



CITY OF CARMEL-BY-THE-SEA

Wildfire Preparedness Code Updates

Special City Council Meeting

May 5, 2025

Agenda Item No. 11



Presentation Outline

- Background
- State & Local Law
- Fire Hazard Severity Zone Maps
- Wildland Urban Interface
- Development Requirements
- Discussion Points
- Potential Options
- Next Steps



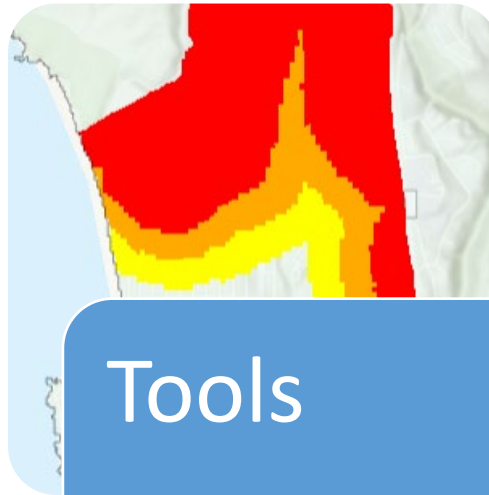


Background



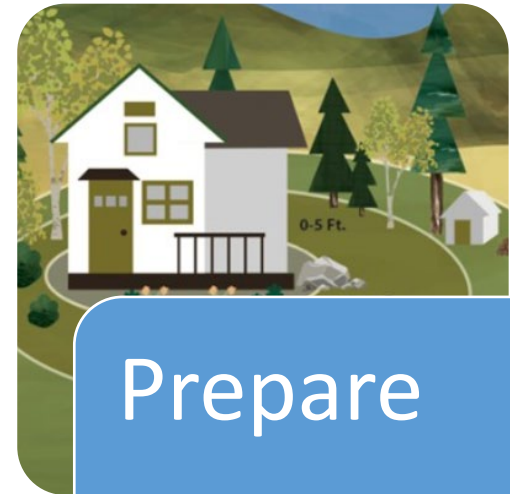
Wildfire

- Environment
- Vulnerability



Tools

- Data
- Mapping
- Federal/State



Prepare

- Assess Risk
- Education
- Management



State & Local Law

State Law

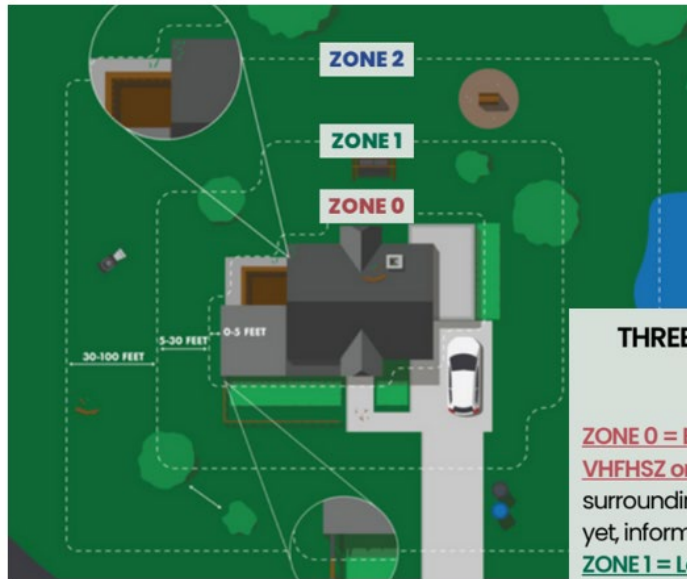
- Local Responsibility Area – GC 51175, PRC 4125 & CCR 1280.02
- Fire Hazard Severity Zones – GC 51178, GC 51179, PRC 4202, CCR 1280.02 & CFC Chapter 49
- Defensible Space – GC 51182, PRC 4291 & CCR 1299.03
- Structure Hardening – CBC Chapter 7A

Local Law

- California Fire Code – CMC Chapter 15.55
- Fire Hazard Severity Zones – CMC Section 15.10.020



Public Outreach & Education



THREE ZONES MAKE UP THE 100 FEET OF DEFENSIBLE SPACE

ZONE 0 = Ember Resistive Zone (will apply to VHFHSZ only): An area of 5 feet immediately surrounding your home. This zone is not required yet, information is provided for education only.

ZONE 1 = Lean, Clean, & Green Zone: An area from 5 to 30 feet surrounding your home.

ZONE 2 = Reduced Fuel Zone: The fuel reduction zone in the remaining 70 feet (or to the property line).

MONTEREY FIRE DEPARTMENT DEFENSIBLE SPACE NOTICE



monterey.gov/fire
@cityofmonterey

Defensible Space Mailer

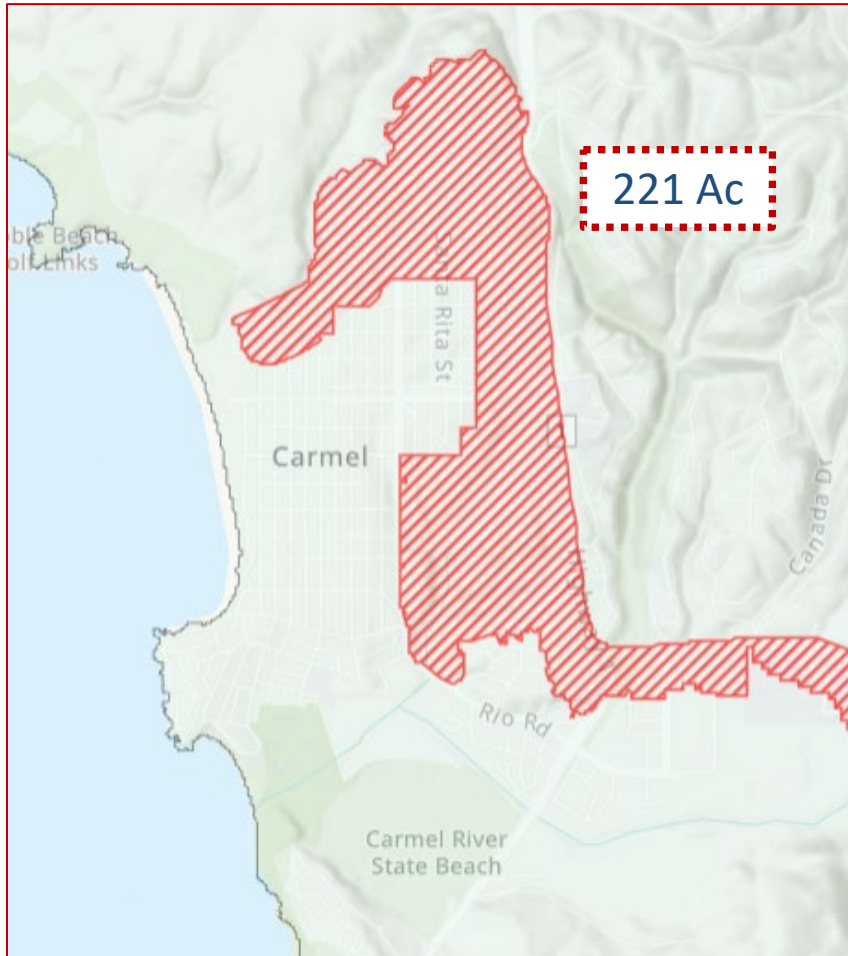
- Law & FHSZ Map Update
- Community Wildfire Protection Plan
- Checklist

Website (ci.carmel.ca.us)

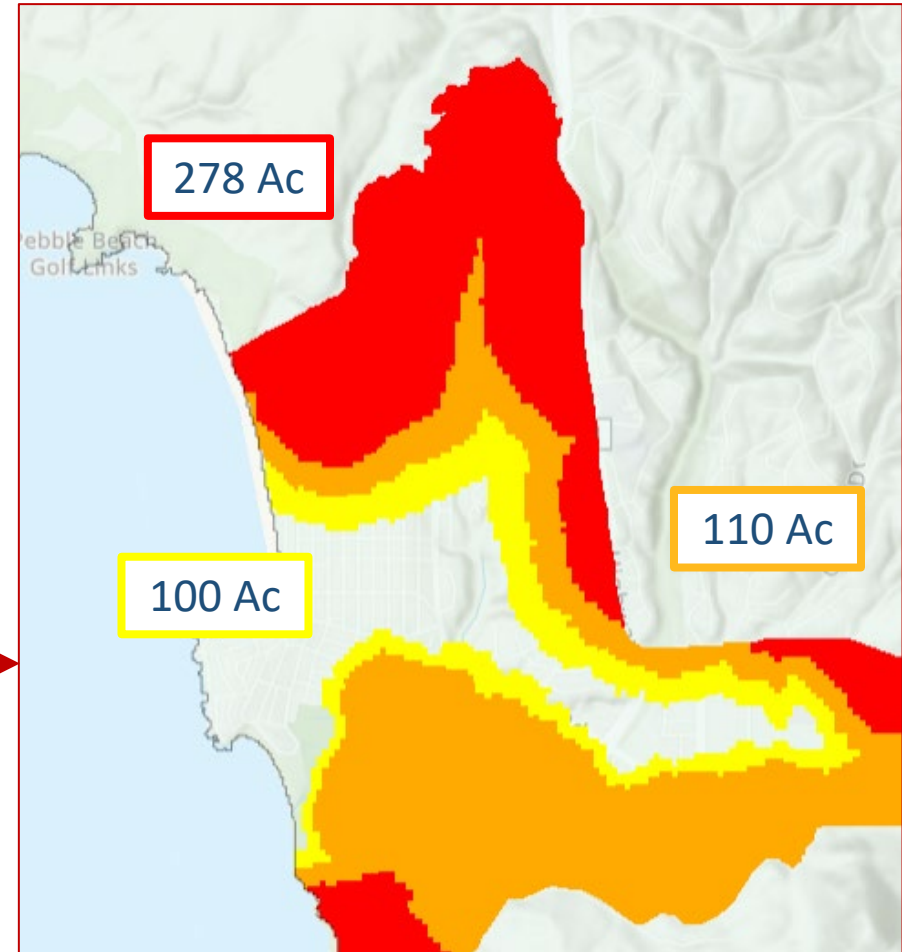
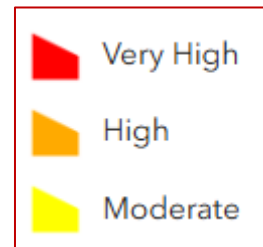
- Law & FHSZ Map Update
- FHSZ Map Public Comment – May 15th



Fire Hazard Severity Zone (FHSZ) Maps



2007-2011 FHSZ Map



2025 FHSZ Map



Wildland-Urban Interface (WUI) Area

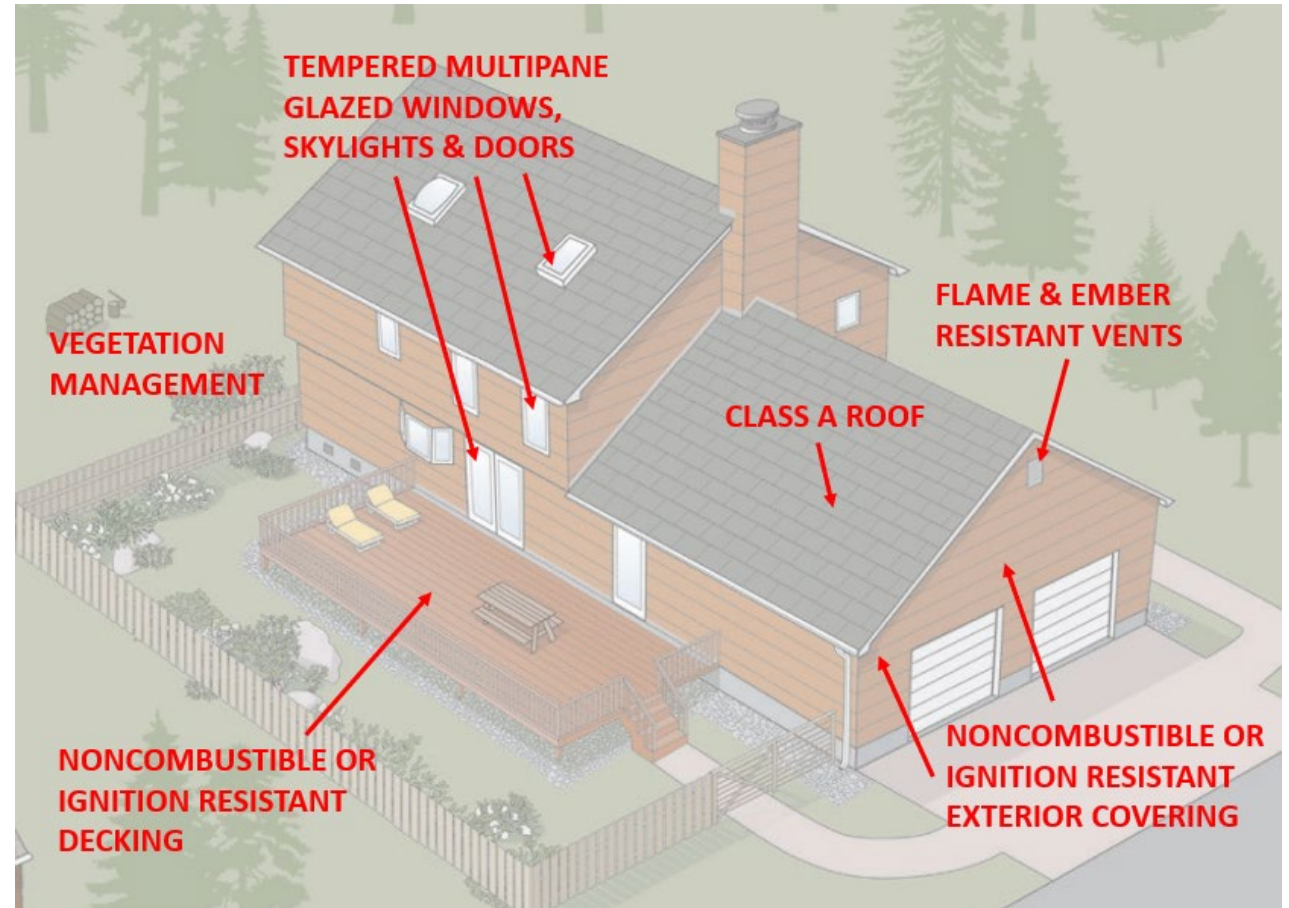
- Community Wildfire Protection Plan
 - 334 Acres of WUI
 - Pre-fire Mitigation
- Guiding Principles
 - Informed Community
 - Cohesive Fire Adaptation
 - Hardened Infrastructure
 - Healthy/Fire-adapted Ecosystems
- Key Strategies for Wildfire Resilience
 - Community Programs
 - Vegetation Management
 - Defensible Space Inspections
 - Structural Hardening





Current Development Requirements

- **Very High**
 - California Building Code (CBC) Chapter 7A
 - California Fire Code (CFC) Chapter 49
- **WUI**
 - CBC Chapter 7A
 - CFC Chapter 49
- **City-wide**
 - Class A Roofing Assembly
 - Spark Arresters
 - Fire Sprinkler Systems
 - Vegetation Maintenance
- **Exceptions**
 - California Historic Building Code





Considerations

- Insurance Coverage & Rates
- Cost
 - Wildfire Protection v Wildfire Recovery
- CBC & CFC Minimum Standards
 - Maintain v Increase Requirements
- Impacts to Carmel's Character
 - Natural Setting
 - Resource Protection
 - Built Environment





Potential Options

- Option 1 – Adopt the 2025 FHSZ Map
 - Meets Minimum Requirements
 - Applicability for New Designated Areas
- Option 2 – Adopt the 2025 FHSZ Map with Increased Severity Designations
 - Requires Justification
 - Potential Future Changes
- Option 3 – Adopt the 2025 FHSZ Map and Extend WUI
 - Meets State Requirements
 - Applicability for New Designated Areas
 - Extends WUI Regulations Throughout the City
 - Adopt PRC Section 4291
 - Consider the Need for an Urgency Ordinance



Next Steps

- Direct Staff on Preferred Option
- Public Comment
- Adopt Ordinance by July 8, 2025