



**COUNTY OF SAN DIEGO
SAN DIEGO COUNTY FIRE
PROTECTION DISTRICT**

STATEMENT OF PROCEEDINGS

***THE MINUTES OF THE SAN DIEGO COUNTY FIRE
PROTECTION DISTRICT***

February 10, 2026

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO
SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
REGULAR MEETING AGENDA

TUESDAY, FEBRUARY 10, 2026, 9:00 AM
COUNTY ADMINISTRATION CENTER
BOARD CHAMBER, ROOM 310
1600 PACIFIC HIGHWAY, SAN DIEGO, CA 92101

A. REGULAR SESSION – Regular Meeting was called to order at 9:05 a.m.

PRESENT: Directors Terra Lawson-Remer, Chair; Monica Montgomery Steppe, Vice-Chair; Paloma Aguirre, Chair Pro Tem; Joel Anderson; Jim Desmond; also, Andrew Potter, Clerk of the Board of Directors.

B. Non Agenda Public Communication: Opportunity for individuals to speak to the Board on any subject matter within the Board’s jurisdiction but not an item on the agenda. In accordance with the Board’s Rules of Procedure, individuals may only speak at one Non-Agenda Public Communication session per meeting. The speaker may select which session (General Legislative or Land Use Legislative Session) to address the Board for Non-Agenda Public Communication at their convenience.

C. Approval of the Statement of Proceedings/Minutes for the meeting of December 9, 2025.

ACTION:

ON MOTION of Director Aguirre, seconded by Director Anderson, the Board of Directors of the San Diego County Fire Protection District approved the Statement of Proceedings/Minutes for the meeting of December 9, 2025.

Agenda Items

Agenda #	Subject
1.	ADOPTING ORDINANCES RATIFYING THE 2026 CONSOLIDATED FIRE CODE, REPEALING THE 2023 CONSOLIDATED FIRE CODE, ADOPTING AND RATIFYING THE 2026 WILDLAND-URBAN INTERFACE CODE, AND RELATED CEQA EXEMPTION (2/10/26 - FIRST READING - 3/3/26 - SECOND READING UNLESS ORDINANCE IS MODIFIED ON SECOND READING (RELATES TO BOARD OF SUPERVISORS ITEM 02)

THIS PAGE IS INTENTIONALLY LEFT BLANK.

- 1. SUBJECT: ADOPTING ORDINANCES RATIFYING THE 2026 CONSOLIDATED FIRE CODE, REPEALING THE 2023 CONSOLIDATED FIRE CODE, ADOPTING AND RATIFYING THE 2026 WILDLAND-URBAN INTERFACE CODE, AND RELATED CEQA EXEMPTION (2/10/26 - FIRST READING - 3/3/26 - SECOND READING UNLESS ORDINANCE IS MODIFIED ON SECOND READING (DISTRICTS: 1, 2, AND 5))**

OVERVIEW

Every three years, the State of California repeals, revises, and republishes the California Building Code Standards Code in its entirety, and in doing so, adopts and publishes amendments to the California Fire Code. Counties and fire protection districts may adopt the California Fire Code by reference or establish more restrictive standards if such changes are reasonably necessary because of local climatic, geological, or topographical conditions.

On March 14, 2023 (1), the County of San Diego (County) enacted the previous version of the California Fire Code into the County's Code of Regulatory Ordinances (Consolidated Fire Code). As part of today's proposed actions, the Board of Supervisors would repeal the existing Consolidated Fire Code and reenact the updated Consolidated Fire Code, and the San Diego County Fire Protection District (SDCFPD) Board of Directors would adopt the updated 2025 California Fire Code with modifications, which shall be enforced as the 2026 San Diego County Consolidated Fire Code (2026 Consolidated Fire Code) by SDCFPD. In addition, as part of today's proposed actions, the SDCFPD Board of Directors would adopt the new 2025 California Wildland-Urban Interface (WUI) Code with modifications, which shall be enforced as the 2026 San Diego County WUI Code (2026 WUI Code) by SDCFPD. The WUI Code includes chapters related to the home hardening from the previous building code and defensible space from the previous fire code.

There are 11 fire districts and one water district that provide fire services within the geographical area of the county, including the SDCFPD. In addition to the modifications by the SDCFPD, the 2026 Consolidated Fire Code and the 2026 WUI Code contain modifications that other districts deem necessary because of local conditions. There are 19 changes to the 2026 Consolidated Fire Code and 22 to the 2026 WUI Code proposed by the fire marshals of the unincorporated fire districts. The fire code standards in today's proposed ordinances increase protection of structures and property against wildfire-related damage and loss through progressive requirements that go beyond those required by the State. Key changes include increasing the sizes of water tanks that are used as an alternative to fire hydrants, increasing the size of uninhabitable residential structures that require sprinkler systems, adding home hardening requirements, and adding defensible space enforcement requirements on one acre or less vacant properties.

The 10 other local fire districts and the one water district have already adopted the 2026 Consolidated Fire Code and the 2026 WUI Code. To take effect within the fire districts, the 2026 Consolidated Fire Code and the 2026 WUI Code must be either ratified, modified, or denied by the Board of Supervisors. One of today's actions is for the Board of Supervisors to ratify the 2026 Consolidated Fire Code and the 2026 WUI Code.

Today's request is for the Board of Directors of the SDCFPD and the Board of Supervisors to find this project exempt from CEQA and for the Board of Directors of the SDCFPD to consider and approve ordinances adopting the 2026 Consolidated Fire Code and the 2026 WUI Code for applicability within the SDCFPD. Today's action would also repeal the Consolidated Fire Code that was adopted in 2023 and request the County Board of Supervisors to consider and approve ordinances adopting the 2026 Consolidated Fire Code and the 2026 WUI Code to the San Diego County Code of Regulatory Ordinances and to approve ordinances ratifying the 2026 Consolidated Fire Code and the 2026 WUI Code, so they are effective within all local fire districts. If the ordinances for the Board of Directors and the Board of Supervisors are approved today, they will be scheduled for adoption on March 3, 2026. If any of the proposed ordinances are altered on March 3, 2026, then on that date a subsequent meeting date will be selected for adoption

Acting as the Board of Directors of the San Diego County Fire Protection District:

**RECOMMENDATION(S)
EXECUTIVE DIRECTOR OF THE SAN DIEGO COUNTY FIRE PROTECTION
DISTRICT**

On February 10, 2026:

1. Find that the proposed actions are not projects as defined in the Public Resources Code section 21065 and California Environmental Quality Act (CEQA) Guidelines section 15378, or alternatively, exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) for the reasons stated in the Notice of Exemption.
2. Find that the San Diego County Fire Protection Districts' amendments to the California Building Standards are reasonably necessary because of local climatic, geological, or topographical, or topographical conditions, pursuant to Health and Safety Code section 13869.7.
3. Approve the introduction of the Ordinance (first reading), titled:
AN ORDINANCE REPEALING AND REENACTING THE CONSOLIDATED FIRE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
4. Approve the introduction of the Ordinance (first reading), titled:
AN ORDINANCE ENACTING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT

If, on February 10, 2026, the Board of Directors takes the actions recommended in Items 1-4 above, then, on March 3, 2026:

1. Consider and adopt (second reading unless ordinance is modified on second reading):
AN ORDINANCE REPEALING AND REENACTING THE CONSOLIDATED FIRE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
2. If adopted, direct the Clerk of the Board to provide a certified copy of the adopted Ordinance Repealing and Reenacting the Consolidated Fire Code for the San Diego County Fire Protection District.

3. Consider and adopt (second reading unless ordinance is modified on second reading):
AN ORDINANCE ENACTING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
4. If adopted, direct the Clerk of the Board to provide a certified copy of the adopted Ordinance Enacting the 2026 Wildland-Urban Interface Code for the San Diego County Fire Protection District.

EQUITY IMPACT STATEMENT

One aspect of fire prevention is ensuring fire codes are updated and clear to provide specific direction to customers and residents. The proposed actions will provide better direction, ensuring good customer service and equitable safety for all the residents of our county. In addition, the San Diego County Fire Protection District (SDCFPD) recognizes the systematic impacts that inequitable policies may create for residents of the County of San Diego. More than 80% of the SDCFPD's jurisdictional area qualifies as a disadvantaged unincorporated community, based on a 2020 San Diego Local Agency Formation Commission (LAFCO) report on funding, administrative, and performance of the former County Service Area No. 135 (now SDCFPD). Residents in the SDCFPD are more likely to be older, experience negative health conditions, and live in isolated communities that are further away from a fire response. By strengthening the fire code in our region, these actions enhance the outcomes for some of the region's most vulnerable residents.

SUSTAINABILITY IMPACT STATEMENT

The proposed actions related to the 2026 Consolidated Fire Code and the 2026 Wildland Urban Interface (2026 WUI) Code will contribute to the County of San Diego's sustainability goal to protect the health and well-being of everyone in the region and advocating for environmental justice for communities that have been disproportionately impacted. Partnering with the other local unincorporated fire districts to provide one fire code will support the safety and sustainability of communities by ensuring that codes are imposed consistently to build, enhance, and maintain resiliency.

FISCAL IMPACT

There is no fiscal impact associated with these recommendations. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

(RELATES TO BOARD OF SUPERVISORS ITEM 02)

ACTION:

ON MOTION of Director Aguirre, seconded by Director Desmond, the Board of Directors of the San Diego County Fire Protection District took the following actions:

1. Found that the proposed actions are not projects as defined in the Public Resources Code section 21065 and California Environmental Quality Act (CEQA) Guidelines section 15378, or alternatively, exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) for the reasons stated in the Notice of Exemption.

2. Found that the San Diego County Fire Protection Districts' amendments to the California Building Standards are reasonably necessary because of local climatic, geological, or topographical, or topographical conditions, pursuant to Health and Safety Code section 13869.7.
3. Approved the introduction of the Ordinance (first reading), titled:
AN ORDINANCE REPEALING AND REENACTING THE CONSOLIDATED FIRE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
4. Approved the introduction of the Ordinance (first reading), titled:
AN ORDINANCE ENACTING THE 2026 WILDLAND-URBAN INTERFACE CODE FOR THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT
5. Directed the Chief Administrative Officer (CAO) to work with staff and County Counsel and the stakeholder working group to return back within 90 days on the feasibility and options to incorporate minimum workforce safety standards for BESS. Report should include the feasibility of:
 - minimum workforce safety standards for all stages of the BESS lifecycle by requiring a certified electrician perform all electrical work involving the installation, assembly, testing, commissioning, maintenance, repair, retrofitting, and decommissioning of a BESS facility or Energy Storage Management System (ESMS).
 - require a minimum percentage of the onsite certified electricians performing electrical work involving the installation, assembly, testing, commissioning, maintenance, repair, retrofitting, and decommissioning of a BESS facility or ESMS be certified in Energy Storage and Microgrid Training and Certification (ESAMTAC).
6. Took action to further consider and adopt the Ordinances on March 3, 2026.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

The Board of Directors of the San Diego County Fire Protection District recessed at 4:44 p.m.

ANDREW POTTER
Clerk of the Board of Directors of the
San Diego County Fire Protection District

Notes By: Vizcarra


NOTE: This Statement of Proceedings sets forth all actions taken by the San Diego County Fire Protection District on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

Approved by the Board of Directors, on Tuesday, March 3, 2026.



TERRA LAWSON-REMER
Chair

Attest:



ANDREW POTTER
Clerk of the Board