

WHAT YOU NEED TO KNOW ABOUT AB3074 AND ZONE 0

- Establishes zones of “defensible space” around homes and structure.
- AB3074 passed in 2020 is now being written into law —with a short period for public comment—by a committee composed of California Board of Forestry and Fire Protection, Insurance Companies and CAL FIRE.
- The law has not received any environmental review to date and is not backed by science.
- Zone 0 is the area measured 5 feet around the perimeter of your home, measured from the edge of the eaves or a deck.
- Zone 0, originally contemplated as ember resistant, which would include well hydrated plants, is now being interpreted as complete hardscape with no vegetation. A challenge for smaller urban lots.
- Zone 1, 5 feet to 30 feet, will have restrictions as to what vegetation will be allowed.
- Zone 1 will most likely have a “transition zone” which will severely limit the height of vegetation in the areas closest to Zone 0. Discussion of limiting height of plants in Zone 1 to 2 feet high with 18 feet of space between clusters.
- Trees will have to be taller than the highest point of the roof with ten feet of space above the roof line and the crown. Few trees will meet this criteria and those that are pruned to conform will be unstable and top heavy.
- The collective impact of Zone 0 and Zone 1 will be to force a majority of homeowners in Brentwood to remove the hedges that provide privacy between neighbors or a buffer between a home and a busy street.
- The legislation will carry the force of law and specifically provides that noncompliant properties be forcibly cleared and a lien placed for the cost of clearance.
- Noncompliance with the law may also be pretext for insurance companies to deny claims in the event of fire loss.
- There is NO ability to pay fines and ignore the new mandates once they are written into law.
- MEASURE your property to see what this means for you.