CITY OF CARMEL-BY-THE-SEA

Fire Hazard Zone Severity Map Ordinance
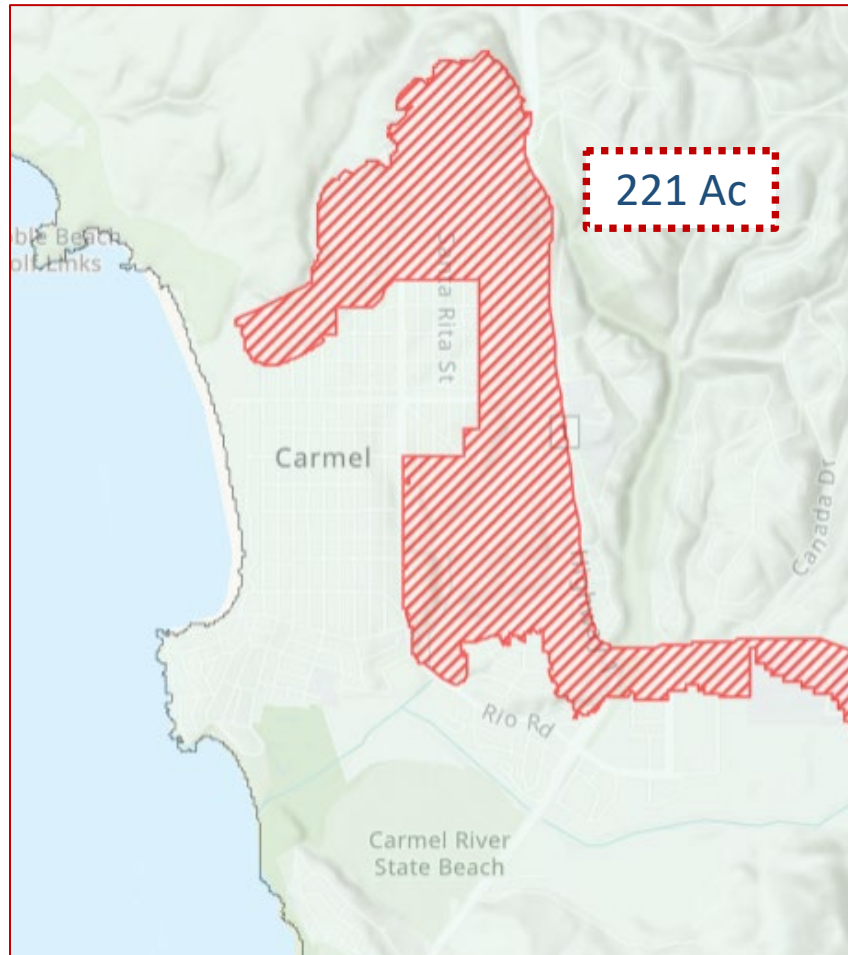
City Council Meeting

June 3, 2025

Agenda Item No. 3
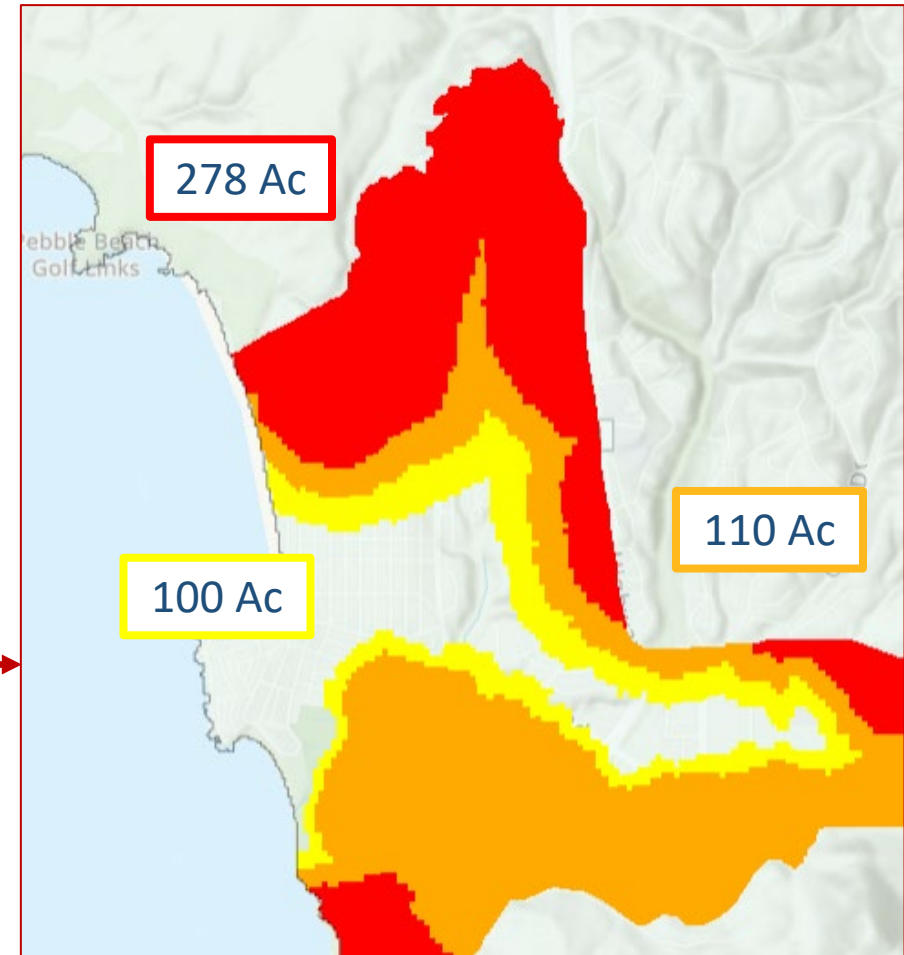
Fire Hazard Severity Zone (FHSZ) Maps

2007-2011 FHSZ Map

221 Ac

Very High

Very High
High
Moderate

278 Ac

110 Ac

100 Ac

2025 FHSZ Map

Government Code Section 51179

- Requires Adoption of Updated Fire Hazard Severity Zone Map by Ordinance 120 Days of Receiving Recommendations from the State Fire Marshal (July 8, 2025)

- Transmit Ordinance to the State Board of Forestry and Fire Protection within 30 Days of Adoption

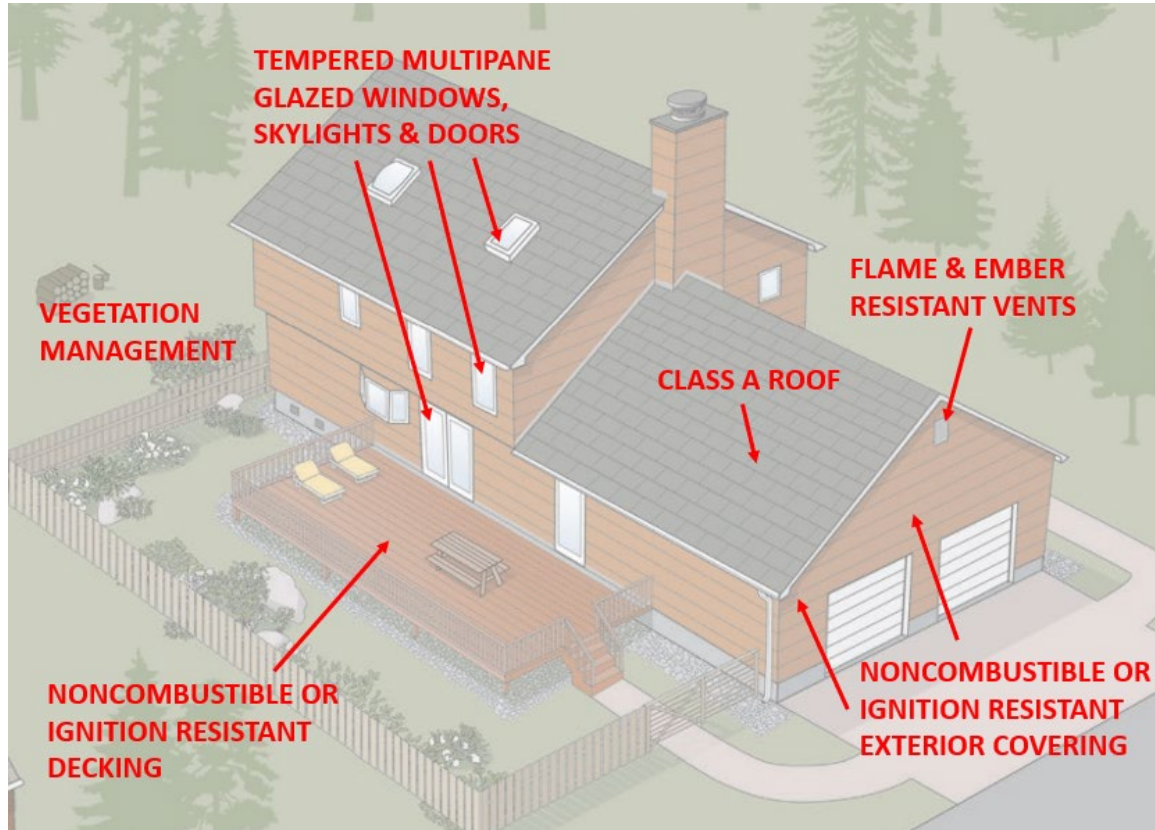- Regulations Apply After Ordinance Adoption

Chapter 49 Requirements

- California Fire Code Chapter 49
  - Vegetation Management – New Landscaping
    - Fire Resistant Vegetation
    - Proper Spacing
      - Shrubs – 6 feet or Less in Height
      - Shrub Grouping – Maximum Aggregate Diameter of 10 feet and 30 feet from Structures
      - Trees – 10 feet from Combustible Structure
      - Non-Fire-Resistant Tree Exception – 30 feet from Combustible Structure
  - Defensible Space – Existing Landscaping
    - Maintenance and Fuel Reduction
    - Tree limbs/branches Must Be 10 feet from a Chimney or Stovepipe Outlet
    - Vegetation Adjacent to or Overhanging a Building Must Be Free of Dead or Dying Wood
    - Roofs Must Be Free of Leaves, Needles, or Other Vegetation
  - New Structures Require Hardening
  - Property Transfer Disclosure

Chapter 7A Requirements

- Construction of New Buildings
  - Class A Roof Assembly
  - Wildfire Flame & Ember Resistant Vents
  - Exterior Wall Assembly Requirements
  - Exterior Coverings
  - Open Roof Eaves
  - Enclosed Roof Eaves and Roof Soffits
  - Exterior Porch Ceilings
  - Floor Projections
  - Windows, Skylights and Doors
  - Decking
  - Accessory Building
- Vegetation Management (Chapter 49)

Existing City-Wide Requirements

- Class A Roofing Assembly

- Spark Arresters

- Fire Sprinkler Systems

- Vegetation Maintenance

Staff Recommendation

- Find the Action Statutorily Exempt from CEQA
- Request the City Attorney to Read the Draft Ordinance Title
- Motion to Introduce and Waive Reading
- Direct Staff to Return July 1, 2025 for Adoption