

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING BY REFERENCE THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE; CALIFORNIA MECHANICAL CODE; CALIFORNIA PLUMBING CODE; CALIFORNIA ELECTRICAL CODE; CALIFORNIA ADMINISTRATIVE CODE; CALIFORNIA ENERGY CODE; CALIFORNIA GREEN BUILDING STANDARDS CODE; CALIFORNIA HISTORICAL BUILDING CODE; CALIFORNIA EXISTING BUILDING CODE; CALIFORNIA RESIDENTIAL CODE; CALIFORNIA WILDLAND-URBAN INTERFACE CODE; CALIFORNIA REFERENCED STANDARDS CODE; AND CALIFORNIA FIRE CODE; TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS, AMENDING TITLE 15 OF THE TEMECULA MUNICIPAL CODE, AND APPROVING A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION DETERMINATION

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Sections 15.04.010 through 15.04.080 of Chapter 15.04 Construction Codes of Title 15 (Building and Construction) of the Temecula Municipal Code are hereby repealed provided, however, that such repeal shall not affect or excuse any violation thereof occurring prior to the effective date of this Ordinance. New Sections 15.04.010 through 15.04.080 are hereby added to Chapter 15.04 to read as follows:

“15.04.010 Codes adopted. Except as hereinafter provided in this Title, the following codes are adopted by reference as the Building Codes of the City of Temecula:

- A. California Building Code, 2025 Edition, Volumes 1 and 2 (Part 2 of Title 24 of the California Code of Regulations)
- B. California Historical Building Code, 2025 Edition (Part 8 of Title 24 of the California Code of Regulations);
- C. California Existing Building Code, 2025 Edition (Part 10 of Title 24 of the California Code of Regulations);
- D. California Electrical Code, 2025 Edition (Part 3 of Title 24 of the California Code of Regulations);
- E. California Mechanical Code, 2025 Edition (Part 4 of Title 24 of the California Code of Regulations);

- F. California Plumbing Code, 2025 Edition (Part 5 of Title 24 of the California Code of Regulations), including Appendix A, B, D, H, IAPMO IS 31-2022 of Appendix I, and J.
- G. California Fire Code, 2025 Edition (Part 9 of Title 24 of the California Code of Regulations), including Chapters 3, 25, Sections 503, 510.2, 1103.2 and 5707 are adopted.
- H. California Administrative Code, 2025 Edition (Part 1 of Title 24 of the California Code of Regulations);
- I. California Energy Code, 2025 Edition (Part 6 of Title 24 of the California Code of Regulations),
- J. California Green Building Standards Code, 2025 Edition (Part 11 of Title 24 of the California Code of Regulations), including Appendix A5 Non Residential Voluntary Measures.
- K. California Reference Standards Code, 2025 Edition (Part 12 of Title 24 of the California Code of Regulations),
- L. California Residential Code, 2025 Edition (Part 2.5 of Title 24 of the California Code of Regulations), including Appendix CI Swimming
- M. California Wildland-Urban Interface Code, 2025 Edition (Part 7 of Title 24 of the California Code of Regulations)

A copy of each of the above codes shall be maintained in the office of City Clerk and shall be made available for public inspection while such codes are in force.”

15.04.020 California Building Code. The following amendments, additions and deletions are made to the California Building Code, 2025 Edition, as adopted by this Chapter.

- A. **Section 105.2 is hereby amended by modifying subsection 4 under Building, to read as follows:**
 - 4. Retaining walls that are not over three (3) feet in height unless supporting a sloped surcharge and garden walls not over four (4) feet in height, measured from the top of footing to top of wall or impounding flammable Class I, Class II or III-A liquids.
- B. **Section 105.3 is hereby amended by adding Subsection 8 to read as follows:**
 - 8. All contractors and their subcontractors must have current and valid city business licenses.
- C. **Section 105.5 is amended to read as follows:**

105.5 Expiration: Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 12 months or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days or if the permit is revoked. Before such work can be recommenced a new permit shall first be obtained by reinstatement of the permit and the fee therefore shall be one half the amount required for reinstating the permit for such work. A permittee may request an extension of a permit. The Building Official may grant in writing, one or more extensions of time for periods of not more than 180 days per extension. The permittee shall request an extension pursuant to this subdivision in writing and demonstrate justifiable cause for the extension.

D. Section 110.3.8 is amended to read as follows:

110.3.8 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire resistance-rated assemblies shall not be concealed from view until inspected for all designed fire protection. Required fire seals/fire barriers in fire assemblies at fire-resistant penetrations shall be installed and certified by a third party, state of California licensed fireproofing company and certification of compliance shall be provided for building official's final approval.

E. Section 111.1 is hereby amended by adding the following:

To ensure appropriate continued use of any occupied space the building official will issue a new Certificate of Occupancy upon any change of tenant at the fee rates established by resolution of the City Council.

F. Section 114.4.1 is hereby added to read as follows:

114.4.1 Civil Penalty. Any person, firm or corporation who shall proceed with or commence work for which a permit is required by these building and construction regulations without first having obtained such permit shall, if subsequently permitted to obtain a permit therefor, pay double the fee fixed for such work. The original permit fee shall be for issuance of the permit and the balance shall be a civil penalty. This provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all such cases a permit must be secured as soon as it is practicable to do so, and if there is an unreasonable delay in securing the required permit, the civil penalty as provided in this section shall be charged. In no event shall such civil penalty exceed the permit fee plus five hundred dollars. The civil penalty provided in this section shall be in addition to any other fines and remedies prescribed elsewhere in this code. The payment of such fees and fine shall not relieve any person from fully complying with the requirements of these building and construction regulations in the execution of the work.

G. **Section 502.1 is amended to read as follows:**

502.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Commercial, multi-family residential and industrial buildings shall have a minimum of twelve (12) inch numbers with suite numbers being a minimum of six (6) inches in size. All suites shall have a minimum of six (6) inch high letters and/or numbers on both the front and rear doors. Single family residences and multi-family residential units shall have four (4) inch letters and/or numbers, as approved by the Fire Prevention Bureau. Address numbers shall be maintained and illuminated.

EXCEPTION: Building address numbers within the Downtown Core District (DTC) of the Old Town Specific Plan, are permitted to be a minimum of eight (8) inches in size.

H. **Section 901.2.1 is added to read as follows:**

901.2.1 As-built/Revised documents. An electronic copy of as-built/revised drawings shall be submitted to the fire department online for approval prior to final of any permits. Redlines are not considered as-builts/revised plans.

I. **Section 903.2 is deleted in its entirety and replaced with the following:**

903.2 Where required.

1. In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 – 903.2.21 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.
2. All existing buildings, except for one- and two-family dwellings, shall be retrofitted with automatic fire sprinklers when a structure exceeds 3,600 square feet and changes are made to the building including any of the following: change of use/occupancy, removal of an existing fire wall as defined by the California Building Code, or additions of 50% or more are made to the original building area and the resulting square footage exceeds 5,000 square feet.
3. One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured

homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.
2. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
3. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
4. Non-combustible fueling station canopies not exceeding 10,000 square feet when separated from other buildings by a distance of not less than 50 feet.
5. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
6. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception in Section 903.2.11.3

J. **Section 903.3.5.3 is added to read as follows:**

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

K. **Section 903.3.10 is deleted in its entirety and replaced with the following:**

903.3.10 Floor control valves. Approved supervised indication control valves shall be provided at the point of connection to the riser in all buildings. Valve locations will be placed in the fire sprinkler riser room on each riser.

L. **Section 904.2.2.1 is added to read as follows:**

904.2.2.1 Extinguishing system monitoring requirements. All automatic fire-extinguishing systems will be required to be monitored by a fire alarm monitoring system. If a fire alarm monitoring system is not present, one will be required to be installed to provide monitoring for the automatic fire-extinguishing system. Where a fire alarm signaling system, or a Dedicated Function Fire Alarm System is serving the occupancy where the extinguishing system is located, the actuation of the automatic fire-extinguishing system shall actuate the fire alarm signaling system in accordance with the requirements of NFPA 72.

M. **Sections 907.1.6, 907.1.7 and 907.1.8 are added to read as follows:**

907.1.6 Fire alarm control panel (FACP). The main fire alarm control panel shall be located in the same room as, and sharing the same access as the fire sprinkler riser. The FACP shall have a minimum 36 inches of face clearance and 6 inches side clearance from any other wall or equipment. Based on our climatic weather conditions and the requirements set forth in any of the manufacture specifications and installation requirements for fire alarm electronic equipment/panels, this room may be required to be climate controlled

907.1.7 Notification appliance. New tenant spaces and new occupancy buildings shall require alarm notification appliances. For multi-tenant buildings, an alarm notification appliance shall be placed in each tenant suite. For existing buildings with new tenants an alarm notification appliance shall be required in each tenant space. For existing buildings that are not equipped with a fire alarm system or sprinkler monitoring system, new tenants or owners shall be required to install the appropriate type of fire alarm system.

907.1.8 Duct Detectors. Duct detectors located in any buildings that have a fire alarm system shall be powered from the main building fire alarm power supply.

N. **Section 1505.1 is hereby amended to read as follows:**

1505.1 General. Roof assemblies shall be divided into the classes defined in this section. Class A, B and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E108 or UL 790. In addition, fire-retardant wood roof coverings shall be tested in accordance with ASTM D2898. The minimum roof coverings installed on buildings shall comply with Table 105.1 base do the type of construction of the building. The roof covering or roofing assembly on any structure regulated by this Code within the Historical District Overlay, generally known as the Old Town Temecula Historical Preservation District, shall not be less than a Class C roofing assembly.

O. **Section 1907A.2.1 is added to read as follows:**

1907A.2.1 Additional requirements. Slab Dowels in all occupancies, slab connection from existing slabs to new construction shall be placed at a minimum twenty-four (24) inches on center with reinforcing steel of one-half inch minimum diameter, eight (18) inches in length. Embedment to existing shall be a minimum of six (6) inches.

P. **The following Appendices are deleted in their entirety:**

Appendices A, B, D, G, H, I, J, K, L, M, N, O and P

15.04.030 California Residential Code. The following amendments, additions and deletions are made to the California Residential Code, 2025 Edition, as adopted by this Chapter.

A. All Appendices, except CI are deleted.

B. Appendix CI is amended by adding item (8) to Section 115922(a) to read as follows:

(8) One (1) of the two (2) required pool safety features of the seven (7) specified above and from the Health and Safety Code 115922, must be an enclosure that meets the requirements of Section 115923 of that code. The second required pool safety feature must be one of the remaining six (6) features listed in Section 115922

15.04.040 California Electrical Code. The following amendments, additions and deletions are made to the California Electrical Code, 2025 Edition, as adopted by this Chapter.

A. **Section 90.4 is hereby amended by adding the following to the end of the code section:**

90.4 Enforcement.

Violations of this Code are subject to the prohibitions set forth in Section 15.02.060 and the penalties set forth in Chapter 1.20, of this Municipal Code.

For commercial projects an electrical contractor shall be responsible for obtaining permits for electrical work performed.

B. **Section 90.8 is hereby amended by adding the following:**

(C) Connecting Conductors. Accessory uses or other building, or signs, separately located on the same lot or premises shall have connecting conductors run underground. (Agricultural area excepted.)

(D) Spare Circuits. Where spare circuit protective devices are provided or space for future circuit protective devices are provided on the bus in any flush or semi-flush mounted panel, then raceways of sufficient capacity to permit utilization of such space or spaces shall be provided to an approved accessible location.

C. **Section 110.5 is hereby amended to read as follows:**

110.5 Conductors. Conductors used to carry current shall be of copper, aluminum, or copper-clad aluminum unless otherwise provided in this *Code*. Where the conductor material is not specified, the sizes given in this Code shall apply to copper conductors. Where other materials are used, the size shall be changed accordingly. Notwithstanding any provision to the contrary, no aluminum conductors smaller than #6 A.W.G. shall be used.

D. **Section 334.10 is hereby amended to read as follows:**

334.10 Uses permitted. Type NM, Type NMC, and Type NMS cables shall be permitted to be used in the following:

- (1) One and two-family dwellings.
- (2) Multi-family dwellings permitted to be types III, IV, and V construction except as prohibited in Section 334.12.
- (3) No type NM, NMC, or NMS, or non-metallic sheathed cable (Romex) shall be used in commercial applications regardless of mixed-use occupancy.

F. **Section 690.4 (A) is hereby amended to read as follows:**

(A) Photovoltaic Systems. Solar Photovoltaic Systems shall only be installed by registered California Contractors License Board entities with a valid A, B, C-10 or C-46 contractor license or the property owner. Valid copies of the contractor's City of Temecula Business License and California Contractors License Board license shall be submitted on the plans.

The current carrying conductors of all sources of energy *shall be designed to de-energize, and remain de-energized, from their respective source of energy generation when the utility-supplied service's main breaker is opened (set to the "off" position) on the electrical system being energized by the aforementioned sources of energy.

*For purposes of this section, "sources of energy" includes alternating current, solar, wind, battery and fuel cell.

The point where the current carrying conductors are to be de-energized and remain de-energized shall be immediately adjacent to the point of energy generation or immediately adjacent to a combiner box, if so equipped. This

shall apply to all electrical system installations, regardless of location of conductors inside or outside of any structures.

Solar systems not installed on roofs –

Foundation and/or footings size plans and substantiating design calculations shall be submitted showing supporting member sizes, dimensions, materials and the loads which will be imposed on the foundation or footings. Where the supporting framework of the modules or arrays is shown as part of the laboratory approved system, design calculations will not be required for the supporting framework of the modules or arrays provided they are included in the approved listing.

15.04.050 California Mechanical Code. The following amendments, additions and deletions are made to the California Mechanical Code, 2025 Edition, as adopted by this Chapter.

A. Section 104.5 is hereby deleted in its entirety and superseded by Sections 15.02.010 through 15.02.050 of this Municipal Code, expressly incorporated herein by reference. All references in the California Mechanical Code to fees, fee schedules, or fee tables shall mean the fee schedule as established by Resolution of the City Council in accordance with Section 15.02.010 herein.

B. **Section 106.3 is hereby amended to read as follows:**

106.3 Penalties. Violations of this Code are subject to the prohibitions set forth in Section 15.02.060 and the penalties set forth in Chapter 1.20, of this Municipal Code.

C. **The first paragraph in Section 504.1 is hereby amended to read as follows:**

504.1 General. Where not specified in this chapter, exhaust ducts shall be constructed and installed in accordance with Chapter 6 and shall be airtight as approved by the Authority Having Jurisdiction. Environmental air ducts that have an alternate function as a part of an approved smoke-control system do not require design as Class I product-conveying ducts. Aluminum flex ducts are not permitted to be installed horizontally in rooms that produce steam. An angle greater than forty-five degrees from the vertical is considered a horizontal run.

15.04.060 California Plumbing Code. The following amendments, additions and deletions are made to the California Plumbing Code, 2025 Edition, as adopted by this Chapter:

A. **Section 106.3 is amended to read as follows:**

106.3 Penalties. Violations of this Code are subject to the prohibitions set forth in Section 15.02.060 and the penalties set forth in Chapter 1.20, of this Municipal Code.

- B. Section 104.5 is deleted in its entirety and superseded by Sections 15.02.010 through 15.02.050 of this Municipal Code, expressly incorporated herein by reference. All references in the California Plumbing Code to fees, fee schedules, or fee tables shall mean the fee schedule as established by resolution of the City Council in accordance with Section 15.02.010 herein.
- C. Section 211.0 is amended by revising the definition of ‘industrial waste pipe’ to read as follows:

Indirect Waste Pipe. An indirect waste pipe is a pipe that does not connect directly with the drainage system but conveys liquid wastes by discharging through an approved air gap into a plumbing fixture, interceptor or receptacle which is directly connected to the drainage system.

- 1. **Section 719.5 is hereby amended to read as follows:**

719.5 Access. Cleanouts installed under concrete or asphalt paving shall be made accessible by yard boxes, or by extending flush in paving with a ‘brass cap’ or other approved material for installation where subject to vehicular traffic.

- 2. **Section 1213.3.1 is added to read as follows:**

1213.3.1 Test Pressure. Testing of gas piping two (2) inches or greater or exceeding twenty (20) feet in length shall require a thirty (30) minute test witnessed by the jurisdiction. Such test shall be sixty (60) p.s.i. All welded pipe shall be graph tested for twenty-four (24) hours at sixty (60) p.s.i. witnessed by the jurisdiction. No gas tests shall be performed at less than ten (10) p.s.i and at not less than fifteen (15) minutes witnessed by the jurisdiction.

- 3. **Section 1211.8.1 is added to read as follows:**

1211.8.1 Installation. The installation of Seismic Gas Shutoff Valves shall comply with the following requirements:

- 1. Be installed by a contractor licensed in the appropriate classification by the State of California.

Exception: Seismic gas shutoff valves may be installed by a gas utility provided a permit is obtained and the valves are installed and approved in accordance with this section.

- 2. Be mounted rigidly to the exterior of the building or structure containing the fuel gas piping.

Exception: This requirement need not apply if the Building Department determines that the seismic gas shutoff valve has been tested and listed for an alternate method of installation.

3. Be listed by an approved testing laboratory and certified by the Office of the State Architect.
 4. Be approved by the Building and Safety Department.
 5. Have thirty (30) year warranty, which warrants that the valve is free from defects, and will continue to properly operate for thirty (30) years from the date of installation.
 6. Where seismic gas shutoff valves are installed as required by this section, they shall be maintained for the life of the building or structure or be replaced with a valve complying with the requirements of this section.
- H. The following chapter of the 2025 California Plumbing Code IS adopted in its entirety: Chapter 13, Health Care Facilities and Medical Gas and Vacuum Systems.
- I. The following Appendices of the 2025 California Plumbing Code are adopted in their entirety: Appendix A, B, D, H, IAPMO IS 31-2022 of Appendix I, and J.

15.04.070 Penalties for violation of Chapter 15.04. Any person, firm, partnership, or corporation violating any provision or to failing to comply with any of the requirements of this Chapter or any of the Codes hereby adopted, shall be subject to the penalties set forth in Chapters 1.20, 1.21 and 1.24 of the Temecula Municipal Code. Each and every person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Chapter or the Codes hereby adopted is committed, continued or permitted by such person, firm, partnership or corporation, and shall be deemed punishable therefore as provided in this Chapter.

15.04.080 Civil remedies available. The violation of any of the provisions of this Chapter or any of the Codes hereby adopted shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.”

Section 2. Chapter 15.16 of Title 15 of the Temecula Municipal Code, including all provisions of all codes adopted by reference therein, is hereby repealed provided, however, that such repeal shall not affect or excuse any violation occurring prior to the effective date of this Ordinance. A new Chapter 15.16 is hereby added to Title 15 of the Temecula Municipal Code to read as follows:

Chapter 15.16 California Fire Code

15.16.010 Code adopted.

The City of Temecula hereby adopts by reference Part 9 of Title 24 of the California Code of Regulations, 2025 California Fire Code, inclusive of all the inclusions and exclusions set forth for each chapter's matrix, subject to amendments, additions, and deletions set forth in Section 15.16.020. In addition, the following provisions that are excluded in the 2025 California Fire Code are hereby adopted: Chapter 1, Division II is hereby adopted, except that Sections 103.2 and 112.3 are not adopted, and Chapters 3, 25, and Sections 503, 510.2, 1103.2 and 5707 are adopted.

15.16.020 Amendments.

The following amendments, additions, and deletions are made to the California Fire Code, 2025 Edition, as adopted by this Chapter:

A. CHAPTER 1: SCOPE AND ADMINISTRATION

Section 101.4 is amended to read as follows:

101.4 Severability. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 102.5 is amended to read as follows:

102.5 Application of Residential Code. Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.6 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.
3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R317.5.1 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

Section 102.13.1 is added to read as follows:

102.13.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the provisions of the City of Temecula Municipal Code and the California Wildland-Urban Interface Code, the most restrictive provisions shall apply.

Section 104.1.1 is added to read as follows:

104.1.1 Authority of the Fire Chief and Fire Department.

1. The Fire Chief, Chief Deputy, or their designee, is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Temecula City Council.
2. The Fire Chief, Chief Deputy, or their designee, is authorized to administer, interpret and enforce this ordinance. Under the Fire Chief's, Chief Deputy, or their designee's, direction, the Riverside County Fire Department is authorized to enforce ordinances of Riverside County, City of Temecula pertaining to the following:
 - 2.1. The prevention of fires.
 - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
 - 2.3. The storage, use and handling of hazardous materials.
 - 2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
 - 2.5. The maintenance and regulation of fire escapes.
 - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
 - 2.7. The maintenance of means of egress.
 - 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:
 - 3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
 - 3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
 - 3.3. The Riverside County Sheriff and any deputy sheriff.
 - 3.4. The Police Chief and any police officer of any city served by the Riverside County Fire Department.
 - 3.5. Officers of the California Highway Patrol.
 - 3.6. Code Officers of the City of Temecula Code Enforcement Department.
 - 3.7. Peace Officers of the California Department of Parks and Recreation.

- 3.8. The law enforcement officer of the Federal Bureau of Land Management.

Section 104.2 is amended to read as follows:

104.2 Determination of compliance. The Fire Code Official shall have the authority to determine compliance with this code, to render interpretation of this code and to develop policies, procedures, guidelines, standards, and information bulletins in order to clarify the application of its provisions. Such interpretations, policies, procedures:

1. Shall be in compliance with the intent and purpose of this code,
2. Shall not have the effect of waiving requirements specifically provided for in this code,
3. Shall be enforceable as part of this code.

Section 104.8 is amended to read as follows:

104.8 Liability. Any liability against Riverside County, City of Temecula or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

Section 104.12 is added to read as follows:

104.12 Authority of the Fire Chief to close hazardous fire areas. Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Riverside County Board of Supervisors within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

Section 108.2 is deleted in its entirety and replaced with the following:

108.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the City of Temecula fee schedule.

Section 108.7 is added to read as follows:

108.7 Cost Recovery. Pursuant to California Health and Safety Code sections 11374.5(b)(1), 13009 et seq., 25259.4, 25515(a), 25540(a), 25541 (a), California

Government Code sections 53150 et seq, and all other provisions of law, all costs incurred by the Riverside County Fire Department for the inspection and enforcement of any provision of these Codes, the investigation of any fire, explosion or other hazardous condition, the suppression of fire, the response to a traffic collision or accident, the containment and/or mitigation of a hazardous materials release, and any rescue or rendering of medical or physical aid or assistance, may be charged to any responsible party, any person who violates these Codes or any person who, due to a negligent or unlawful act or omission, is responsible for or requires or causes the emergency response of Riverside County Fire Department. Any expense incurred by the Riverside County Fire Department for such an emergency response shall constitute a debt of such person and shall be collectible by the County in the same manner as in the case of an obligation under contract, express or implied. These provisions shall be applied uniformly against all such persons in violation of a Penal Code, Vehicle Code, Health and Safety Code or other state law statutory violation; only a county official shall have authority to reduce or cancel the debt obligation arising from the incident.

Section 112.1 is deleted in its entirety and replaced with the following:

112.1 Board of appeals established. The Board of Appeals shall be the City Manager. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief and Chief Deputy shall be notified of any appeal and the Fire Chief, Chief Deputy or their designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

Section 113.4 is deleted in its entirety and replaced with the following:

113.4 Violation and penalties. It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code or the Temecula Municipal Code. Punishments and penalties for violations shall be in accordance with Temecula Municipal Code and Health and Safety Code Sections 17995 through 17995.5.

B. CHAPTER 2: DEFINITIONS

SECTION 202 – GENERAL DEFINITIONS is amended by revising the definition of Fire Chief, as follows:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief's designee

C. CHAPTER 3: OPEN FLAMES

Section 308.1.7 is amended to read as follows:

308.1.7 Sky lanterns or similar devices. A person shall not release or cause to be released a sky lantern or similar device.

D. CHAPTER 5: FIRE SERVICE FEATURES

Section 503.1.2.1 is added to read as follows:

503.1.2.1 Remoteness. Unless otherwise approved, where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Section 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24-feet, exclusive of shoulders, for single family dwellings tract homes, multifamily homes, commercial, and industrial development, with an unobstructed vertical clearance of not less than 13-feet 6-inches.

Exception: New custom home lot driveway access shall be a minimum of 20-feet in width.

Section 503.2.2 is amended to read as follows:

503.2.2 Authority. The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

Section 503.2.3 Surface is amended to read as follows:

Section 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be of a surface to provide all-weather driving capabilities such as asphalt or cement (AC). Access roads shall have a minimum AC thickness of .25 feet.

Section 503.2.5 is amended to read as follows:

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150-feet in length shall be provided with an approved area for turning around fire apparatus. The maximum length of a dead-end road or cul-de-sac shall not exceed 1320 feet, unless a second access point is provided for fire access.

Section 503.6.1 is added to read as follows:

503.6.1 Automatic opener. New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department Standards and Policies, as may be amended from time to time.

Exception: Gates serving individual one- and two-family dwelling parcels.

Section 503.7 is added to read as follows:

503.7 Loading areas and passenger drop-off areas. On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Commercial, multi-family residential and industrial buildings shall have a minimum of twelve (12) inch numbers with suite numbers being a minimum of six (6) inches in size. All suites shall have a minimum of six (6) inch high letters and/or numbers on both the front and rear doors. Single family residences and multi-family residential units shall have four (4) inch letters and/or numbers, as approved by the Fire Prevention Bureau. Address numbers shall be maintained and illuminated.

EXCEPTION: Building address numbers within the Downtown Core District (DTC) of the Old Town Specific Plan, are permitted to be a minimum of eight (8) inches in size.

Sections 507.5.7 is added to read as follows:

507.5.7 Fire hydrant size and outlets. As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard – one (1) four (4) inch outlet and one (1) two and one half (2 ½) inch outlet.
2. Super Hydrant Standard – one (1) four (4) inch outlet and two (2) two and one half (2 ½) inch outlet.
3. Super Hydrant Enhanced – two (2) four (4) inch outlet and one (1) two and one half (2 ½) inch outlet.

Section 507.5.8 is added to read as follows:

507.5.8 Fire hydrant street marker. Fire hydrant locations shall be visually indicated in accordance with the City of Temecula, Riverside County Fire Department Guidelines, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

Section 508.1 is amended to read as follows:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, in all buildings greater than 300,000 square feet (27 870 m²), and in Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.7.

Section 508.1.1 is deleted in its entirety and replaced with the following:

508.1.1 Location and access. The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

Section 508.1.3 is amended to read as follows:

508.1.3 Size. The fire command center shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m²) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3048 mm), whichever is greater.

Where a fire command center is solely required because a building is greater than 300,000 square feet (27 870 m²), the fire command center shall have a minimum size of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm) where approved by the fire code official.

Section 509.2.1 is added to read as follows:

509.2.1 Minimum Clearance. A 3-foot (914 mm) clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire protection system component that may require immediate access, except as otherwise required or approved.

Section 509.3 is added to read as follows:

509.3 Fire sprinkler system riser room. Fire sprinkler risers shall not be obstructed in any manner. The fire system riser(s) is to be provided with eighteen (18) inch clearance to each side and to the front of the system riser. Access shall be provided by means of an exterior door with the minimum dimensions two (2) feet six (6) inches wide by six (6) feet eight (8) inches tall. The fire system riser room shall house the fire sprinkler riser(s) and main fire alarm control panel and not share with any other equipment (i.e. mechanical, electrical, etc.). The fire sprinkler riser room will be located on an accessible corner of the structure with easy access for all fire department personnel. Based on our climatic weather conditions and the requirements set forth in any of the manufacture specifications and

installation requirements for fire alarm electronic equipment/panels, this room may be required to be climate controlled.

E. CHAPTER 6: BUILDING SERVICES AND SYSTEMS

Section 608.11.1.2 is amended to read as follows:

Section 608.11.1.2 Manual operation. When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

F. CHAPTER 9: FIRE PROTECTION SYSTEMS

Section 901.2.2 is added to read as follows:

901.2.2 As-built/Revised documents. A electronic copy of as-built/revised drawings shall be submitted to the fire department online for approval prior to final of any permits. Redlines are not considered as-builts/revised plans.

Section 903.2 is deleted in its entirety and replaced with the following:

903.2 Where required.

1. all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 – 903.2.21 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.
2. All existing buildings, except for one- and two-family dwellings, shall be retrofitted with automatic fire sprinklers when a structure exceeds 3,600 square feet and changes are made to the building including any of the following: change of use/occupancy, removal of an existing fire wall as defined by the California Building Code, or additions of 50% or more are made to the original building area and the resulting square footage exceeds 5,000 square feet.
3. One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions: Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.
2. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
3. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
4. Non-combustible fueling station canopies not exceeding 10,000 square feet when separated from other buildings by a distance of not less than 50 feet.
5. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
6. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception in Section 903.2.11.3

Section 903.3.5.3 is added to read as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Section 903.3.10 is deleted in its entirety and replaced with the following:

903.3.10 Floor control valves. Approved supervised indication control valves shall be provided at the point of connection to the riser in all buildings. Valve locations will be placed in the fire sprinkler riser room on each riser.

Section 904.2.2.1 is added to read as follows:

904.2.2.1 Extinguishing system monitoring requirements. All automatic fire-extinguishing systems will be required to be monitored by a fire alarm monitoring system. If a fire alarm monitoring system is not present, one will be required to be installed to provide monitoring for the automatic fire-extinguishing system. Where a fire alarm signaling system, or a Dedicated Function Fire Alarm System is serving the occupancy where the extinguishing system is located, the actuation of the automatic fire-extinguishing system shall actuate the fire alarm signaling system in accordance with the requirements of NFPA 72.

Sections 907.1.6, 907.1.7 and 907.1.8 are added to read as follows:

907.1.6 Fire alarm control panel (FACP). The main fire alarm control panel shall be located in the same room as, and sharing the same access as the fire sprinkler riser. The FACP shall have a minimum 36 inches of face clearance and 6 inches side clearance from any other wall or equipment. Based on our climatic weather conditions and the requirements set forth in any of the manufacture specifications and installation requirements for fire alarm electronic equipment/panels, this room may be required to be climate controlled

907.1.7 Notification appliance. New tenant spaces and new occupancy buildings shall require alarm notification appliances. For multi-tenant buildings, an alarm notification appliance shall be placed in each tenant suite. For existing buildings with new tenants an alarm notification appliance shall be required in each tenant space. For existing buildings that are not equipped with a fire alarm system or sprinkler monitoring system, new tenants or owners shall be required to install the appropriate type of fire alarm system.

907.1.8 Duct Detectors. Duct detectors located in any buildings that have a fire alarm system shall be powered from the main building fire alarm power supply.

G. CHAPTER 32: HIGH PILED COMBUSTIBLE STORAGE

Section 3206.4.2 is added to read as follows:

3206.4.2 Minimum requirements for client leased or occupant owned warehouses. Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. Unless otherwise approved a Professional Engineer, licensed in the State of California, shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the

commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

H. CHAPTER 41: TEMPORARY HEATING AND COOKING OPERATIONS.

New Sections 4107.1, 4107.2, 4107.2.1, 4107.2.2, 4107.2.3 are added to read as follows:

4107.1 General. Mobile food preparation vehicles that are equipped with appliances that produce smoke or grease-laden vapors shall comply with this section.

4107.2 Maintenance. Maintenance of systems on mobile food preparation vehicles shall be in accordance with Sections 4107.2.1 through 4107.2.3.

4107.2.1 Exhaust system. The exhaust system, including hood, grease removal devices, fans, ducts and other appurtenances, shall be inspected and cleaned in accordance with Section 606.3

4107.2.2 Fire protection systems and devices. Fire protection systems and devices shall be maintained in accordance with Section 901.6

4107.2.3 Fuel gas systems. LP-gas containers installed on the vehicle and the fuel-gas piping system shall be inspected annually by an approved inspection agency or company that is registered with the U.S. Department of Transportation to requalify LP-gas cylinders, to ensure that system component are free from damage, suitable for the intended service and not subject to leaking. CNG containers shall be inspected every 3 years in a qualified service facility. CNG containers shall not be used past their expiration date as listed on the manufacture's container label. Upon satisfactory inspection, the approved inspection agency shall affix a tag on the fuel gas system or within the vehicle indicating the name of the inspection agency and the date of satisfactory inspections.

I. CHAPTER 56: EXPLOSIVES AND FIREWORKS.

Section 5608.2 is added to read as follows:

5608.2 Fallout Area. For aerial shells, the minimum required radius of the fallout area shall be 100 ft/in. (22 m/25 mm) of the internal mortar diameter of the largest aerial shell to be fired, unless otherwise approved.

J. APPENDICES

APPENDIX B

B103.2.1 is added to read as follows:

B103.2.1 Wildland-Urban Interface Area Subdivision. The minimum fire flow for any new subdivision or tract constructed within a Wildland-Urban Interface Area shall be 1,500 gallons per minute.

Table B105.2 is amended to read as follows:

TABLE B105.2

REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Appendix C

Section C103.1 is deleted in its entirety and replaced with the following:

C103.1 Hydrant spacing. Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the California Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

J. 15.16.030 Penalties for violation.

It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this Chapter, or to violate the provisions of any permit granted pursuant to this Chapter. Any person, firm, corporation or association of persons violating any provision of this Chapter or the provisions of any permit granted pursuant to this Chapter, shall be deemed guilty of a misdemeanor unless specifically designated as an infraction. Such person or entity shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Chapter or

the provisions of any permit granted pursuant to this Chapter, is committed, continued, or permitted.

Violations shall be punishable as provided in Chapters 1.20, 1.21, and 1.24 of the Temecula Municipal Code. Payment of any fine or penalty herein shall not relieve a person or entity from the responsibility for correcting the violation.

K. 15.16.040 Civil Remedies Available.

The violation of any of the provisions of this Chapter shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.”

Section 3. A new Chapter 15.17 is hereby added to Title 15 of the Temecula Municipal Code to read as follows:

“Chapter 15.17 California Wildland-Urban Interface Code

15.17.010 Code adopted.

The City of Temecula hereby adopts by reference Part 7 of Title 24 of the California Code of Regulations, 2025 California Wildland-Urban Interface Code, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, subject to amendments, additions, and deletions set forth in Section 15.17.020. In addition, the following provisions that are excluded in the 2025 California Wildland-Urban Interface Code – Chapter 1, Division II of the California Wildland-Urban Interface Code are hereby adopted, except that Sections 103.2 and 112.3 are not adopted, and sections A101 through A102.2, A102.4, A104, A105.1, A105.4 through A105.4.2, A106 through A106.2 and A107 through A107.5 are adopted.

15.17.020 Amendments.

The following amendments, additions, and deletions are made to the California Wildland-Urban Interface Code, 2025 Edition, as adopted by this Chapter:

A. CHAPTER 1, DIVISION II: SCOPE AND ADMINISTRATION

102.4.1.1 is added to read as follows:

102.4.1.1 Application of the California Wildland-Urban Interface Code. Where a conflict exists between the provisions of the Riverside County Fire Code and the California Wildland-Urban Interface Code, the more restrictive provisions shall apply.

104.1.1 is added to read as follows:

104.1.1 Authority of the Fire Chief, Chief Deputy, and Fire Department.

1. The Fire Chief, Chief Deputy, or their designee is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Temecula City Council.

2. The Fire Chief, Chief Deputy, or their designee is authorized to administer, interpret and enforce this ordinance. Under the Fire Chief, Chief Deputy, or their designee's direction, the Riverside County Fire Department is authorized to enforce ordinances of City of Temecula pertaining to the following:

2.1. The prevention of fires.

2.2. The suppression or extinguishment of dangerous or hazardous fires.

2.3. The storage, use and handling of hazardous materials.

2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.

2.5. The maintenance and regulation of fire escapes.

2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.

2.7. The maintenance of means of egress.

2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.

3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:

3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.

3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.

3.3. The Riverside County Sheriff and any deputy sheriff.

3.4. The Police Chief and any police officer of any city served by the Riverside County Fire Department.

3.5. Officers of the California Highway Patrol.

3.6. Code Officers of the City of Temecula Code Enforcement Department.

3.7. Peace Officers of the California Department of Parks and Recreation.

3.8. The law enforcement officer of the Federal Bureau of Land Management.

Section 104.2 is amended to read as follows:

104.2 Determination of compliance. The fire code official shall have the authority to determine compliance with this code, to render interpretations of this code and to develop policies, procedures, guidelines, standards, and information bulletins in order to clarify the application of its provisions. Such interpretations, policies, procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.
3. Shall be enforceable as part of this code.

Sections 104.8 is deleted in its entirety and replaced with the following:

104.8 Liability. Any liability against Riverside County or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

Section 104.8.1 is deleted in its entirety.

Section 105.2 is deleted in its entirety and replaced with the following:

105.2 Permits Required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official.

For buildings or structures erected for temporary uses, see Section A108.3.

Where required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Liquefied petroleum gases.
8. Landscape and fuel modification zones.
9. Lumberyards.
10. Motor vehicle fuel-dispensing stations.
11. Open burning.
12. Pallet Yards.

13. Pyrotechnical special effects material.
14. Tents, canopies and temporary membrane structures.
15. Tire storage.
16. Welding and cutting operations.

Section 108.2 is deleted in its entirety and replaced with the following:

108.2 Schedule of permit fees. Fees for services and permits shall be as set forth in the City of Temecula fee schedule.

Section 108.7 is added to read as follows:

108.7 Cost recovery. Pursuant to California Health and Safety Code sections 11374.5(b)(1), 13009, et seq., 25259.4, 25515(a), 25540(a), 25541 (a), California Government Code sections 53150 et seq, and all other applicable provisions of law, all costs incurred by the Riverside County Fire Department for the inspection and enforcement of any provision of these Codes, the investigation of any fire, explosion or other hazardous condition, the suppression of fire, the response to a traffic collision or accident, the containment and/or mitigation of a hazardous materials release, and any rescue or rendering of medical or physical aid or assistance, may be charged to any responsible party, any person who violates these Codes or any person who, due to a negligent or unlawful act or omission, is responsible for or requires or causes the emergency response of Riverside County Fire Department. Any expense incurred by the Riverside County Fire Department for such an emergency response shall constitute a debt of such person and shall be collectible by the County in the same manner as in the case of an obligation under contract, express or implied. These provisions shall be applied uniformly against all such persons in violation of a Penal Code, Vehicle Code, Health and Safety Code or other state law statutory violation; only a county official shall have authority to reduce or cancel the debt obligation arising from the incident.

Section 109.3.7 is deleted in its entirety and replaced with the following:

109.3.7 Violation and penalties. It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code or the Temecula Municipal Code. Punishments and penalties for violations shall be in accordance with Temecula Municipal Code, Health and Safety Code Sections 17995 through 17995.5 and Government Code Section 51185.

B. CHAPTER 2, DEFINITIONS

Section 202, definition of "Fire Chief" is deleted in its entirety and replaced with the following:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief's designee.

C. CHAPTER 3, WILDLAND-URBAN INTERFACE AREAS

Section 302.1.1 is added to read as follows:

302.1.1 Designation of Fire Hazard Severity Zones. The City of Temecula has adopted the recommendations of the State Fire Marshal made pursuant to Government Code section 51178 and designated those areas within Riverside County and the City of Temecula as moderate, high, and very high fire hazard severity zones as shown on the Local Responsibility Area Fire Hazard Severity Zones Maps published by the Office of the State Fire Marshal. The Maps have been adopted under Temecula Ordinance 2025-08

D. CHAPTER 5, SPECIAL BUILDING CONSTRUCTION REGULATIONS.

Section 501.1 is amended as follows:

501.1 Scope. Buildings and structures in a wildland-urban interface area shall be constructed in accordance with the California Building Code and this code. For the purpose of this Chapter, a wildland-urban interface area shall be defined as a geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires, and shall include those areas designated by Ordinance as moderate, high, and very high fire hazard severity zones based on recommendations from the State Fire Marshal pursuant to Government Code Section 51178.

Exceptions:

1. Group U accessory structures not exceeding 120 square feet (11 m²) in floor area where located not less than 50 feet (15 240 mm) from applicable buildings.
2. Group U agricultural buildings not less than 50 feet (15 240 mm) from applicable buildings.

E. CHAPTER 6, FIRE PROTECTION REQUIREMENTS

Section 602.1 is amended as follows:

602.1 General. A fire protection plan shall be submitted to the Fire Code Official for any proposed subdivision of land or building project. The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration.

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the code official and shall analyze the wildfire risk of the building, project, premises or region to recommend necessary changes.

Submittal of a preliminary fire protection plan shall be required prior to the submission of a final fire protection plan.

Exception: A single-family dwelling (Group R-3 Occupancy) when located on an existing legal parcel.

Section 602.3.2 is amended as follows:

602.3.2 Final Fire Protection Plan. Final fire protection plan shall include items listed in Section 602.3.1 and the following:

1. A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:
 - 1.1. The plant life-form;
 - 1.2. The scientific and common name; and
 - 1.3. The expected height and width for mature growth.
2. Identification of irrigated and non-irrigated zones.
3. Requirements for vegetation reduction around emergency access and evacuation routes.
4. Identification of existing vegetation proposed to remain.
5. Identification of points of access for equipment and personnel to maintain vegetation in common areas.
6. Methods and timetables for controlling, changing, or modifying areas on the property.
7. Legally binding statements regarding community responsibility for maintenance of fuel modification zones.
8. Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.

Section 603.1 is amended as follows:

603.1 General. Planting of vegetation for new and replacement landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.

Section 603.3 is amended as follows:

603.3 Landscape and Fuel Modification plans. Landscape and Fuel Modification plans shall be submitted for any project located in a WUI area. The landscape and Fuel Modification plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.

Section 603.3.1 is amended as follows:

603.3.1 Contents. Landscape plans shall contain the following:

1. Delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management zones from all structures.
2. Identification of existing vegetation to remain and proposed new vegetation.
3. Identification of irrigated areas.
4. A plant legend with both botanical and common names, and identification of all plant material symbols.
5. Identification of ground coverings within the 30-foot (9144 mm) zone.

Section 604.6 is added to read as follows:

604.6 Clearance of brush, vegetative growth, and combustible material from improved parcels. All improved parcels declared a Public Nuisance shall be cleared entirely of combustible material. If the Fire Code Official determines this impractical, the provisions of Section 604.7 may be used.

Section 604.7 is added to read as follows:

604.7 Clearance of fuels or vegetative growth from structures. Clearance of fuels and vegetative growth from structures shall be per sections 604.7.1 through 604.7.4 of this code.

Section 604.7.1 is added to read as follows:

604.7.1 Structures. Any person owning, leasing, controlling, operating, or maintaining any Building or structure in, upon, or adjoining any FHSZ, governed by this section, and any person owning, leasing, or controlling any land adjacent to such Buildings, shall at all times maintain around and adjacent to such Building, an effective firebreak made by removing and clearing away, all combustible material on their property for a distance not less than 100 feet from all portions of the Building.

Distances may be increased by the Fire Code Official due to a site-specific analysis based on local conditions and when required, based on a Fire Protection Plan. This section shall not apply to single specimens or stands of protected species of trees, Ornamental Landscape or similar plants used in landscaping and ground covers, that are well-pruned, maintained, and spaced, and do not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure.

Section 604.7.2 is added to read as follows:

604.7.2 Timing for New Buildings and additions to Existing Buildings. The provisions of Section 604.7 shall be completed prior to vertical construction of any New Building or addition to an Existing Building.

Section 604.7.3 is added to read as follows:

604.7.3 Photovoltaic Systems. The clearance requirements around freestanding photovoltaic systems and equipment shall comply with the following:

1. A minimum 10-foot clearance for clusters of panels not exceeding 1,500 square feet of combined panel area.
2. A minimum of 30-foot clearance for clusters of panels greater than 1,500 square feet of combined panel area.
3. Clusters shall be separated by a minimum of 20 feet.
4. Panels and clusters shall be not located within 30 feet of any Building subject to clearance requirements of Section 604 unless the clearance requirements of Section 604 are provided as measured from the perimeter of the panel or cluster.

Section 604.8 is added to read as follows:

604.8 Defensible Space clearance zones and requirements. The required 100-foot Defensible Space clearance is identified in three (3) distinct zones: Zone 0, 1, and 2.

Section 604.8.1 is added to read as follows:

604.8.1 Requirements. Defensible Space shall be in accordance with the requirements of Appendix A of this code, Riverside County Fire Department Guidelines and the specific requirements for each zone listed in Sections 604.8.2 through 604.8.5.

Section 604.8.2 is added to read as follows:

604.8.2 Zone 0 purpose and location. Zone 0 reduces the likelihood of structure ignition by reducing the potential for direct ignition of the structure from flame contact, by embers that accumulate at the base of a wall, and/or indirect ignitions when embers ignite vegetation, vegetative debris, or other combustible materials located close to the structure that result in either a radiant heat and/or a direct flame contact exposure to the structure.

Zone 0 is the horizontal area within the first five (5) feet around the structure, including stairs, balconies, attached or adjacent decks, and outbuildings. Zone 0 is measured from the edge of a structure, attached or adjacent decks, patio covers, balconies, and floor projections above-grade. Zone 0 also includes the area on the roof of a building, and underneath and on top of attached decks, patio covers, balconies, and stair landings.

Advisory Notice: Riverside County Fire Department has local Zone 0 requirements currently in effect for new Buildings and additions to existing Buildings. New State regulations for Zone 0 are currently under development by the State Board of Forestry and Fire Protection. Any State regulation more restrictive than this ordinance shall apply. This may require thinning and/or removal of plants, trees, and vegetation to meet State Law and regulations.

Section 604.8.2.1 is added to read as follows:

604.8.2.1 Non-Combustible Zone 0 for New Buildings, additions to Existing Buildings, and new or replacement landscape. Fuels, including Combustible Materials and vegetation, are prohibited in Zone 0 for all New Buildings, additions to Existing Buildings, installation of new landscape, and refurbishment of existing landscape areas.

The application date of Section 604.8.2.1 shall be the later application date when any of the following occur:

1. Fire Department Clearance for a New Building or addition to an Existing Building.
2. Building permit for a New Building or addition to an Existing Building.
3. Landscape plans submitted for Riverside County Fire Department review.
4. Replacement of landscape when landscape plans are not required.

Section 604.8.2.2 is added to read as follows:

604.8.2.2 Additional requirements in Zone 0.

1. New and existing tree canopies are prohibited within 10 feet of New Buildings, including the addition portion to Existing Buildings.

Exception: Existing protected oak trees shall be trimmed to provide a minimum 5-foot clearance above the roof and 5 feet to the side of any New Building, or the addition portion to an Existing Building.

2. Landscaped roofs are prohibited.
3. Vegetation underneath decks is prohibited.
4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Artificial or synthetic grass is prohibited within Zone 0.
6. Vines and climbing plants are not allowed on structures, including decks, patio/shade structures, and any fences within 5 feet of a Building.
7. Combustible mulch and wood chips are prohibited.
8. Firewood is prohibited.
9. All fencing and gates shall be non-combustible. See Section 604.11.

604.8.2.3 Zone 0 requirements for Existing Buildings.

Section 604.8.2.3.1 is added to read as follows:

604.8.2.3.1 Zone 0 restrictions. The following requirements apply within Zone 0 for all Existing Buildings with landscape installed prior to January 1, 2026:

1. No combustible landscape mulch or wood chips.
2. No firewood.
3. No vegetation underneath decks.

4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Roofs and gutters on Buildings shall be maintained free of any leaves, needles, or other vegetative Combustible Materials.
6. The vertical clearance distance for trees and vegetation above any roof shall be not less than 3 feet.
7. A minimum 3-foot clearance of trees and vegetation shall be provided to the side and above any eave or roof projection from the exterior wall of a Building. A minimum 3-foot clearance of trees and vegetation shall be provided below any eave or roof projection. This requirement also applies to any patio cover or other Building projections.
8. New trees are not allowed.
9. New or replacement landscaping shall comply with Sections 604.8.1, 604.8.2.1, and 604.8.2.2.

Section 604.8.3 is added to read as follows:

604.8.3 Zone 1 purpose and location. Zone 1 reduces the likelihood of fire burning directly to the structure. This is accomplished by modifying Fuels and creating a discontinuity between planting groups that limits the pathways for fire to burn to the structure and reduces the potential for near-to-building ember generation and radiant heat exposures. An additional purpose of this zone is to provide a defensible area for fire personnel to stage and take direct action. Zone 1 is the area within 5-30 feet of structures and decks, with slopes not greater than 20 percent; 5-50 feet from Buildings and decks, when slopes are greater than 20 percent.

Section 604.8.3.1 is added to read as follows:

604.8.3.1 Requirements and allowable items. This is a minimal planting zone which includes very limited trees of a fire-smart type with additional spacing provided. Plants and other vegetation shall be in accordance with Appendix A of this code and Riverside County Fire Department Guidelines.

Section 604.8.4 is added to read as follows:

604.8.4 Zone 2 purpose and location. Zone 2 is designed to reduce the potential behavior of an oncoming fire in such a way as to drop an approaching fire from the crown of trees to the ground, reducing the flame heights, and the potential for ember generation and radiant heat exposure to structures. Additional benefits of the Zone 2 include facilitating direct defense actions and improving the function of Zones 0 and 1. Zone 2 is the area from the outer edge of Zone 1 to 100 feet from structures and decks.

Section 604.8.4.1 is added to read as follows:

604.8.4.1 Requirements and allowable items. Plants and other vegetation shall be in accordance with Appendix A of this code and Riverside County Fire Department Guidelines.

Section 604.8.4.2 is added to read as follows:

604.8.4.2 Spacing. Spacing of vegetation and trees at the outer edge of Zone 2 shall be based upon the height of the vegetation within Zone 2 or the adjacent area beyond the 100-foot zone, whichever provides for the greater spacing. This may require clearance outside the 100-foot zone or setting back vegetation and trees within Zone 2 away from the 100-foot line.

Section 604.8.5 is added to read as follows:

604.8.5 General requirements for Zone 0, 1, and 2.

Section 604.8.5.1 is added to read as follows:

604.8.5.1 Dead and dying vegetation. All dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles shall be removed.

Section 604.8.5.2 is added to read as follows:

604.8.5.2 Mulch and wood chips within Zones 1 and 2. Use of combustible Mulch and wood chips shall be in accordance with the requirements Riverside County Fire Department Guidelines.

Section 604.8.5.3 is added to read as follows:

604.8.5.3 Firewood. See Section 607.

Section 604.8.5.4 is added to read as follows:

604.8.5.4 Clearance from chimney, stovepipe. Any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed.

Section 604.8.5.5 is added to read as follows:

604.8.5.5 Trees. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.

Section 604.8.5.5.1 is added to read as follows:

604.8.5.5.1 Tree spacing. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in

Zone 2. Separation distance may be increased for slopes exceeding 20 percent. Required spacing is measured between trees at maturity.

Section 604.8.5.5.2 is added to read as follows:

604.8.5.5.2 Ground clearance of trees. Trees exceeding 6 feet in height shall be limbed up from the ground 6 feet or 1/3 the height of the tree, whichever is less.

Exception: Fruit trees when approved by the Fire Code Official.

Section 604.8.5.5.3 is added to read as follows:

604.8.5.5.3 Ground cover under tree canopy. When approved ground cover and shrubs are located underneath trees, the vertical clearance to the lowest branch of the tree canopy shall not be less than three times the height of the ground cover or shrub under or adjacent to the tree. The horizontal clearance shall be 3 feet from the trunk of the tree.

Section 604.8.5.6 is added to read as follows:

604.8.5.6 Continuous tree canopies.

Section 604.8.5.6.1 is added to read as follows:

604.8.5.6.1 New Structures. Continuous tree canopies are not allowed. Tree spacing shall be in accordance with Riverside County Fire Department...

Section 604.8.5.6.2 is added to read as follows:

604.8.5.6.2 Existing Structures. Continuous tree canopies may be allowed as determined by the Fire Code Official but will require the complete removal of any understory and smaller trees to meet requirements for a shaded fuel zone. Any remaining trees shall be limbed up a minimum of 12 feet from the ground or 1/3 the tree height, whichever is less. The intent is to not allow a crown (canopy) fire to spread unchecked to a structure and to bring any crown fire down to the ground level prior to Zone 1.

Section 604.8.5.7 is added to read as follows:

604.8.5.7 Grasses. Natural or annual grasses shall be mowed to a maximum height of 4-inch stubble with clippings removed.

Section 604.9 is added to read as follows:

604.9 Fire protection equipment and utilities. The clearance requirements of Sections 604.7 and 604.8 shall apply to communication site towers and their support Buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility Structure as required by the Fire Code Official. The

Fire Code Official may consider a reduced distance, not less than 30 feet, for communication site towers, water tanks, and Structures with no interior space, based upon a site risk assessment. Also see Appendix A

Section 604.10 is added to read as follows:

604.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors.

Section 604.11 is added to read as follows:

604.11 Fencing.

Section 604.11.1 is added to read as follows:

604.11.1 Scope. This section only applies to fences, including gates within the fencing, within 5 feet of Building(s), including Decks, (Zone 0) that are in an applicable Fire Hazard Severity Zone req by Chapter 6 of this code.

Section 604.11.2 is added to read as follows:

604.11.2 New fencing. New fencing and gates shall be constructed of a non-combustible material.

Section 604.11.3 is added to read as follows:

604.11.3 Existing fencing. Fencing installed prior to January 1, 2026, may remain.

Exception: The entire fencing not parallel and within 5 feet of the Building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is being replaced. Fencing beyond 5 feet from the Building is not required to be replaced with non-combustible material.

Section 607.1 is added to read as follows:

607.1 General. Firewood and combustible materials shall not be stored in unenclosed spaces beneath Buildings or Structures, or on Decks or under eaves, canopies, or other projections or overhangs. Firewood piles shall be located 30 feet (9144 mm) or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Firewood shall not be stored within Zone 0.

Section 607.1.1 is amended to read as follows:

607.1.1 Combustible Materials. Combustible Materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any Building. Piles shall not exceed 100 square feet of area and a maximum height of 10 feet. Piles shall be separated by a minimum of 20-foot clear area.

Section 607.2 is amended to read as follows:

607.2 Storage for off-site use. Firewood and Combustible Materials not for consumption on the premises shall not be stored within Zones 0, 1, and 2. See Appendix A for storage requirements.

Section 608.1.1 is added to read as follows:

608.1.1 Restricted development setbacks. New Structures and additions to existing Structures shall not be constructed less than 100 feet from any protected habitat, whether on the same or adjacent Parcels, where the 100-foot Defensible Space required under Section 604.7 cannot be provided, unless an alternate method of construction and protection is provided that can ensure the safety of the Structure and emergency responders as approved by the Fire Code Official. Protected habitat includes lands restricted from brush clearance or modification due to Federal or State listed endangered species. Protected habitat does not include sensitive habitat areas.

Section 608.2 amended to read as follows:

608.2 General. All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided for in Section 608.2.1. [CCR T14 §1276.00(a)] This section applies to new Tract and Parcel maps, new Buildings, and additions to Existing Buildings.

Section 608.2.1 is amended to read as follows:

608.2.1 Setback reduction. A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating a combination of features such as, but not limited to:

1. Non-combustible block walls or fences; or
2. Non-combustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the building; or
3. Hardscape landscaping; or
4. A reduction of exposed windows on the side of the structure with setback less than 30 feet (9144 mm). [CCR T14 §1276.01]

Section 609.2.7.1 is added to read as follows:

609.2.7.1 Greenbelts. Subdivisions and other developments, which propose Greenbelts as a part of the development plan, shall locate the Greenbelts strategically, as a separation between wildland fuels and Structures. The locations shall be approved by the inspection authority.

Section 609.2.7.2 is added to read as follows:

609.2.7.2 Access to Greenbelts. A minimum of one (1) access point shall be provided to new Greenbelts at an approved location to allow for on-going maintenance and firefighter access. Additional access points shall be provided when required by the Fire Code Official.

F. APPENDIX A, GENERAL REQUIREMENTS

Section A102.1 is amended to read as follows:

A102.1 General. Vegetation control shall comply with Sections A102.2 through A102.4 and with Chapter 6.

Section A105.1 is amended to read as follows:

A105.1 General. In addition to the requirements of the California Fire Code, Temecula Municipal Code and Chapter 6, storage and use of the materials shall be in accordance with Sections A105.2 through A105.4.2.

Section A105.4 is amended to read as follows:

A105.4 Combustible Materials. Outside storage of Combustible Materials such as, but not limited to, wood, rubber tires, building materials, or paper products shall comply with the other applicable sections of this Ordinance and this section. Storage of pallets shall be in accordance with Section 5, Section 2810. Storage and processing of wood chips, hogged materials, fines, Compost, Compostable Material, Mulch, solid biomass, raw product, and combustible yard waste and recycle material shall be in accordance with Section 5, Section 2808.”

Section 4. Environmental Findings. The City Council hereby finds that this Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Code Amendments would have a significant impact on the environment. The Amendments adopt the California Building Codes, which implement minimum safety standards as required by California Health and Safety Code §17958. The Community Development Director is hereby directed to file a Notice of Exemption in accordance with CEQA and the State CEQA Guidelines.

Section 5. Severability. If any section or provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, or contravened by reason of any preemptive legislation, the remaining sections and/or provisions of this Ordinance shall remain valid. The City Council hereby declares that it would have adopted this Ordinance, and each section or provision thereof, regardless of the fact that any one or more section(s) or provision(s) may be declared invalid or unconstitutional or contravened via legislation.

Section 6. Effective Date. This Ordinance shall become effective upon the later of January 1, 2026, or thirty (30) days after adoption.

Section 7. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Temecula this 18th day of November, 2025.

Brenden Kalfus, Mayor

ATTEST:

Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF TEMECULA)

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 2025-14 was duly introduced and placed upon its first reading at a meeting of the City Council of the City of Temecula on the 14th day of October, 2025, and that thereafter, said Ordinance was duly adopted by the City Council of the City of Temecula at a meeting thereof held on the 18th day of November, 2025, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Randi Johl, City Clerk