based on the physical conditions that create a likelihood and expected fire behavior over a 30 to 50-year period without considering mitigation measures such as home hardening, recent wildfire, or fuel reduction efforts.

“Risk” is the potential damage a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction.

- **Vegetation:** Fire hazard considers the potential vegetation over a 30- to 50- year time horizon. Vegetation is “fuel” for a wildfire and it may vary over time.
- **Topography:** Fire typically burns more quickly and intensely up steep slopes.
- **Climate:** Fire moves faster and is more intense under hot, dry, and windy conditions.
- **Crown Fire Potential:** Under extreme conditions, fires burn to the top of trees and tall brush.
- **Ember production and movement:** Burning embers, known as firebrands, spread fire ahead of the flame front and can ignite buildings up to a mile away from the main fire
- **Fire History:** Past fire occurrence of an area over several decades

Will the new Fire Hazard Severity Zone maps affect my insurance?

Insurance companies use risk models, which differ from hazard models, because they consider the susceptibility of a structure to damage from fire and other short-term factors that are not included in hazard modeling. Insurance risk models incorporate additional factors that change more frequently than those that CAL FIRE includes in its hazard mapping, which is built to remain steady.

— [California Department of Insurance](#)

California Insurance Commissioner Ricardo Lara's Statement

How will the updated CAL FIRE maps affect insurance availability and affordability?

CAL FIRE's maps are intended to drive local planning decisions, not insurance decisions.

Under Commissioner Lara's new regulation, Safer From Wildfires, finalized in October 2022, insurance companies must provide discounts for wildfire safety actions such as community mitigation and home-hardening, which CAL FIRE's maps do not assess.

In addition, insurance companies are already using risk analysis tools and models that go beyond CAL FIRE's proposed maps in determining what properties they will underwrite.

California Insurance Commissioner Safer From Wildfires, weblink:

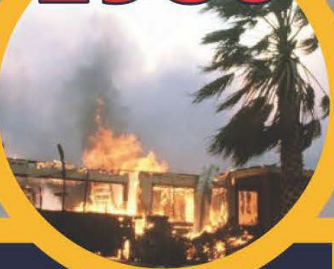
<https://www.insurance.ca.gov/01-consumers/200-wrr/Safer-from-Wildfires.cfm>

See also CA Code of Regulation Sec. 2644.9 "Consideration of Mitigation Factors; Wildfire Risk Models" applicable to insurers and insurance rate plans.

What are the requirements within Fire Hazard Severity Zones?

- Materials and Construction Methods for Exterior Wildfire Exposure – [CBC Chapter 7A](#)
- Natural hazard real estate disclosure at the time of sale – [CA CIV 1102.19 \(AB 38 2019\)](#)
- 100-foot defensible space clearance requirements – [CA GOV 51182](#)
- Property development standards such as road widths, water supply, and signage – [CA PRC 4290](#)
- Consideration during future development of Cities and Counties General Plan – [CA GOV 65302](#)

1980



Panorama Fire burns 28,800 acres, destroying 325 structures and resulting in 4 fatalities in San Bernardino.

1991



Tunnel Fire burns 1,600 acres, destroying 2,900 structures and resulting in 25 fatalities in the Oakland Hills.

PRC 4201 mandates that CAL FIRE develop Fire Hazard Severity Zones.

1982

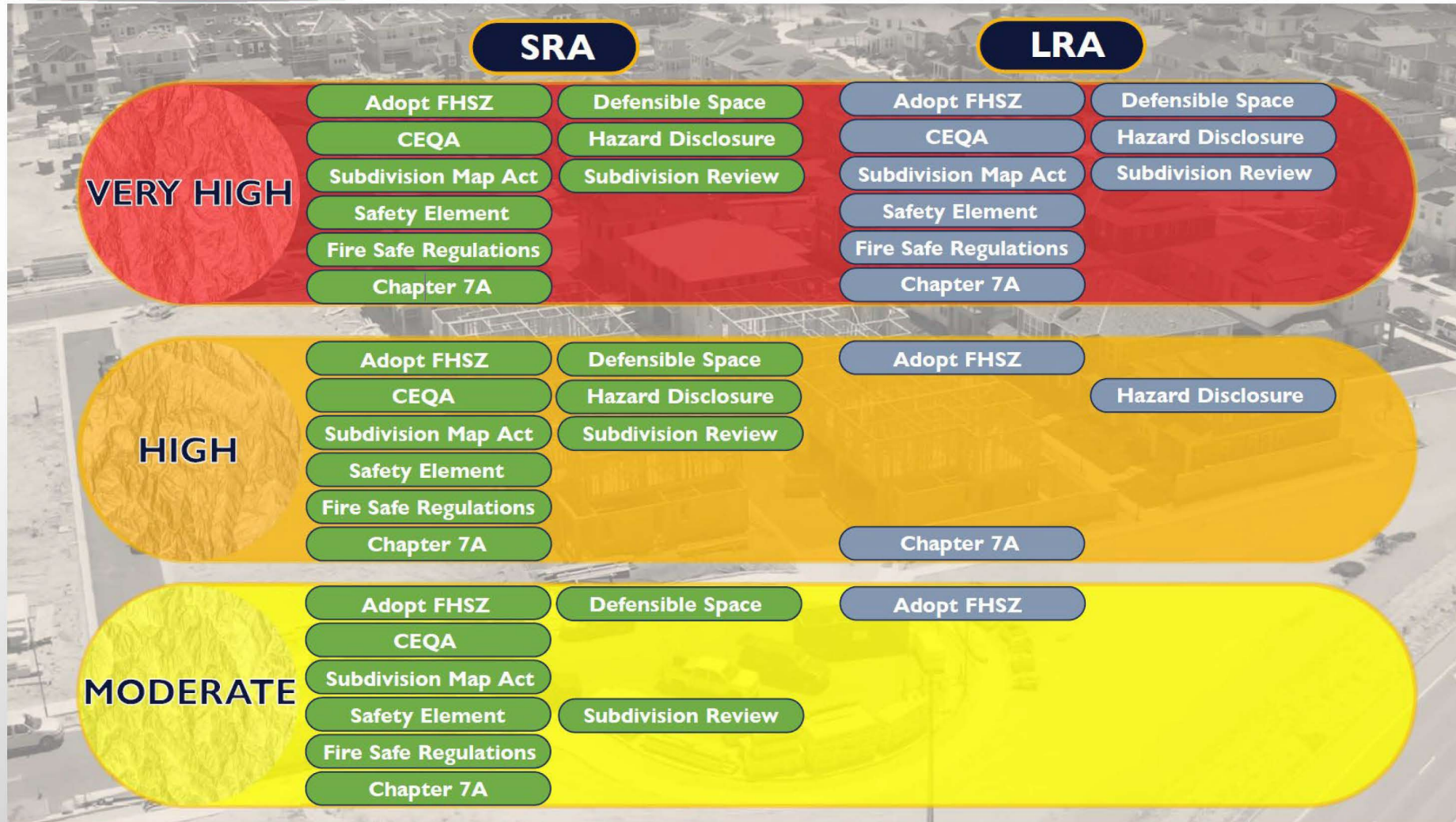
Fire Hazard Severity Zone maps are created.

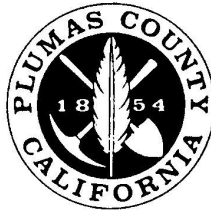
1985

The "Bates Bill" calls for CAL FIRE to identify Very High Fire Hazard Severity Zones in LRA.

1992

Fire Hazard Severity Zones (FHSZ)





PLUMAS COUNTY LOCAL RESPONSIBILITY AREA (LRA)
FIRE HAZARD SEVERITY ZONES (FHSZ) MAP
APPROXIMATE PARCELS DATA TABLE
DATED 03.12.25 SUBJECT TO CHANGE

	TOTAL LRA PARCELS	LOCAL RESPONSIBILITY AREA (LRA) January 22, 2025 UNDER REVIEW FOR ADOPTION OF AN COUNTY ORDINANCE NO LATER THAN June 10, 2025				IN EFFECT TODAY LRA as recommended 2007-2011 LRA VHFHSZ July 1, 2021 State Minimum Fire Safe Regulations, Effective April 1, 2023	
		VERY HIGH	HIGH	MODERATE	NON- WILDLAND	VERY HIGH	NON- WILDLAND
QUINCY/ EAST QUINCY PARCELS	1,200	1,183 (99%)	17 (1%)	0 (0%)	0 (0%)	694 (58%)	506 (42%)
CHESTER PARCELS	1,332	657 (49%)	369 (28%)	217 (16%)	89 (7%)	33 (2%)	1,299 (98%)
SIERRA VALLEY PARCELS	163	3 (2%)	63 (38%)	8 (5%)	89 (55%)	0 (0%)	163 (100%)
TOTAL PARCELS	2,695	1,843 (68%)	449 (17%)	225 (8%)	178 (7%)	727 (27%)	1,968 (73%)



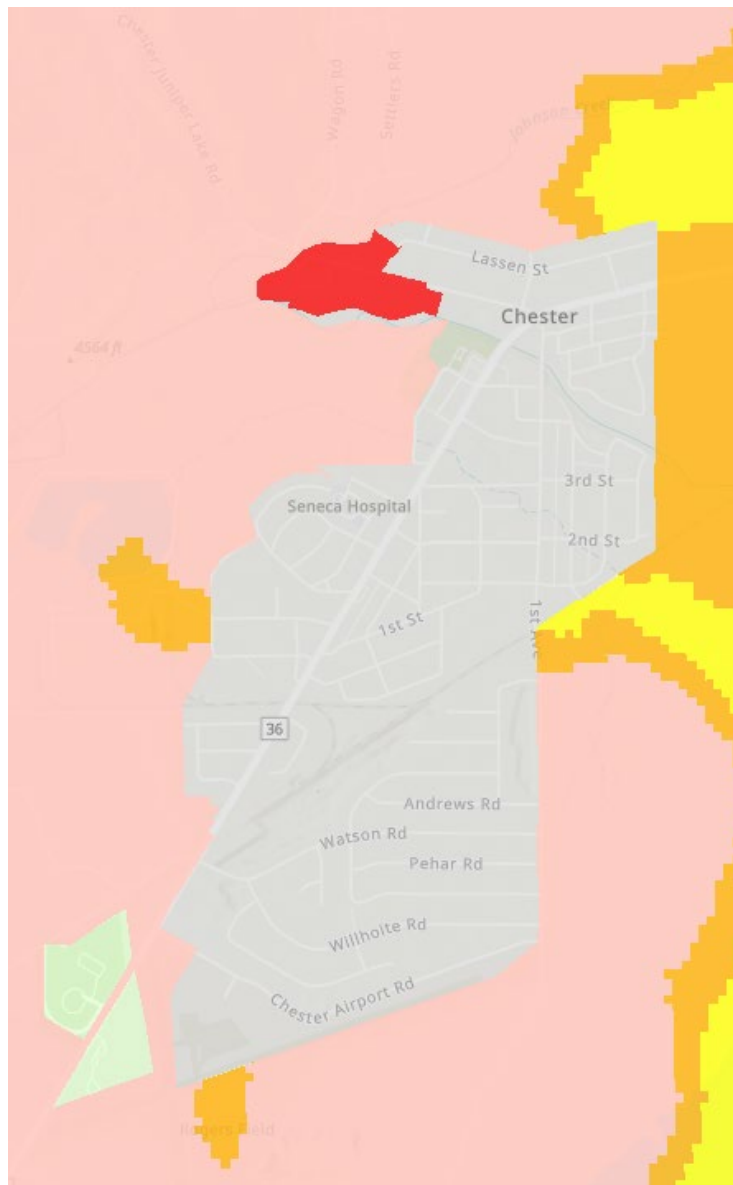
Fire Hazard Severity Zone Viewer

FHSZ in State Responsibility Area effective April 1, 2024

FHSZ in reclassified LRA, adopted as SRA 2007

FHSZ in Local Responsibility Area as recommended 2007-2011

IN EFFECT TODAY



About this Map

This map displays adopted Fire Hazard Severity Zones (FHSZ) in the State Responsibility Area (SRA), effective April 1st 2024. It also displays recommended FHSZ in the Local Responsibility Area (LRA) from 2007-2011.

Due to regulatory processes, there are lands that are no longer classified as SRA and have become classified as LRA yet had a FHSZ designation from the 2007 SRA FHSZ map adoption. These areas are shown on the map with hatched symbology.

Legend	Map Layers
Fire Hazard Severity Zones	
FHSZ in SRA - Effective April 1, 2024	
	Very High
	High
	Moderate
FHSZ in LRA - Reclassified from SRA	
	Very High
	High
	Moderate
FHSZ in LRA - Recommended 2007-2011	
	Very High



Fire Hazard Severity Zone Viewer

FHSZ in State Responsibility Area effective April 1, 2024

FHSZ in reclassified LRA, adopted as SRA 2007

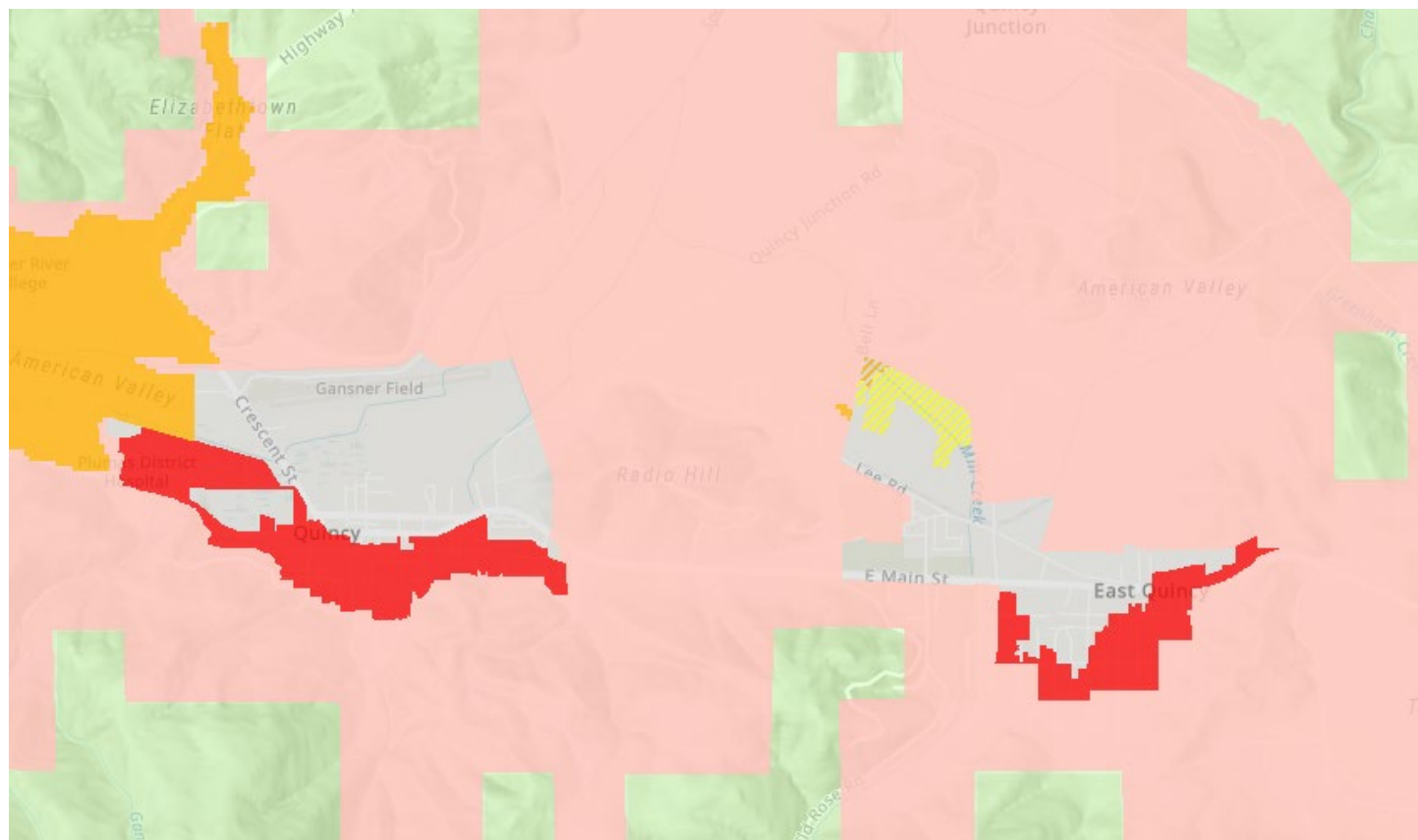
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Legend

Map Layers

Fire Hazard Severity Zones

FHSZ in SRA - Effective April 1, 2024

- Very High
- High
- Moderate

FHSZ in LRA - Reclassified from SRA

- Very High
- High
- Moderate

FHSZ in LRA - Recommended 2007-2011

- Very High



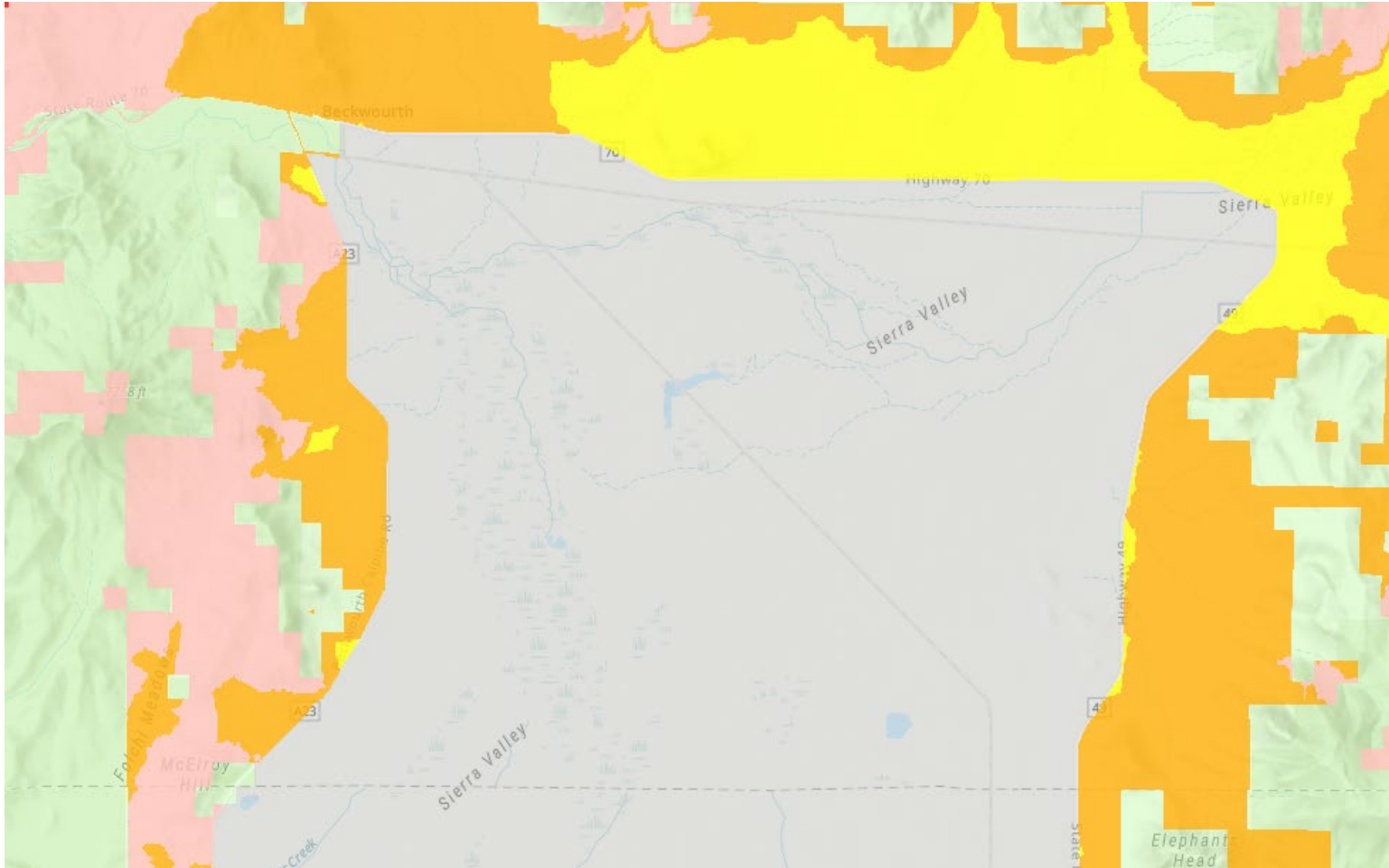
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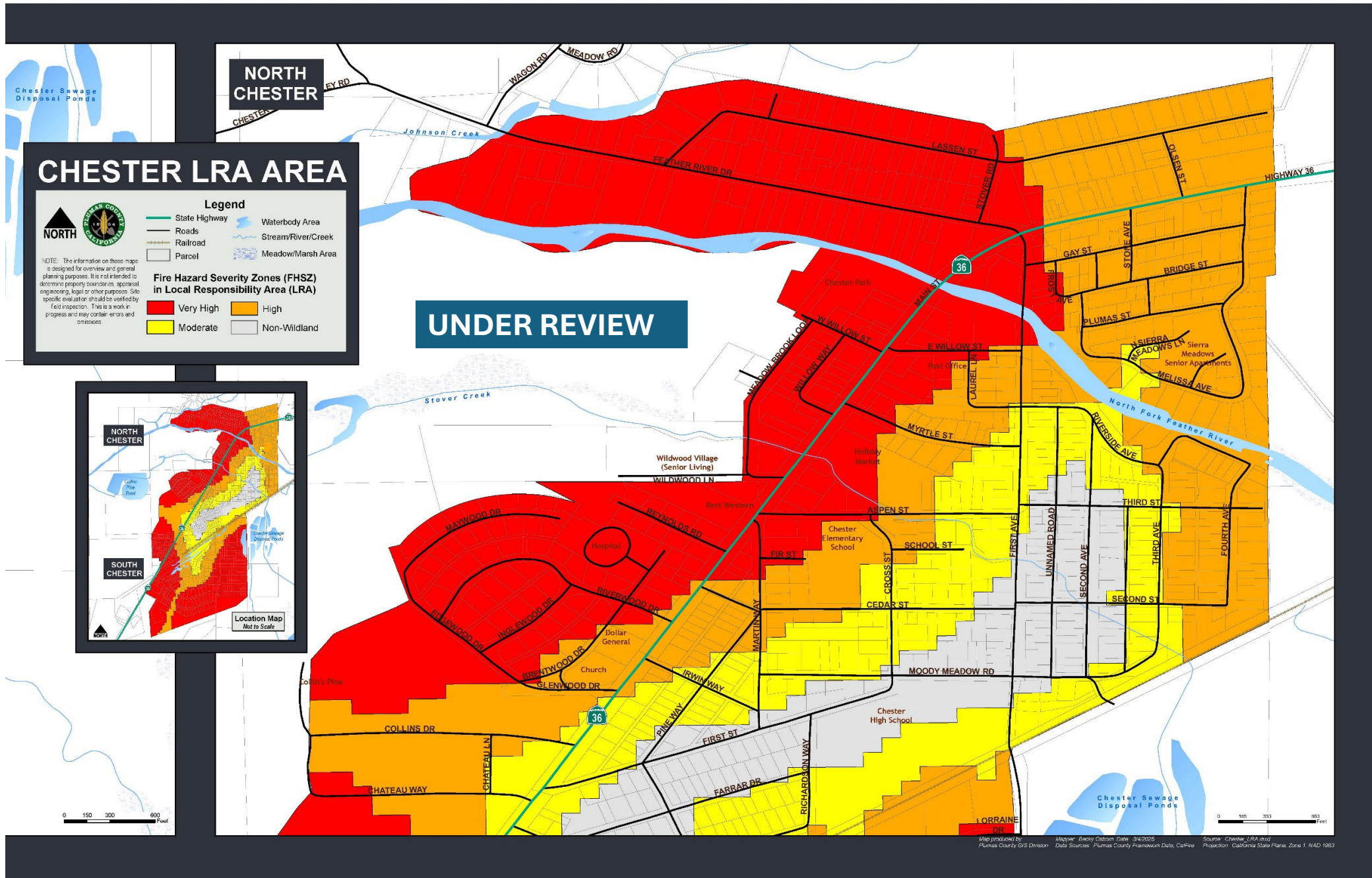


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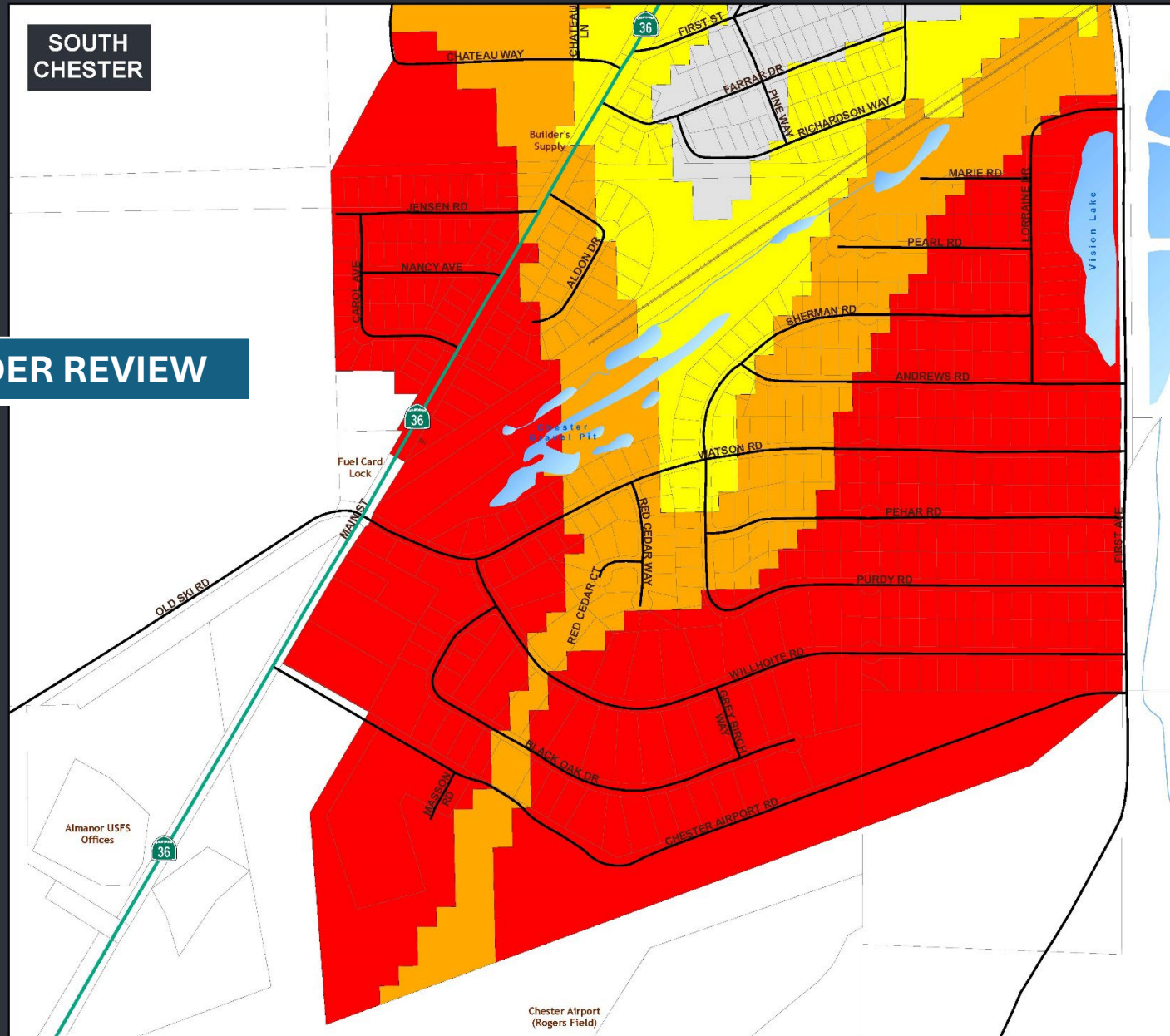
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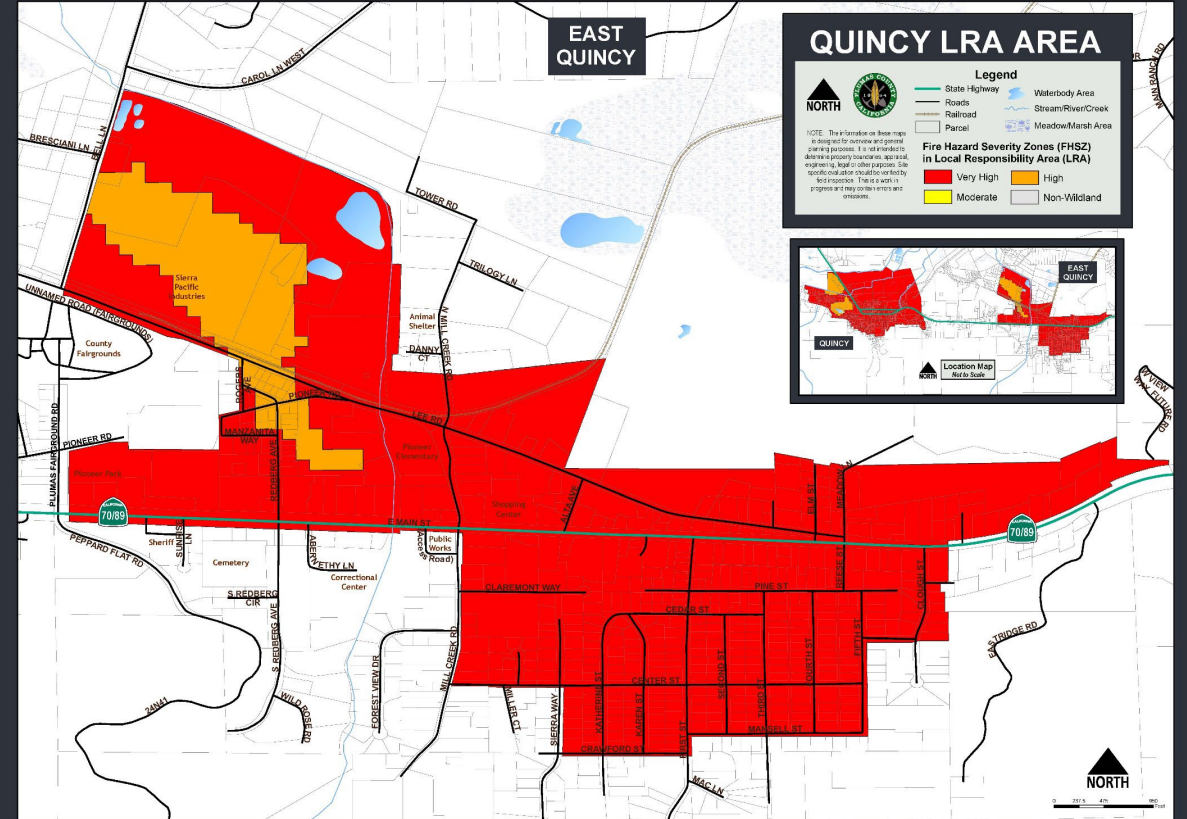
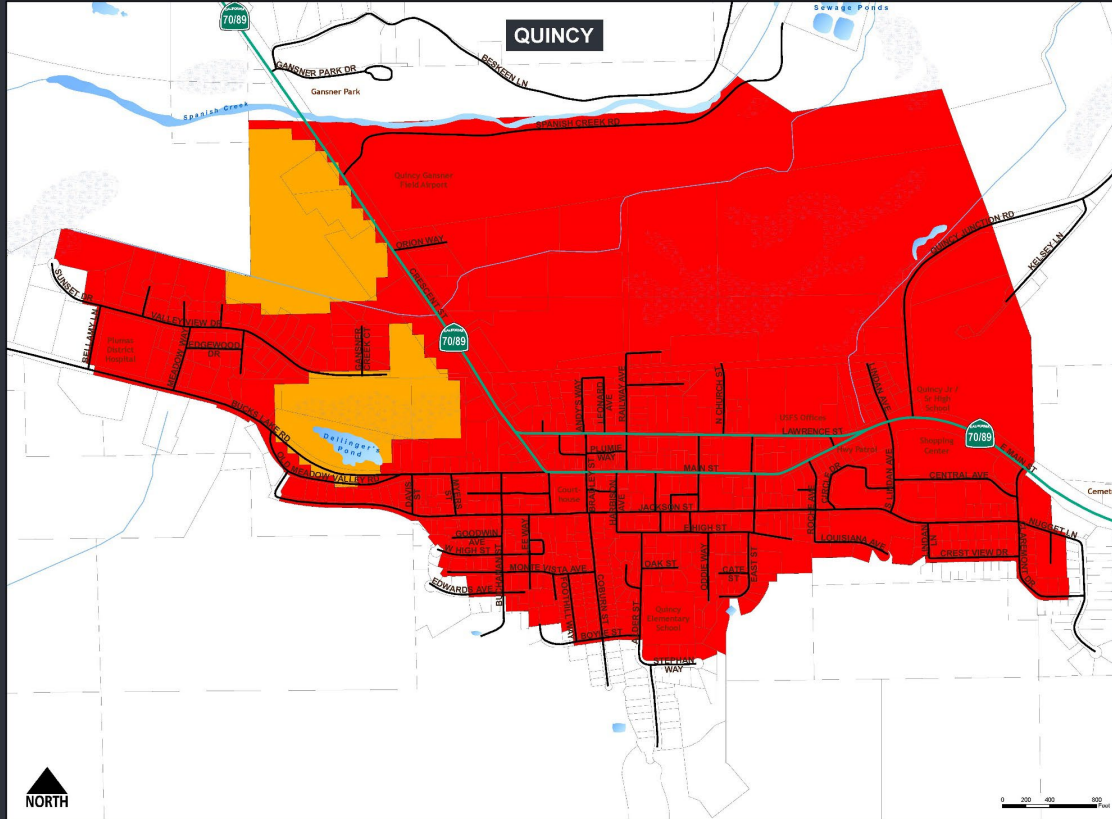


**SOUTH
CHESTER**

UNDER REVIEW



UNDER REVIEW



UNDER REVIEW

SIERRA VALLEY LRA

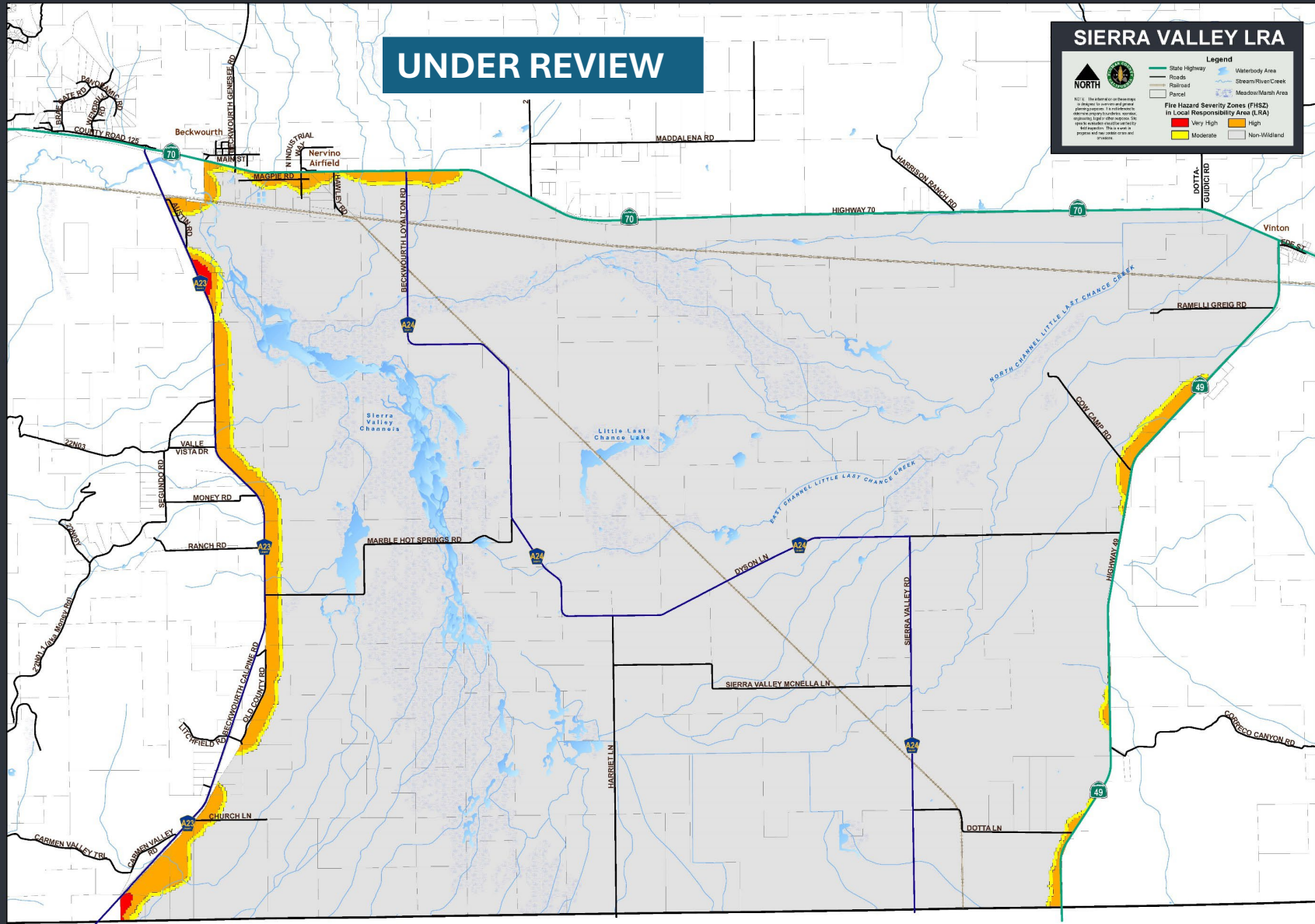


Legend

- State Highway
- Roads
- Railroad
- Parcel
- Waterbody Area
- Stream/River/Creek
- Meadow/Marsh Area

Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA)

- Very High
- High
- Moderate
- Low
- Non-Wildland



SIERRA COUNTY



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