

2025/2026 Defensible Space Priorities Carmel-By-The-Sea

Updated 09/02/2025

Priority	Project Name	Category	Project Location	Purpose	Scope of Work
1	Mission Trails Nature Preserve Southwest Perimeter	Wildland urban interface and shaded fuel break buffer clearance near structures	Southwest perimeter of Mission Trail Nature Preserve: 3070 Rio Road to APN: 010331007000) 11th Avenue	Provide a shaded fuel break and defensible space protection for structures to minimize impacts of a wildland fire.	Where possible, clear fuels within 100-300 feet of structures bordering the Mission Trail Nature Preserve perimeter, allowing for low horizontal densities of shrubs (horizontal separation distance calculated as 2x the height of the shrub) with adequate vertical distances from trees (vertical distance calculated as 3x the height of the shrub and the lowest limb of the tree). Grass shall be cut to 4 inches in height, dead trees removed or dropped on site (with the limbs removed and/or chipped), all live and dead tree limbs within 6 feet of the ground removed if the tree is 20 feet or taller. Where the slope is 30% or greater, remove tree limbs within 10 feet of the ground. Limb removal shall not exceed 1/3 the height of any tree. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut to 18 inches or less of ground level and either chipped and spread on site or removed. Where possible, tree canopies should be 10 feet apart from edge to edge. Fuel reduction prescription will be modified as needed to minimize erosion and damage to sensitive flora/fauna. All applicable Local, State and Federal laws must be adhered to, including clearance distances from waterways.
2	Mission Trails Nature Preserve Northwest Perimeter	Wildland urban interface and shaded fuel break buffer clearance near structures	Northwest perimeter of Mission Trail Nature Preserve: APN: 010331007000 at 11th Avenue to Crespi 1 SW of Mountain View.	Provide a shaded fuel break and defensible space protection for structures to minimize impacts of a wildland fire.	Where possible, clear fuels within 100-300 feet of structures bordering the Mission Trail Nature Preserve perimeter, allowing for low horizontal densities of shrubs (horizontal separation distance calculated as 2x the height of the shrub) with adequate vertical distances from trees (vertical distance calculated as 3x the height of the shrub and the lowest limb of the tree). Grass shall be cut to 4 inches in height, dead trees removed or dropped on site (with the limbs removed and/or chipped), all live and dead tree limbs within 6 feet of the ground removed if the tree is 20 feet or taller. Where the slope is 30% or greater, remove tree limbs within 10 feet of the ground. Limb removal shall not exceed 1/3 the height of any tree. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut to 18 inches or less of ground level and either chipped and spread on site or removed. Where possible, tree canopies should be 10 feet apart from edge to edge. Fuel reduction prescription will be modified as needed to minimize erosion and damage to sensitive flora/fauna. All applicable Local, State and Federal laws must be adhered to, including clearance distances from waterways.
3	Mission Trails Nature Preserve Southeast Perimeter	Wildland urban interface and shaded fuel break buffer clearance near structures	Southeast perimeter of Mission Trail Nature Preserve: 26345 Ladera Drive to 26095 Ladera Drive.	Provide a shaded fuel break and defensible space protection for structures to minimize impacts of a wildland fire.	Where possible, clear fuels within 100-300 feet of structures bordering the Mission Trail Nature Preserve perimeter, allowing for low horizontal densities of shrubs (horizontal separation distance calculated as 2x the height of the shrub) with adequate vertical distances from trees (vertical distance calculated as 3x the height of the shrub and the lowest limb of the tree). Grass shall be cut to 4 inches in height, dead trees removed or dropped on site (with the limbs removed and/or chipped), all live and dead tree limbs within 6 feet of the ground removed if the tree is 20 feet or taller. Where the slope is 30% or greater, remove tree limbs within 10 feet of the ground. Limb removal shall not exceed 1/3 the height of any tree. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut to 18 inches or less of ground level and either chipped and spread on site or removed. Where possible, tree canopies should be 10 feet apart from edge to edge. Fuel reduction prescription will be modified as needed to minimize erosion and damage to sensitive flora/fauna. All applicable Local, State and Federal laws must be adhered to, including clearance distances from waterways.
4	Mission Trails Nature Preserve Northeast Perimeter	Wildland urban interface and shaded fuel break buffer clearance near structures	Northeast perimeter of Mission Trail Nature Preserve: 3246 Martin Road to 25690 Hatton Road.	Provide a shaded fuel break and defensible space protection for structures to minimize impacts of a wildland fire.	Where possible, clear fuels within 100-300 feet of structures bordering the Mission Trail Nature Preserve perimeter, allowing for low horizontal densities of shrubs (horizontal separation distance calculated as 2x the height of the shrub) with adequate vertical distances from trees (vertical distance calculated as 3x the height of the shrub and the lowest limb of the tree). Grass shall be cut to 4 inches in height, dead trees removed or dropped on site (with the limbs removed and/or chipped), all live and dead tree limbs within 6 feet of the ground removed if the tree is 20 feet or taller. Where the slope is 30% or greater, remove tree limbs within 10 feet of the ground. Limb removal shall not exceed 1/3 the height of any tree. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut to 18 inches or less of ground level and either chipped and spread on site or removed. Where possible, tree canopies should be 10 feet apart by edge to edge. Fuel reduction prescription will be modified as needed to minimize erosion and damage to sensitive flora/fauna. All applicable Local, State and Federal laws must be adhered to, including clearance distances from waterways.
5	Mission Trails Nature Preserve Interior Powerline Assessment	Utilities	Mission Trails Nature Preserve	Assess ignition potential of powerlines in the Mission Trails Nature Preserve, and mitigate where necessary	Coordinate with PG&E to determine fire risk assessment with PG&E powerline equipment.
6	Serra Trail Fire Road clearance	Fire road clearance	Mission Trail Nature Preserve - Serra Trail	Allow safe and immediate access/egress for Type 3 Fire Engines and mutual aid resources.	Fire roads shall be a minimum of 12 feet roadbed width, 20 feet off roadbed edge clearance (exception established trees and protected flora), 13.5 feet vertical clearance over entire width and length including any turnouts or turnarounds, minimum 30 feet turn radius, no islands at intersections, drainage and erosion measures conforming to current engineering practices, 12 feet gate width fully open, locked gates shall have a fire department KNOX padlock.
7	Serra Trail Fire Road signage	Fire road signage	Mission Trail Nature Preserve - Serra Trail - Rio Road entrance area, Flanders Trail, and Doolittle/Willow intersection	Identify and allow marked access for fire apparatus to include mutual aid resources.	Serra Trail Fire Road will be properly marked and identified. All emergency access roads shall be numbered and identified with a numbered road sign meeting the following minimum requirements: Minimum 4 inches high and 1 inch stroke white numbers routed on all sides at the top of a 6 inch x 6 inch post exposed at least four feet above ground level. The top 18 inches of the post shall be painted red.

8	Pescadero Canyon Eastern Perimeter	Wildland urban interface and shaded fuel break buffer clearance near structures	Pescadero Canyon East rim between Camino Real and Casanova	Provide a shaded fuel break and defensible space protection for structures to minimize impacts of a wildland fire.	Conduct fuels clearance work along the East perimeter (2nd Avenue between Camino Real and Casanova Street) to provide 100 feet of defensible space for the houses on 2nd Avenue and an additional 200 feet of fuels reduction or to the Pebble Beach CSD property line, whichever comes first. Where structures border Pescadero Canyon on Pebble Beach CSD property (APN 010-233-006-000 and 010-233-007-000), the fuels reduction zones should be established extending 100-300 feet immediately below such structures (in coordination with Pebble Beach CSD). Where possible, clear fuels allowing for low horizontal densities of shrubs (horizontal separation distance calculated as 2x the height of the shrub) with adequate vertical distances from trees (vertical distance calculated as 3x the height of the shrub and the lowest limb of the tree). Grass shall be cut to 4 inches in height, dead trees removed or dropped on site (with the limbs removed and/or chipped), all live and dead tree limbs within 6 feet of the ground remove if the tree is 20 feet or taller. Where the slope is 30% or greater, remove tree limbs within 10 feet of the ground. Limb removal shall not exceed 1/3 the height of any tree. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut to 18 inches or less of ground level and either chipped and spread on site or removed. Where possible, tree canopies should be 10 feet apart by edge to edge. Fuel reduction prescription will be modified as needed to minimize erosion and damage to sensitive flora/fauna.
9	Pescadero Canyon Fire Road clearance	Fire road clearance	Pescadero Fire Road (2nd Ave) between Camino Real and Casanova	Allow safe and immediate access/egress for Type 3 Fire Engines and mutual aid resources.	Fire roads shall be a minimum of 12 feet roadbed width, 20 feet off roadbed edge clearance (exception established trees and protected flora), 13.5 feet vertical clearance over entire width and length including any turnouts or turnarounds, minimum 30 feet turn radius, no islands at intersections, drainage and erosion measures conforming to current engineering practices, 12 feet gate width fully open, locked gates shall have a fire department KNOX padlock.
10	Pescadero Fire Road signage	Fire road signage	Pescadero Fire Road (2nd Ave) between Camino Real and Casanova	Identify and allow marked access for fire apparatus to include mutual aid resources.	Fire Roads will be properly marked and identified. All emergency access roads shall be numbered and identified with a numbered road sign meeting the following minimum requirements: Minimum 4 inches high and 1 inch stroke white numbers routed on all sides at the top of a 6 inch x 6 inch post exposed at least four feet above ground level. The top 18 inches of the post shall be painted red.
11	Roadside Clearance - Carpenter Street Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Carpenter Street from Cypress FPD to Ocean Avenue	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed. Coordinate with CAL FIRE for primary evacuation route improvement as needed.
12	Roadside Clearance - Junipero Ave Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Junipero Avenue from Camino Del Monte to Rio Road	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
13	Roadside Clearance - Ocean Ave Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Ocean Avenue from Cypress FPD to Del Mar Avenue	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed. Coordinate with CALFIRE for primary evacuation route improvement as needed.
14	Roadside Clearance - Camino Del Monte Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Camino Del Monte from Cypress FPD to San Carlos Street	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed. Coordinate with CAL FIRE for primary evacuation route improvement as needed.
15	Roadside Clearance - San Antonio Ave Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	San Antonio Avenue From PBCSD to Santa Lucia	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed. Coordinate with PBCSD for primary evacuation route improvement as needed.
16	Roadside Clearance - 2nd Ave Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	2nd Avenue from Santa Fe Street to Carpenter	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
17	Roadside Clearance - Santa Fe Street Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Santa Fe Street from 2nd Avenue to 3rd Avenue	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
18	Roadside Clearance - 3rd Ave Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	3rd Avenue from Junipero Avenue to Santa Fe Street	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.

19	Roadside Clearance - Santa Lucia Ave Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Santa Lucia Avenue from San Antonio Avenue to Junipero Avenue	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
20	Roadside Clearance - 8th Ave Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	8th Avenue from San Antonio Avenue to Junipero Avenue	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
21	Roadside Clearance - 13th Ave Primary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	13th Avenue from San Antonio to Junipero Avenue	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
22	Roadside Clearance - 4th Ave Secondary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	4th Avenue from San Carlos to Cypress FPD	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed. Coordinate with CAL FIRE for secondary evacuation route improvement as needed.
23	Roadside Clearance - Mountain View Ave Secondary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Mountain View Avenue from Junipero Street to Forest Road	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
24	Roadside Clearance - Guadalupe Street Secondary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Guadalupe Street from Mountain View Avenue to 7th Avenue	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
25	Roadside Clearance - Forest Road Secondary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Forest Road from Mountain View Avenue to 7th Avenue	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed.
26	Roadside Clearance - Valley Way Secondary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	Valley Way within jurisdiction	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed. Coordinate with PBCSD for secondary evacuation route improvement as needed.
27	Roadside Clearance - 7th Avenue Secondary Evacuation Route	Emergency Evacuation Route - Roadside Clearance	7th Avenue from Guadalupe Street to Cypress FPD	Provide safe egress for residents and access for responding fire resources.	Clear fuels within 20 feet for roadway edge, allowing for low horizontal fuel densities of shrubs within adequate vertical distances from trees. Grass shall be cut to 4 inches in height, dead trees removed or dropped on site with the limbs removed and or chipped, all live and dead tree limbs within 6 feet of the ground limbed up and removed to prevent vertical spread as long as the tree is 20 feet or taller in height. Do not remove more than 25% of the live branches of the tree. Ground cover not to include grasses should be cut 12 inches or less of ground level and either chipped and spread on site or removed. Additionally, coordinate with PBCSD for secondary evacuation route improvement as needed. Coordinate with CAL FIRE for secondary evacuation route improvement as needed.
28	Forest Hill Park	Wildland urban interface clearance area	Forest Hill Park	Provide defensible space protection for structures to minimize impacts of a wildland fire.	Where possible, clear fuels within 100-300 feet of structures bordering the park perimeter, allowing for low horizontal densities of shrubs (horizontal separation distance calculated as 2x the height of the shrub) with adequate vertical distances from trees (vertical distance calculated as 3x the height of the shrub and the lowest limb of the tree). Grass shall be cut to 4 inches in height, dead trees removed or dropped on site (with the limbs removed and/or chipped), all live and dead tree limbs within 6 feet of the ground remove if the tree is 20 feet or taller. Where the slope is 30% or greater, remove tree limbs within 10 feet of the ground. Limb removal shall not exceed 1/3 the height of any tree. Do not remove more than 25% of the live branches of the tree. Ground cover including grasses should be cut to 4 inches or less of ground level and either chipped and spread on site or removed. Where possible, tree canopies should be 10 feet apart from edge to edge. Fuel reduction prescription will be modified as needed to minimize erosion and damage to sensitive flora/fauna.