



Fire Hazard Severity Zone (FHSZ) Maps

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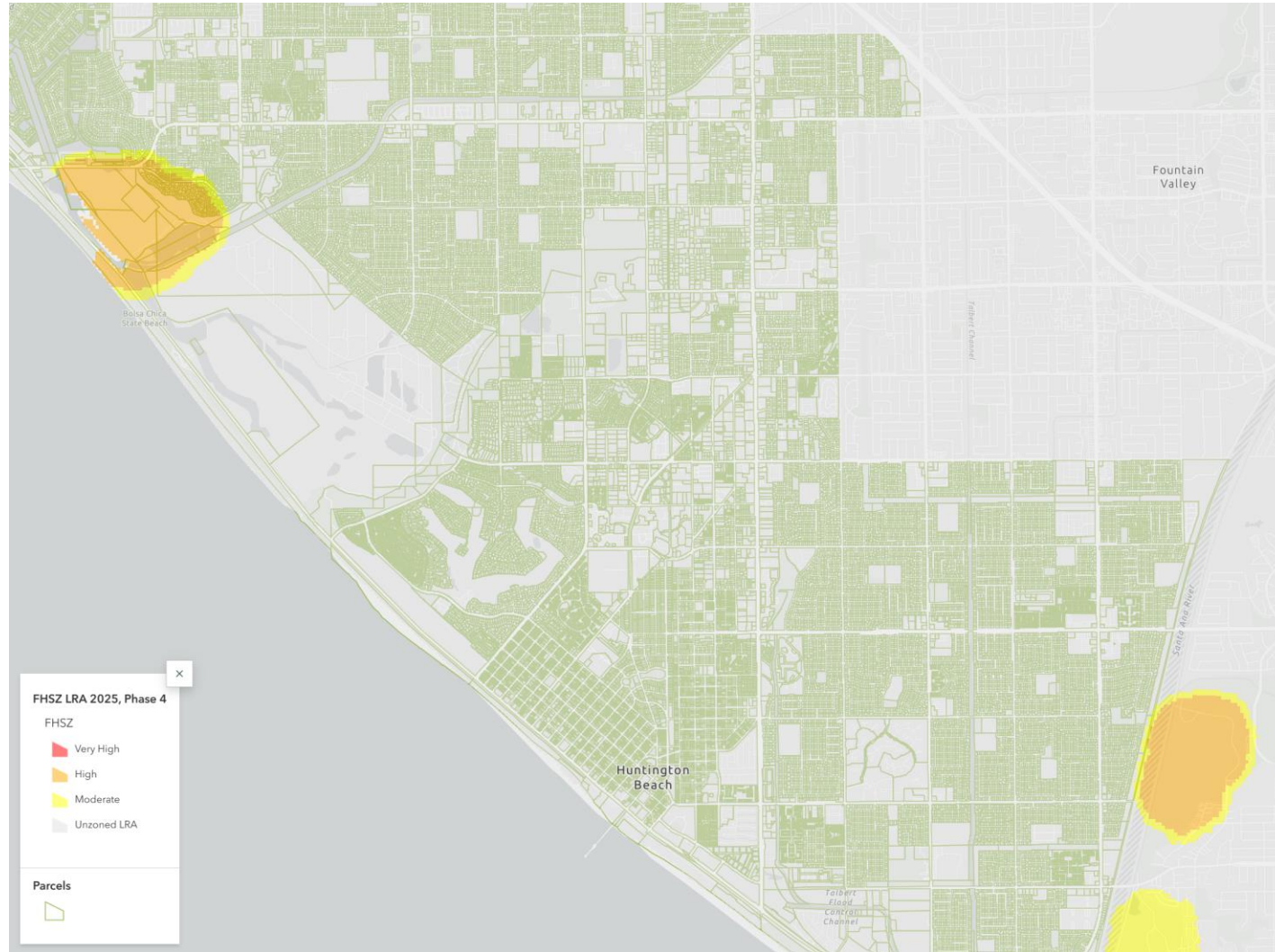
Introduction to the FHSZ Map

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



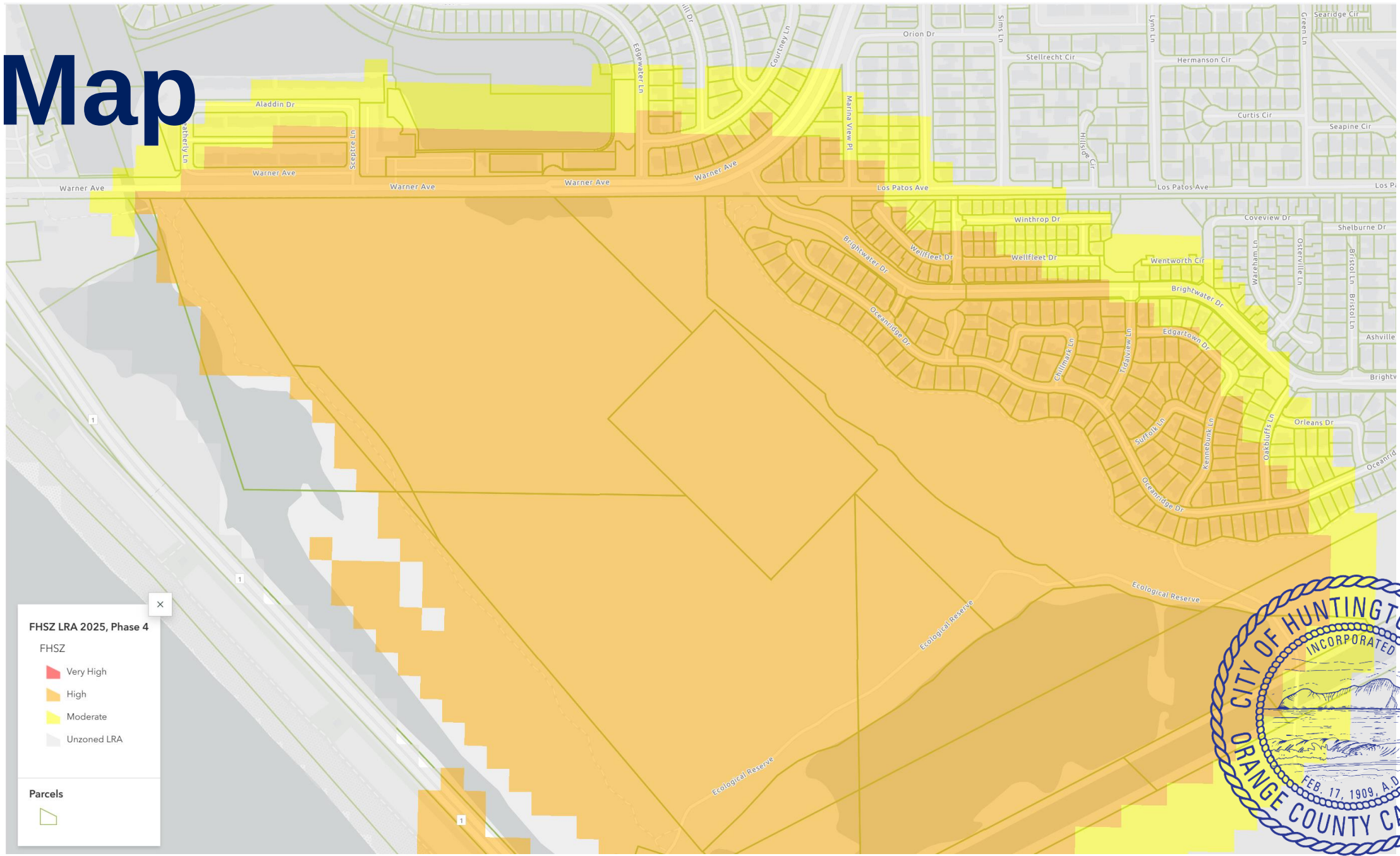
Map



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?

