



# Fire Hazard Severity Zone (FHSZ) Maps

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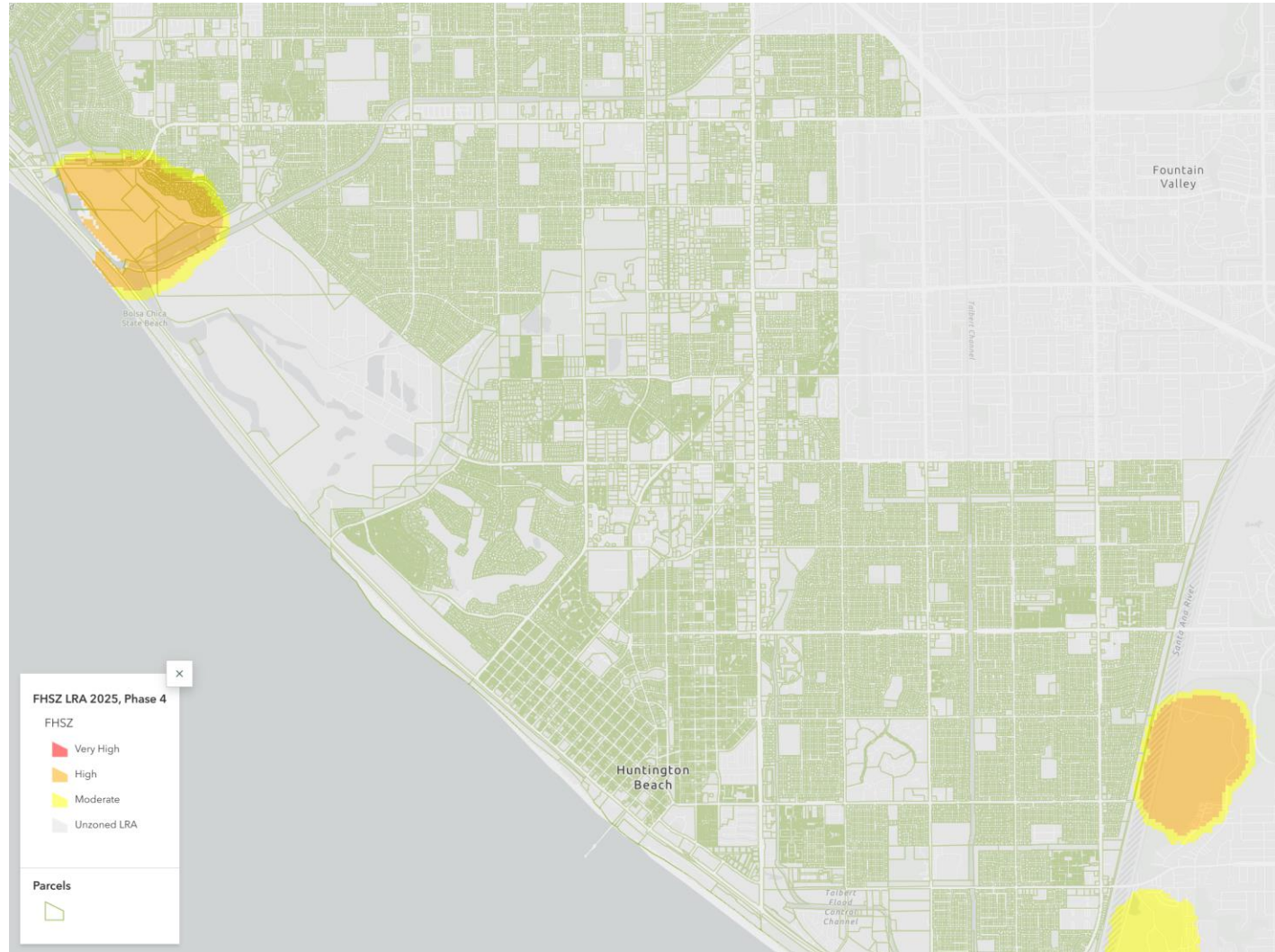
# Introduction to the FHSZ Map

# Background

- CAL FIRE Updates and Publishes Maps
  - Cal Fire Updates and publishes hazard maps based on new modeling
    - Publish date – 3/24/25
  - Once hazard maps are published City of Huntington Beach
    - Requests Public Comment within 30 days
    - Adopts an Ordinance within 120 days

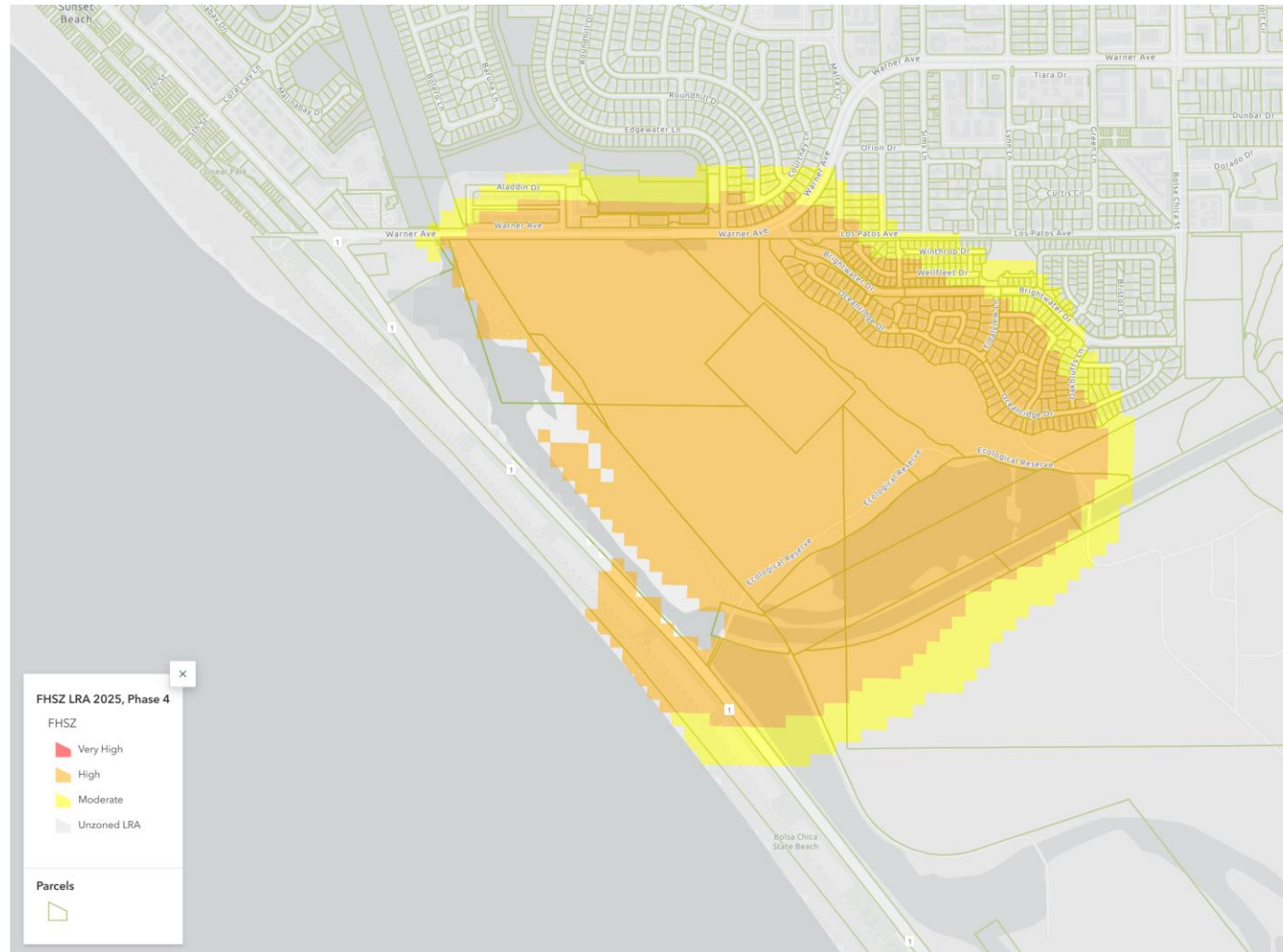


# Map

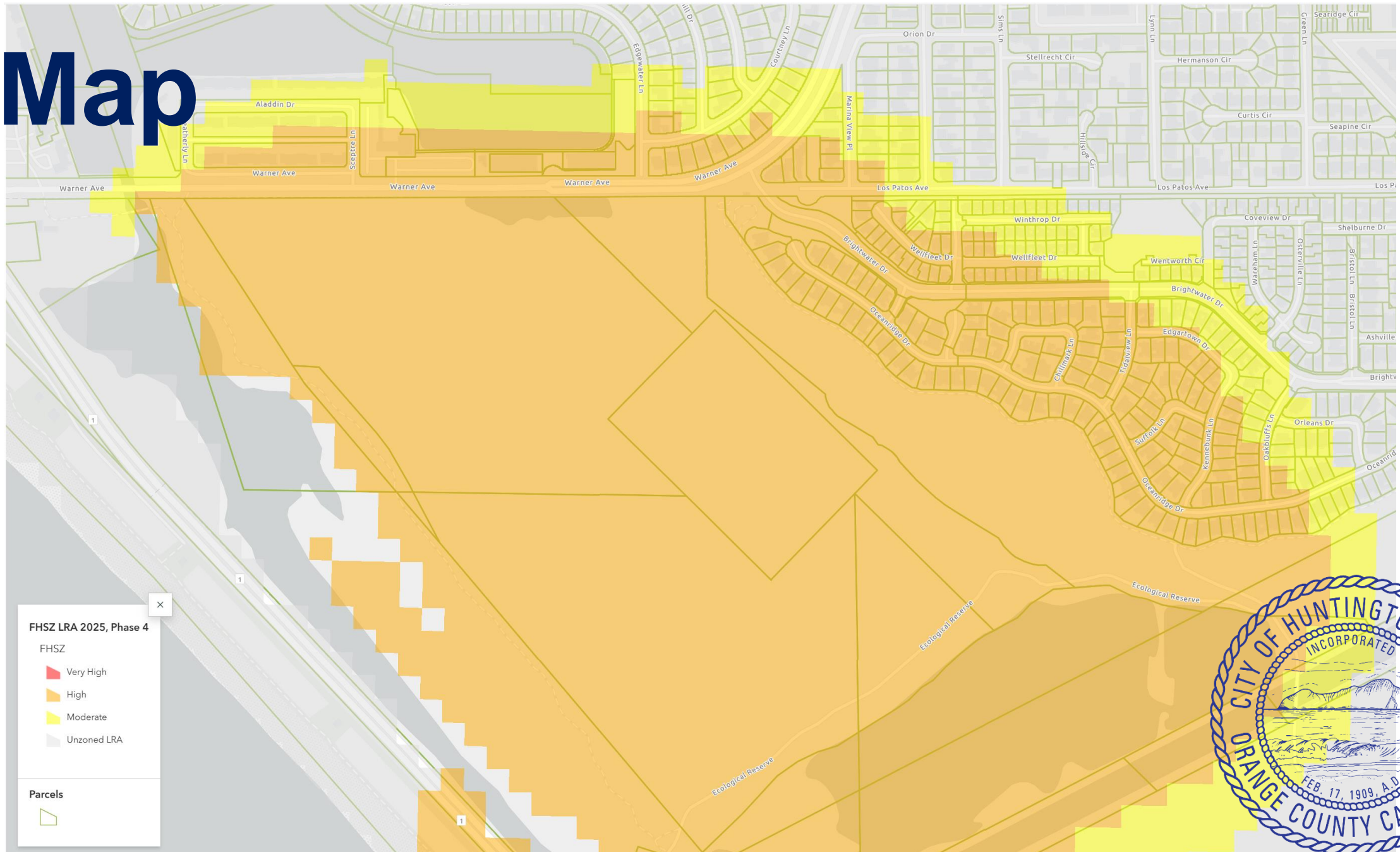




# Map



# Map





# Zone Requirements



# Moderate FHSZ

- No requirements at this time.
- Expect new requirements in the future



# High FHSZ

- Impact on real estate transactions on parcels having all or portion of high FHSZ
  - Acknowledge in Natural Hazard Statement
  - Buyer to receive a report of inspection of Defensible Space paid by Seller
    - Fire Department is in process of developing an inspection program with cost recovery
- Expect new requirements in the future



# Building Code

- Existing regulations are in Building Code, section 7A  
*“Materials and Construction Methods for Exterior Wildfire Exposure”*
- New California Wildland-Urban Interface Code will be adopted and go into effect Jan 1, 2026 with construction requirements for FHSZs
  - High is likely to be included
  - Moderate may be included
  - Waiting for guidance from CalFire Office of the State Fire Marshal (OSFM)





# Public Review and Comments



# Process

- Within 30 days of map issuance
  - StoryMap created to share maps and information
  - Survey created to capture responses
- Direct notification to Brightwater HOA
- Surf City Weekly email from City Manager's Office to 85K subscribed individuals
- Social media post with link to map and survey
- Updated Fire Department web site to include new section for Fire Hazard Severity Zone information



# Results

- No public comments received
- StoryMap website accessed 1,015 times





# Map Adoption

# Ordinance

- Ordinance – Map Adoption
  - No allowance for deviation, except to increase the severity
  - We are not extending (to parcel line) or adding new Wildland Urban Interface (WUI) Area not included in the FHSZ maps
- Impact on City
  - Minimal
- Impact on Residents and Property Owners
  - Unknown impact on insurance rates
  - Sellers pay for a defensible space inspection
  - Higher cost for WUI construction requirements
    - Applies to "New Buildings"





# Next Steps

## After Adoption

- Develop and execute a defensible space inspection program and new fee for the fee schedule (Fire)
- Outreach the defensible space inspection program to local realtors and residents (Fire)
- Monitor guidance from CalFire OSFM for construction requirements for high and moderate (Fire)
  - Work with Community Development Department to overlay map for flagging requirements (Fire & CDD)



# Questions?

