

#53
1/29/25

(O-2025-138)

ORDINANCE NUMBER O- **21992** (NEW SERIES)

DATE OF FINAL PASSAGE **JUL 31 2025**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO DESIGNATING FIRE HAZARD SEVERITY
ZONES AND AMENDING SAN DIEGO MUNICIPAL CODE
CHAPTER 5, ARTICLE 11, DIVISION 49, SECTION 511.4904,
SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 5,
DIVISION 7, SECTION 145.0703, AND SAN DIEGO
MUNICIPAL CODE CHAPTER 14, ARTICLE 9, DIVISION 3,
SECTION 149.0337; ALL RELATING TO THE DESIGNATION
OF FIRE HAZARD SEVERITY ZONES.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. The Wildland-Urban Interface is a geographical area identified by the State of California as a "fire hazard severity zone," in accordance with California Public Resources Code sections 4201 through 4204 and California Government Code (Government Code) sections 51175 through 51189, and other areas designated by an enforcing agency to be at a significant risk from wildfires.

B. Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and the severity of fire hazard that is expected to prevail in those areas.

C. Government Code section 51179 prohibits a local agency from decreasing the level of fire hazard severity zones identified by the State Fire Marshal, thereby creating a mandate that each local agency adopt, at a minimum, the levels of fire hazard severity zones identified and recommended to the local agency by the State Fire Marshal.

D. The City of San Diego (City) is a local agency defined under Government Code section 51177(e) responsible for fire protection within a very high fire hazard severity zone.

E. On March 24, 2025, the City received the State Fire Marshal's recommended fire hazard severity zones map (FHSZ Map) for areas within the City's jurisdictional boundaries. Under Government Code sections 51178.5 and 51179, the City is required to make the State Fire Marshal's recommended FHSZ Map available for public review and comment within 30 days of receiving such recommendations. On March 24, 2025, the City of San Diego Fire-Rescue Department (SDFD) made the State Fire Marshal's recommended FHSZ Map available for public review and comment by posting the FHSZ Map on SDFD's website.

F. Government Code section 51179(a) requires the City designate by ordinance all moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 days of receiving the recommendations.

G. Under Government Code section 51179(b)(1), a local agency has discretion to designate areas within its jurisdiction as very high fire hazard severity zones, in addition to those identified by the State Fire Marshal. This designation requires a finding, supported by substantial evidence, that the requirements of Government Code section 51182 are necessary for effective fire protection in that area.

H. The requirements of Government Code section 51182 include maintaining a defensible space around structures and managing flammable vegetation to prevent fire spread and reduce intensity.

I. SDFD has identified additional areas at significant risk for wildfire that were not identified by the State Fire Marshal as very high fire hazard severity zones in the FHSZ Map. The Council finds, based on substantial evidence, that each of the requirements set forth in Government Code section 51182 are necessary for effective fire protection within those areas.

J. This Ordinance is intended to: 1) adopt the State Fire Marshal's recommendations on fire hazard severity zones; 2) designate additional areas, based on substantial evidence, as very high fire hazard severity zones; 3) amend the San Diego Municipal Code to adopt the "City of San Diego Fire Hazard Severity Zone Map," which designates areas within the City identified by the State Fire Marshal and the City as very high fire severity zones; and 4) amend the San Diego Municipal Code to update references to the City's fire hazard severity zone map from "Very High Fire Hazard Severity Map - Local Responsibility Area" to "City of San Diego Fire Hazard Severity Zone Map."

K. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. The City Council designates the areas identified in the map, attached as Exhibit A, as very high fire hazard severity zones as recommended by the State Fire Marshal under Government Code section 51178 and following a finding supported by substantial evidence in the record that the requirements of Government Code section 51182 are necessary for effective fire protection. These designations shall take effect immediately upon the effective date of this Ordinance.

The map attached as Exhibit A and titled "City of San Diego Fire Hazard Severity Zone Map," approved by the City of San Diego, is incorporated by reference and on file with the City Clerk as Document No. OO-**21992**

Section 2. Chapter 5, Article 11, Division 49 of the San Diego Municipal Code is amended by amending section 511.4904, to read as follows:

§511.4904 Fire Hazard Severity Zones

- (a) Local Addition. Section 4904.3.1.1, Adoption of Fire Hazard Severity Zones, is added as follows:

The Council of the City of San Diego adopts the Very High Fire Hazard Severity Zones as recommended by the State Fire Marshal, as Very High Fire Hazard Severity Zones, and includes additional areas on a map titled, "City of San Diego Fire Hazard Severity Zone Map," on file with the City Clerk and subject to updates as required.

Section 3. Chapter 14, Article 5, Division 7 of the San Diego Municipal Code is amended by amending section 145.0703, to read as follows:

§145.0703 Local Additions and Modifications to Section 702A "Definitions" and Section 703A "Standards of Quality" of the California Building Code

- (a) Section 702A "Definitions" is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code as follows:

- (1) [No change in text]
- (2) Local Agency Very High Fire Hazard Severity Zone shall mean the Very High Fire Hazard Severity Zones as designated on a map titled "City of San Diego Fire Hazard Severity Zone Map" adopted pursuant to Section 511.4904 (a) of the San Diego Municipal

Code.

- (b) [No change in text.]

Section 4. Chapter 14, Article 9, Division 3 of the San Diego Municipal Code is amended by amending section 145.0703, to read as follows:

§149.0337 Local Additions and Modifications to Section R337 “Materials and Methods for Exterior Wildfire Exposure” of the California Residential Code

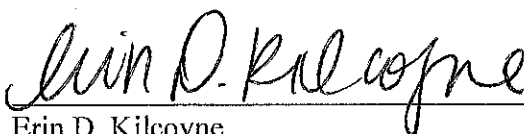
- (a) [No change in text]
- (b) Section R337.2 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code as follows: High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on a map titled “City of San Diego Fire Hazard Severity Zone Map” adopted pursuant to Section 511.4904 (a) of the San Diego Municipal Code.

(c) through (f) [No change in text]

Section 5. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 6. This Ordinance will take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: HEATHER FERBERT, City Attorney

By 
Erin D. Kilcoyne
Deputy City Attorney

EDK:jdf
06/05/2025
Or.Dept: SDFR
Doc. No. 4050703

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on
JUL 29 2025.

DIANA J.S. FUENTES
City Clerk

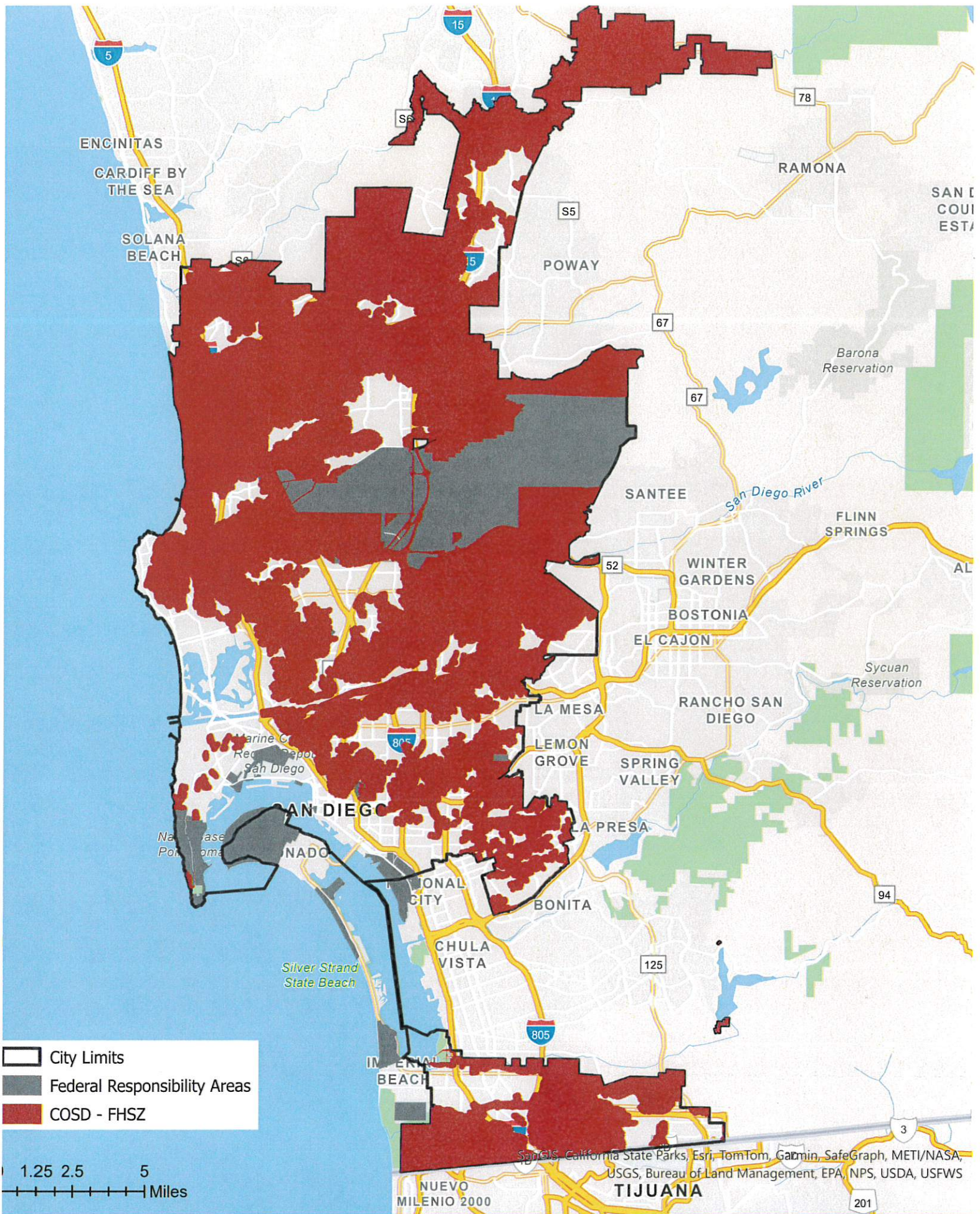
By Kristell Medina
Deputy City Clerk

Approved: 7/31/25
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor



City San Diego - Fire Hazard Severity Zone Map



STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO DESIGNATING FIRE HAZARD SEVERITY ZONES AND AMENDING SAN DIEGO MUNICIPAL CODE CHAPTER 5, ARTICLE 11, DIVISION 49, SECTION 511.4904, SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 5, DIVISION 7, SECTION 145.0703, AND SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 9, DIVISION 3, SECTION 149.0337; ALL RELATING TO THE DESIGNATION OF FIRE HAZARD SEVERITY ZONES.

§511.4904 Fire Hazard Severity Zones

- (a) Local Addition. Section 4904.3.1.1, Adoption of Fire Hazard Severity Zones, is added as follows:

The Council of the City of San Diego adopts the Very High Fire Hazard Severity Zones as recommended by the ~~Director of the California~~ Department of Forestry and Fire Protection, and adopts the ~~Brush Management Zones, as defined in San Diego Municipal Code section 142.0412, as State Fire Marshal,~~ as Very High Fire Hazard Severity Zones, and includes additional areas on a map titled, "Very High Fire Hazard Severity Zone Map—Local Responsibility Areas—City of San Diego Fire Hazard Severity Zone Map,"; dated July 21, 2009, on file with the City Clerk as Document No. OO-19884 and subject to updates as required.

§145.0703 Local Additions and Modifications to Section 702A “Definitions” and Section 703A “Standards of Quality” of the California Building Code

- (a) Section 702A “Definitions” is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code as follows:
- (1) [No change in text.]
 - (2) Local Agency Very High Fire Hazard Severity Zone shall mean the Very High Fire Hazard Severity Zones as designated on the map titled “Very High Fire Hazard Severity Zone Map—Local Responsibility Areas” City of San Diego Fire Hazard Severity Zone Map” adopted pursuant to Section 511.4904 (a) of the San Diego Municipal Code.
- (b) [No change in text.]

§149.0337 Local Additions and Modifications to Section R337 “Materials and Methods for Exterior Wildfire Exposure” of the California Residential Code

- (a) [No change in text]
- (b) Section R337.2 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code as follows: High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on the map titled “Very High Fire Hazard Severity Zone Map—Local Responsibility Areas City of San Diego Fire Hazard Severity Zone Map” adopted pursuant to Section 511.4904 (a) of the ~~Land Development~~ San Diego Municipal Code.

(c) through (f) [No change in text.]

EDK:jdf
06/05/2025
Or.Dept: SDFR
Doc. No. 4050700

Passed by the Council of The City of San Diego on JUL 29 2025, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 31 2025.

(Please note: When an ordinance is approved by the Mayor, the date of final passage is the date the approved ordinance was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA

Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Linda Irwin, Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

JUN 15 2025

, and on JUL 31 2025.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Linda Irwin, Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- **21992**