



**ADMINISTRATIVE RULING 26-804
CLASSIFICATION OF SPLIT FHSZ DESIGNATION
ON A SINGLE PARCEL**

APPROVED BY:

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FIRE MARSHAL

Subject:

Ventura County Fire Protection District Ordinance No. 33, adoption of the 2025 Local Responsibility Area (LRA) Fire Hazard Severity Zone Maps Recommended by the California State Fire Marshal. How to designate the applicable Fire Hazard Severity Zone (FHSZ) when two (2) or more levels of FHSZ are mapped upon a single parcel.

Discussion:

When the LRA FHSZ maps were issued by the OSFM, they did not use parcel lines or political boundaries when determining the FHSZs. This created parcels with split FHSZ designations. State Law, Regulations, local Ordinances and Standards, have requirements based upon the designated FHSZ. In most cases, these requirements apply to the real property (parcel). This administrative Ruling is issued to provide an acceptable means to properly designate a single FHSZ within the boundaries of a parcel for application of laws, regulations and ordinances. This administrative ruling also applies when there is a partial FHSZ and an un-zoned area on the same parcel.

Requirements:

When two (2) or more different FHSZ's are located on a single parcel, the most restrictive (highest) level of FHSZ shall apply. This is applicable regardless of the number of buildings, uses of the buildings, and locations on the single parcel.

Condos and Townhomes: For a single building containing two (2) or more units with separate ownership parcels, the highest FHSZ covering the entire building area shall apply.

Common Area Parcels: Most aerial mapping GIS layers normally combine all common areas within a development into one (1) parcel polygon. To determine the applicable FHSZ, each common area and/or open space parcel on the recorded map shall be reviewed separately and the highest FHSZ on the individual parcel shall apply.

If the single parcel is proposed for subdivision, each new proposed parcel will be evaluated separately against the original OSFM designed FHSZs. Any separate new proposed parcel with the same FHSZ designation will have that designation applied. If any new proposed parcel has a split FHSZ designation, this administrative ruling shall apply.

Development of a parcel does not change the designated FHSZ on the parcel.

For additional information or for questions regarding this Administrative Ruling, please contact the Community Wildfire Preparedness Division Manager at (805) 389-9759 or email fnrp@venturacounty.gov