

TOWN OF WINDSOR AGENDA REPORT

Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date: June 4, 2025

To: Mayor and Town Council
From: Kim Jordan, Planner III
Subject: Fire Hazard Severity Zone Map

Recommendation to Council:

Hold a second reading, by title only, and adopt an ordinance designating fire hazard severity zones, amending Town of Windsor Municipal Code Title VII – Building and Housing, and adding Municipal Code Title VII, Chapter 7 – Fire Hazard Severity Zone Maps.

Strategic Plan Element:

The recommended action supports the goal of Livability. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

Background:

At its May 21, 2025, meeting, the Town Council held a public hearing to consider: adopting an ordinance to designate fire hazard severity zones within the Town; amending the FHSZ Map from the Office of the State Fire Marshal (February 24, 2025) to designate all areas not designated as Moderate or High as Moderate in order to retain the current Moderate designation of these areas; and amending Municipal Code Title VII – Building and Housing. After receiving a presentation from staff and public testimony and deliberating on the item, the Town Council voted (3-1) to introduce an ordinance, by title only to adopt an amended FHSZ Map and amend Municipal Code Title VII.

Discussion:

Adoption of the ordinance will amend the FHSZ Map from the Office of the State Fire Marshal to designate all areas not designated as Moderate or High as Moderate in order to retain the existing Moderate designation of these areas and amend the Municipal Code to:

- Add Chapter 7 – Fire Hazard Severity Zone Maps
- Add Section 7-7-100 – Purpose
- Add Section 7-7-105 – Applicability
- Amend Section 7-2-317 – Wildland Urban Interface Area
- Amend Section 7-2-310 – Application

The adoption of the ordinance amending the FHSZ Map from the State Fire Marshal and the Municipal Code would reduce the threat to life and property and costs to property owners, residents and local agencies associated with wildfires. The adoption of the ordinance is consistent with the General Plan Health and Safety Element policies and implements wildfire mitigation actions included in the Town's Hazard Mitigation Plan.

Fiscal Impact:

The adoption of the ordinance would not result in a fiscal impact. The ordinance would be implemented by the Town's Building Division staff as part of their review of building permits and inspections. These activities are part of the Building Division's regular activities and responsibilities.

Environmental Review:

The ordinance is not subject to the California Environmental Quality Act ("CEQA") because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment (CEQA Guidelines Section 15060(c)(2)). Also, the ordinance is not a project as defined by CEQA (CEQA Guidelines Sections 15060(c)(3), 15061 (Review for Exemption), and 15378 (Definition of a Project)). The ordinance is exempt from CEQA pursuant CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment), since the adoption of the FHSZ Map and municipal code amendments would help to reduce the spread of wildfire.

Attachment(s):

[1. Ordinance](#)

Prepared by:

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Reviewed by:

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Approved by:

Jon Davis
Town Manager