

ORDINANCE NO. 01-2025

**AN ORDINANCE OF THE SAN MIGUEL COMMUNITY SERVICES DISTRICT
ADOPTING THE 2025 FIRE HAZARD SEVERITY ZONE MAPS AS
RECOMMENDED BY THE CALIFORNIA STATE FIRE MARSHAL**

WHEREAS, the San Miguel Community Services District (“District”) is a community services district duly formed under Government Code Section 61000 et seq. to provide community services within the District’s service area; and

WHEREAS, Government Code Section 51178 requires the California State Fire Marshal to identify and recommend areas within the state as moderate, high, or very high fire hazard severity zones based on consistent statewide criteria; and

WHEREAS, pursuant to Government Code Section 51179, local agencies are required to adopt the fire hazard severity zone designations within 120 days of receiving the recommendations from the State Fire Marshal; and

WHEREAS, in April 2025, the San Miguel Community Services District (“District”) received the 2025 Fire Hazard Severity Zone (FHSZ) Map from the State Fire Marshal, identifying designated zones within District’s jurisdiction; and

WHEREAS, information regarding the 2025 FHSZ Maps on a state-wide and county-by-county basis is available on the public website of the State Fire Marshal at <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>

WHEREAS, the specific map for San Luis Obispo County is attached and incorporated herein as Exhibit C, and the San Miguel Community Services District map is attached and incorporated herein as Exhibit B and is also available on the District’s public website at: <http://www.sanmiguelcsd.org>

WHEREAS, the District has made the proposed FHSZ Map available for public review, provided proper public notice in accordance with Government Code Section 51179(g), and held a public hearing on September 25, 2025, to receive public input; and

WHEREAS, the District finds that adoption of the map is in the interest of public safety, supports fire prevention and mitigation efforts, and ensures compliance with applicable state law; and

WHEREAS, the District has not reduced or altered the fire hazard severity designations established by the State Fire Marshal, and this adoption is consistent with the model ordinance requirements by the State Fire Marshal.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SAN MIGUEL COMMUNITY SERVICES DISTRICT DOES HEREBY ASSERT, DECLARE AND PROCLAIM AS FOLLOWS:

SECTION 1. PURPOSE

The purpose of this ordinance is to adopt the Fire Hazard Severity Zone (FHSZ) maps for Local Responsibility Areas (LRA) as recommended by the California State Fire Marshal, pursuant to Government Code §51179. This adoption ensures that the San Miguel Community Services District Community Services District complies with state law and enhances public safety through accurate fire hazard mapping.

SECTION 2. FINDINGS

The Board of Directors of the San Miguel Community Services finds and declares:

- (a) The State Fire Marshal has completed and released updated FHSZ maps for SRA, and LRAs based on scientific modeling of fire behavior, vegetation, topography, and climate.
- (b) The District has reviewed the recommended maps and held a public hearing on their adoption.
- (c) The adoption of these maps is necessary to ensure compliance with Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code and to support defensible space and home hardening requirements for all new construction and renovation projects within the San Miguel Community Services District Boundaries.

SECTION 3. MAP ADOPTION

The San Miguel Community Services District hereby adopts the 2025 Fire Hazard Severity Zone maps as recommended by the California State Fire Marshal including the LRA designation. The adopted maps are attached hereto as Exhibit B and C and incorporated herein by reference.

Additionally, the San Miguel Community Services District hereby adopts the designation of Moderate for all properties within the San Miguel Community Services District Boundaries outside of the SRA.

SECTION 4. COMPLIANCE

All new construction and substantial remodels within areas designated as Moderate, High, or Very High Fire Hazard Severity Zones shall comply with the requirements of Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code, and Local Ordinances. Property owners shall maintain defensible space as required by Public Resources Code §4291.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect and be in full force thirty (30) days after its adoption.

This Ordinance was introduced at a regular meeting of the Board of Directors of the San Miguel Community Services District, held on the 28th day of August 2025, and given its first reading at said meeting.

Said Ordinance was given a second reading and adopted at a meeting of the Board of Directors held on the 25 day of September, 2025, and after such reading, Director Sangster, who moved its adoption, seconded by Director Beatty, and said ordinance was thereupon adopted by the following vote:

AYES: *Smiley, Beatty, Green, Sangster*

NOES: *Davis*

ABSENT: *0*

ABSTAINING: *0*

Scott Young

Scott Young, Fire Chief

Ashley Sangster

Ashley Sangster, Board President

ATTEST:

APPROVED AS TO FORM:

Tamara M. Parent

Tamara Parent, Board Clerk

Christina M. Pritchard

Christina M. Pritchard, Deputy General Counsel





1703 Mission St, San Miguel, CA X Q
Show search results for 1703 Mission .

Legend

Fire Hazard Severity Zones in State Responsibility Area - September 29, 2023

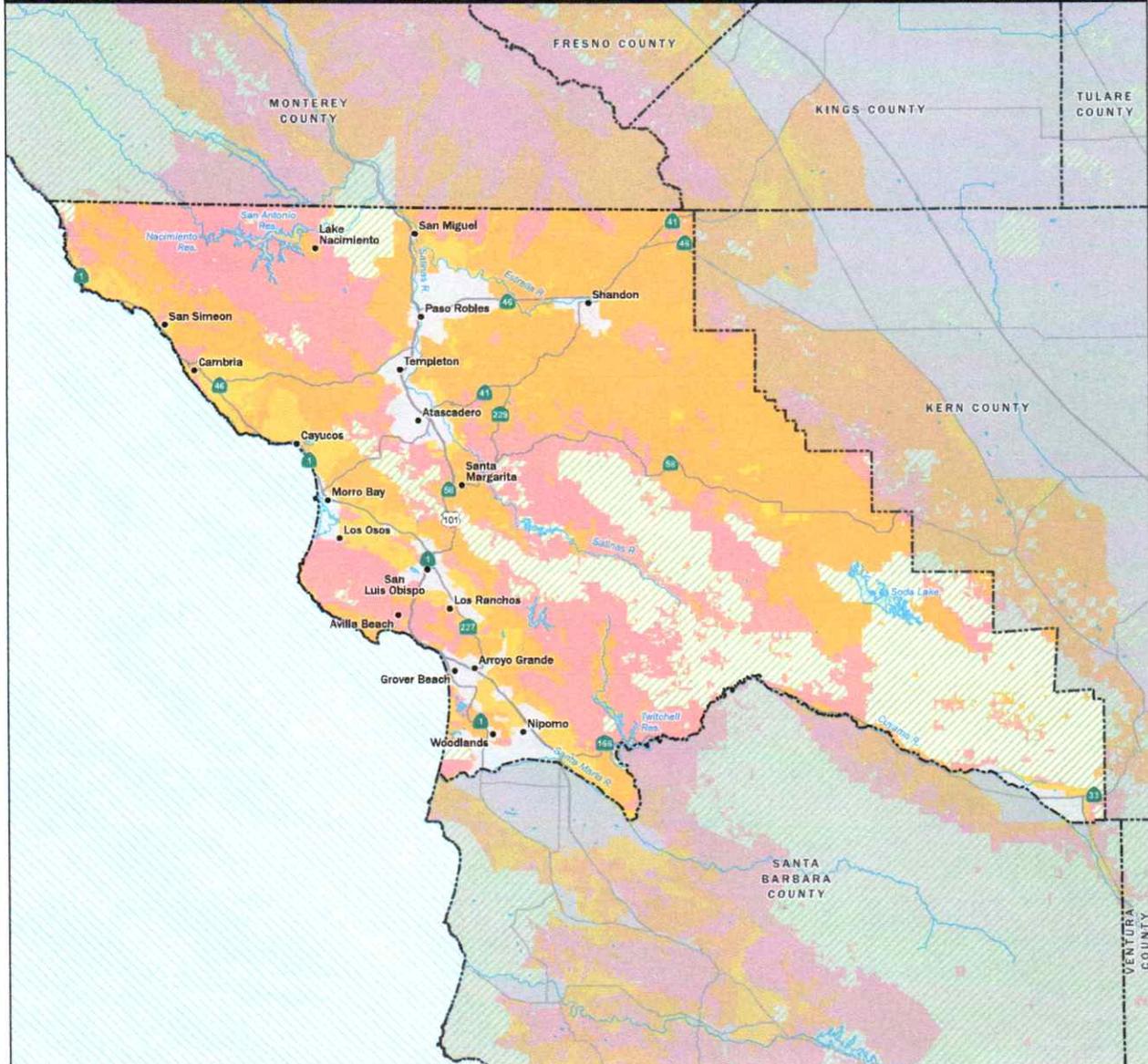
- Very High
- High
- Moderate

Outside State Responsibility Area



State Responsibility Area Fire Hazard Severity Zones

September 29, 2023

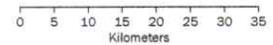
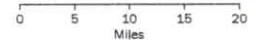


Fire Hazard Severity Zones in State Responsibility Area (SRA)

Very High	587,855 Acres
High	794,795 Acres
Moderate	146,215 Acres

Fire Protection Responsibility Areas (non-SRA)

Federal Responsibility Area (FRA)
Local Responsibility Area (LRA)
Waterbody



Projection: NAD 83 California Teale Albers
Scale: 1:700,000 at 11" x 17"

Public Resources Code 4201-4204 directs the California Department of Forestry and Fire Protection (CAL FIRE) to map fire hazard within State Responsibility Areas (SRA) based on fuel loading, slope, fire weather, and other relevant factors present, including areas where winds have been identified by the department as a major cause of wildfire spread. These zones, referred to as Fire Hazard Severity Zones (FHSZ), classify a wildland zone as Moderate, High, or Very High fire hazard based on the average hazard across the area included in the zone.

Access PDF versions of the maps at <https://osfm.fire.ca.gov/fhsz-maps>. For more information, please visit the Frequently Asked Questions document for the 2023 Fire Hazard Severity Zones at <https://osfm.fire.ca.gov/fhsz> or scan the QR code at right. If you have further questions, please call 916-633-7655 or email FHSZcomments@fire.ca.gov.



Scan or click the QR code for more information and to visit the Interactive FHSZ viewer.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps. Obtain FRAP maps, data, metadata, and publications at <https://frap.fire.ca.gov>. For more information, please call 916-633-7655 or email FHSZcomments@fire.ca.gov.

Gavin Newsom, Governor, State of California
Wade Crowfoot, Secretary for Natural Resources,
California Natural Resources Agency
Daniel Berlant, State Fire Marshal (Appointed),
California Department of Forestry and Fire Protection

Data Sources:
CAL FIRE Fire Hazard Severity Zones (FHSZSRA_23_3)
CAL FIRE State Responsibility Areas (SRA22_2)

SAN MIGUEL COMMUNITY SERVICES DISTRICT
ORDINANCE 01-2025

**AN ORDINANCE OF THE SAN MIGUEL COMMUNITY SERVICES DISTRICT
ADOPTING THE 2025 FIRE HAZARD SEVERITY ZONE MAPS AS RECOMMENDED
BY THE CALIFORNIA STATE FIRE MARSHAL**

The proposed ordinance designates Moderate, High and Very High Fire Hazard Severity Zones in the Local Responsibility Areas in accordance with the California Fire Code and Government Code Section 51179, pursuant to the recommendation by the State Fire Marshall.

This adoption ensures that the San Miguel Community Services District Community Services District complies with state law and enhances public safety through accurate fire hazard mapping. According to the State Fire Marshal, the factors considered in determining fire hazard within wildland areas include fire history, flame length, terrain, local weather, and potential fuel over a 50-year period. Outside of wildlands, the model also accounts for factors that may threaten buildings, including terrain, weather, urban vegetation cover, blowing embers, proximity to wildlands, fire history, and fire hazards in nearby wildlands. The State Fire Marshal's office uses an extension of the State Responsibility Area Fire Hazard Severity Zone model as the basis for evaluating fire hazards in the LRA. The LRA hazard rating reflects the risks of flame and ember intrusion from adjacent wildlands, as well as flammable vegetation within urban areas. Currently, the District's boundaries do not include any Very High Fire Hazard Severity Zones in the SRA or LRA. However, the District has areas within its boundaries of SRA which are in the Moderate and High categories. Additionally, it is recommended that the undesignated areas within the District be classified as Moderate and all new structures constructed or when extensive renovation is proposed shall comply with California's Wildland- Urban Interface (WUI) building codes (California Building Code Chapter 7A) shall apply to the design and construction. Adopting these maps and fire hazard severity zones, including the construction standards, will improve the safety of the public and firefighters and reduce fire related loss to life, property and environment.

Copies of the ordinance are available for public review at the Fire Station (1150 Mission Street, San Miguel, CA. 93451) or may be found on the district website, www.sanmiguelcsd.org. Any additional questions should be directed to the Board Clerk at 805-467-3388, or stop by the Fire Station at 1150 Mission Street, San Miguel, CA 93451.

**PASSED ON SEPTEMBER 25TH, 2025 WITH MOTION BY DIRECTOR SANGSTER
AND SECONDED BY DIRECTOR BEATTY; ROLL CALL VOTE: SMILEY, GREEN
DIRECTOR DAVIS VOTED AGAINST**

Ordinance 01-2025 SMCSD FHSZ

Final Audit Report

2025-09-29

Created:	2025-09-29
By:	tamara parent (tamara.parent@sanmiguelcsd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAACyivQfaguYSaJcQZIG3dFY0Jb7MsaS

"Ordinance 01-2025 SMCSD FHSZ" History

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2025-09-29 - 6:07:17 PM GMT
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2025-09-29 - 6:07:18 PM GMT
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2025-09-29 - 8:37:21 PM GMT- IP address: 136.179.3.254
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2025-09-29 - 8:38:06 PM GMT