



- ▶ **Zone 0 - Ember Resistant Zone**
Removal of any flammable materials within 5 feet of any structure. This is a new requirement imposed by AB 3074. **(Enforcement of this requirement will begin in 2024. Informational only for 2023).**
- ▶ **Zone 1 – Lean, Clean and Green Zone**
Removal of flammable vegetation within 50 feet of any structure.
- ▶ **Zone 2 – Reduce Fuel Zone**
Remaining vegetation for the next 150 feet, for a total of 200 feet, shall be limbed up and include removal of dead wood.
- ▶ Specimen native trees and shrubs are permitted, provided they are spaced to not allow transmission of fire to a structure.
- ▶ Access roads must maintain 10 feet of brush clearance on each side and shall maintain adequate vertical clearance.
- ▶ Fire hydrants shall maintain clearance of 3 feet.

ANNUAL BRUSH CLEARANCE REQUIREMENTS

It is a property owner's responsibility to properly and timely clear vegetation around all structures. A fire safe landscape creates a defensible space to help protect against approaching wildfires and flying embers which could save your home and personal belongings.

For Additional Information Visit:

fire.lacounty.gov/fire-hazard-reduction-program

[LA County Fire Defensible Space Booklet](#)

[Brush Clearance Annual Notice FAQs](#)

INSPECTION TIMELINE

Your local fire station will begin inspections on June 1, 2023. If hazardous fire conditions exist on your property at the time of inspection, You will have 30 days to make the necessary corrections.

INSPECTION FEE

An Inspection Fee of \$100.00 will be assessed on all declared hazardous properties whether or not they are cleared by the property owner. Inspection fees will be assessed annually and applied to your November property Tax Bill.

QUESTIONS?

Contact LA County Fire's
Brush Clearance Unit
Office Number: 626-969-2375
Email: BrushGroup@Fire.LACounty.gov



Brush Clearance Annual Notice FAQs

Residents of the Palos Verdes Peninsula have recently received a Defensible Space Annual Notice (formerly known as the Brush Clearance Annual Notice) from the Los Angeles County Fire Department (LACoFD). Some homeowners are receiving this notice for the first time due to updated mapping software. Consequently, the Peninsula Cities received resident inquiries seeking clarification. In collaboration with the (LACoFD), the four cities of the Palos Verdes Peninsula are providing this Brush Clearance Annual Notice FAQ's with additional information and clarification regarding the current requirements for brush clearance.

Why Did I Receive this Notice?

- The Palos Verdes Peninsula is primarily located within a state-designated Very High Fire Hazard Severity Zone (VHFHSZ).
- State law (California Public Resources Code 4291) requires single-family dwellings within the VHFHSZ to maintain defensible space around these structures at all times.
- The LACoFD conducts defensible space inspections on residential single-family dwellings annually.

What is a Fire Hazard Severity Zone?

- CAL FIRE is required by law to map significant fire hazard areas based on fuels, terrain, local weather, and other factors.
- These designations, known as Fire Hazard Severity Zones (FHSZ), mandate how people construct buildings and protect property to reduce the risk of wildfires.
- The Palos Verdes Peninsula is almost entirely designated as a Very High Fire Hazard Severity Zone (VHFHSZ).

Why is this the First Time I Am Receiving this Notice?

- The LACoFD has recently updated its mapping software using a geospatial database to create its Defensible Space Inspection Program that is significantly more accurate.
- The updated mapping system has resulted in numerous new properties subject to the brush clearance requirement for the very first time

When will My Property be Inspected?

- Your local fire station will begin inspections on June 1, 2023.

Is There a Fee for the Inspection?

- Yes, an inspection fee has always been assessed on properties subject to the required brush clearance. However, in December of 2021, the Board of Supervisors approved increasing the inspection fee over the next 3 years at the following rate (2021 - \$50.00, 2022 - \$100.00, and 2023 - \$151.00).
- The Fee will be assessed in November as part of your property tax bill.



How will I know if I passed the Brush Clearance Inspection?

- An Inspection Report identifying compliance or non-compliance will be left on your door.

Do I Have to be Home for the Brush Clearance Inspection?

- No, your local fire station will attempt to complete the inspection through only unlocked and open access.
- If your gate is locked or your property inaccessible, a notice will be left at your day on who to call to schedule an inspection appointment.

If found to be Non-Compliant, how much time will I have to make corrections?

- Owners have a minimum of 30 days to complete corrections.

Can I Call Someone if I Need Clarity on Requirements?

- Inquiries should be directed to the Brush Clearance Unit at (626) 969-2375.

What Is Assembly Bill 38 (AB 38)?

- Assembly Bill 38 (AB-38), commonly referred to as Real Estate Inspections, took effect on July 1, 2021. AB-38 requires that during escrow the seller of a property in the VHFHSZ submit documentation of a compliant defensible space inspection prior to closing. Homes that received their annual brush inspection within six months of closing can use that inspection, if compliant, to satisfy this requirement

What Is Assembly Bill 3074 (AB 3074)?

- State Assembly Bill 3074 (AB-3074) establishes a new brush clearance zone called “Zone 0”, which is a 5 foot Ember Resistant Zone that requires removal of all flammable materials within 5 feet of any structure.
- **Zone 0 requirements will not be enforced until 2024, the LACoFD will be using this year’s inspections to educate property owners on what they need to do to become compliant with next year’s Zone 0 requirements.**

Where Can I Get More Information?

- <https://fire.lacounty.gov/fire-hazard-reduction-programs/>
- <https://fire.lacounty.gov/wp-content/uploads/2021/05/Defensible-Space-booklet-2021WEB.pdf>
- <https://openstates.org/ca/bills/20192020/AB3074/>



BRUSH CLEARANCE REQUIREMENTS

It is a property owner's responsibility to properly and timely clear vegetation around all structures. A fire safe landscape creates a defensible space to help protect against approaching wildfires and flying embers which could safe your home and personal belongings.

WHAT ARE YOUR RESPONSIBILITIES

- Establish a 5-foot Ember Resistant Zone around all structures. Eliminate all vegetation and materials that could be ignited by embers from a wildfire. **This is a new requirement imposed by the State of California via AB 3074. Enforcement of this requirement will begin in 2024. Informational only for 2023.**
- In the VHFHSZ, a defensible space is considered 200 feet around all structures, based on the following zones:
 - Within the first 5 feet of any structure (Zone 0), removal of all vegetation;
 - Within the next 50 feet of any structure, removal of flammable vegetation is required. Native and ornamental vegetation known to be flammable, including but not limited, to Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and Pampas Grass. Ornamental grasses and ground cover should be maintained at no higher than 3 inches;
 - Within the next 150 feet (or up to the property line), remaining vegetation is required to be thinned
 - Remaining vegetation for the next 150 feet (or up to property line) around any structure is required to be cleared, trimmed, thinned, limbed up removing flammable vegetation and dead wood;
 - The total defensible space should measures a total of 200 feet from any structure (or up to the property line);
 - Specimen native trees and shrubs are permitted, provided they are spaced to not allow transmission of fire to a structure; and,
 - It is recommended that specimen shall be spaced a minimum of 15 feet or 3 times diameter from other specimens, structures or surrounding native brush.
- Access road shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance to the sky. Trees overhanging fire access road shall be maintained to provide adequate vertical clearance.
- Fire hydrants shall maintain clearance of 3 feet.
- All trees and shrubs shall be maintained free of deadwood and litter.
 - Shrubs shall be trimmed up from the ground 1/3 of their height.
 - Trees shall be trimmed up to a minimum of 6 feet or 1/3 their height up to 40 feet.



PREPARE FOR WILDFIRES: CREATE AND MAINTAIN A DEFENSIBLE SPACE