

ORDINANCE NO. 2998

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING CHAPTER 15.30 OF THE REDLANDS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 7) WITH NECESSARY LOCAL AMENDMENTS

WHEREAS, Health and Safety Code Section 17958 and Government Code Section 50022 empower the City to adopt by reference the California Building Standards Code, including the California Wildland-Urban Interface Code; and

WHEREAS, Health and Safety Code Section 17958.5 authorizes the City to make amendments to the California Wildland-Urban Interface Code on the basis of local climatic, geological or topographical conditions; and

WHEREAS, Health and Safety Code Section 17958.7 requires that before making any modifications or changes pursuant to Health and Safety Code Section 17958.5, the City Council of the City shall make an express finding of local necessity that such modifications or changes are needed; and

WHEREAS, the City Council of the City of Redlands (“City Council”) is informed and finds that these climatic, geological and topographical conditions include, but are not limited to, the following conditions;

1. The City receives relatively low amounts of precipitation, and experiences very low relative humidity levels and extremely high temperatures. These climatic conditions are conducive to the spread of fire. For example, the following data was taken from the recorded temperatures and measured rainfall at the San Bernardino County Flood Control District Office, located at 825 East 3rd Street, San Bernardino:

2022: Maximum temperature greater than 100°F recorded during the months of July, August and September. Total recorded annual rainfall of 2.92.00 inches, with 0.64 inches of rain measured in the months of July, August, September and October.

2023: Maximum temperature greater than 100°F recorded during the months of July, August and September. Total recorded annual rainfall of 16.4972 inches, with 1.23 inches total of rain measured in the months of July, August and October.

2024: Maximum temperature greater than 100°F recorded during the months of July, August and September. Total recorded annual rainfall of 14.60 inches, with 0.72 inches total of rain measured in the months of July, August and October.

2. The City is subject to extremely strong winds, commonly referred to as “Santa Ana Winds,” which can reach speeds of more than 40 miles per hour. Extensive

damage often occurs during such winds including downed trees, power lines, utility poles and utility service lines. These adverse conditions cause:

- A. Fires.
- B. Impairment of emergency apparatus access.
- C. Delays in response times of emergency apparatus; and
- D. The depletion of apparatus readily available for fire suppression activities.

Specific amendments to the California Wildland-Urban Interface Code contained in this Ordinance pursuant to this express finding of local necessity are made to sections: 101.1, 103.2, 104.12, 108.2, 108.6, 108.7, 109.3.7, 114.5, 202, 302.3, 603.5, 604.6, A103.1, A104.7.4.

3. Within the City there are four earthquake faults:

- A. Redlands Heights
- B. Banning
- C. Crafton
- D. The Redlands Fault

Numerous other faults lie in close proximity, including the San Andreas Fault. In the event of a severe earthquake, these faults present the potential for catastrophic damage, including extensive damage to buildings, fire damage to major infrastructure including water and sewer distribution lines, roadways, bridges across a major storm drain and railroad right-of-way, and other impairments to the movement of emergency apparatus.

Specific amendments to the California Wildland-Urban Interface Code contained in this Ordinance pursuant to this express finding of local necessity are made to sections: 101.1, 103.2, 104.12, 108.2, 108.6, 108.7, 109.3.7, 114.5, 202, 302.3, 603.5, 604.6, A103.1, A104.7.4.

4. Within the City development has occurred, and continues to occur, which has resulted in severe traffic congestion during peak hours, weekends and holidays, particularly on the following streets and highways: Citrus Avenue, Cajon Street, Orange Street, Lugonia Avenue, Colton Avenue, Tennessee Street, San Timoteo Canyon, Interstate 10 Freeway, and Alabama Street; thus decreasing response time. This development includes high-rise structures, institutional, commercial, industrial and residential structures. Development has occurred within the portion of the City known as Sunset Hills, where roadways have been built in areas of severe topographical conditions including street and driveway grades in excess of 12%. Such traffic congestion and severe roadway conditions extend the time for emergency vehicles to reach the scene of fires and other emergencies.

Specific amendments to the California Wildland-Urban Interface Code contained in this Ordinance pursuant to this express finding of local necessity are made to

sections: 101.1, 103.2, 104.12, 108.2, 108.6, 108.7, 109.3.7, 114.5, 202, 302.3, 603.5, 604.6, A103.1, A104.7.4.

WHEREAS, this City Council is informed and finds that because the City is subject to the above referenced climatic, geological and topographical conditions, that amendments to the California Wildland-Urban Interface Code, 2025 Edition, are necessary to protect life and property, and that such amendments address the following issues: (1) high fire hazard areas; (2) water supplies; (3) fire extinguishing systems and sprinkler systems, (4) fire safety practices.

WHEREAS, this City Council does hereby determine that the modifications to the 2025 California Wildland-Urban Interface Code, as outlined in this Ordinance, are necessary due to local climatic, geographical and topographical conditions;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 15.30 of the Redlands Municipal Code, titled, “Wildland-Urban Interface Code,” is hereby deleted in its entirety and rewritten to read as follows:

“CHAPTER 15.30  
WILDLAND-URBAN INTERFACE CODE

SECTION:

15.30.010: Findings And Adoption

15.30.020: Definitions

15.30.030: Title

15.30.040: Code Compliance Agency And Authority Having Jurisdiction

15.30.050: Operating Guidelines

15.30.060: Permit Fees

15.30.070: Fees Not Refundable

15.30.080: Inspection Fees

15.30.090: Violation Penalties

15.30.100: Board of Appeals

15.30.110: Fuel Modification Zone Definition

15.30.120: Designated Local Responsibility Fire Hazard Severity Zone

15.30.130: Preliminary Fire Protection Plan

15.30.140: Vegetation Maintenance

15.20.150: Defensible Space

15.20.160: Restricted Entry To Public Lands

15.30.170: Outdoor Fires - Where Prohibited

15.30.180: Firearm Shooting Prohibited In Wildland-Urban Interface Areas

15.30.010: FINDINGS AND ADOPTION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE:

A. Findings: The City Council of the City of Redlands hereby finds and determines:

1. That the International Code Council is a private organization which has been in existence for a period of at least three (3) years.
2. That the international wildland-urban interface code, 2024 edition, published by said organization, is a nationally recognized compilation of proposed rules, regulations, and standards of said organization.
3. That the international wildland-urban interface code has been printed and published as a code in book form within the meaning of section 50022.2 et seq., of the California Government Code.
4. That the California wildland-urban interface code, also known as the California code of regulations, title 24, part 7, a portion of the "California building standards code" as defined in the "California building standards law" commencing with section 18901 of the Health And Safety Code, is assigned to the California building standards commission, which by law is responsible for approving all building standards within the state of California. The 2025 edition of the California wildland-urban interface code incorporates by reference the 2024 edition of the international wildland-urban interface code, with necessary California amendments.
5. That a copy of the 2025 California wildland-urban interface code, certified by the city clerk of the city of Redlands to be a true copy, has been filed for use and examination by the public in the fire prevention office of the Redlands fire department and the office of the city clerk.

B. Adoption Of The California Wildland-Urban Interface Code: The city council of the city of Redlands hereby adopts by reference, the 2025 California wildland-urban interface code, and appendices A, B, and I, including fees and penalties, as compiled and adopted by the California building standards commission; along with certain amendments, additions, deletions and exceptions based upon the city council's findings that the same are necessary based upon local climatic, geologic and topographical conditions. The provisions of the California wildland-urban interface code, California wildland-urban interface code appendix chapters, and the California wildland-urban interface code appendices shall be applicable in all areas within the city of Redlands. The city council of the city of Redlands hereby adopts and amends the 2025 edition of the California wildland-urban interface code, as compiled and published by the California building standards commission.

15.30.020: DEFINITIONS:

A. Wherever the word "jurisdiction" is used in said wildland-urban interface code, it shall mean the city of Redlands.

B. Wherever the term "code official" is used in said wildland-urban interface code, it shall mean the fire code official or building official for the city.

C. Wherever the term "fire department" is used in said wildland-urban interface code, it shall mean the fire department of the city.

D. An employee of the city, when enforcing the California wildland-urban interface code, this municipal code and other laws, rules and regulations relating to fire and life safety, fire prevention and fire investigation, shall be deemed a "peace officer" as those words are used in section 830.31 of the California Penal Code.

15.30.030: TITLE:

Section 101.1 of the California wildland-urban interface code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the wildland-urban interface code of the city of Redlands, hereinafter referred to as "this code."

15.30.040: CODE COMPLIANCE AGENCY AND AUTHORITY HAVING JURISDICTION:

Section 103.1 of the California wildland-urban interface code is hereby amended to read as follows:

103.2 Code Compliance Agency and Authority Having Jurisdiction. The fire department and development services departments of the city of Redlands are hereby identified as the dual authorities having jurisdiction. The officials in charge thereof shall be known as the fire code official and building official. The function of the Authorities Having Jurisdiction shall be the implementation, administration, and enforcement of the provisions of this code.

15.30.050: OPERATING GUIDELINES:

Section 104.12 of the California wildland-urban interface code is hereby added to read as follows:

104.12 Operating Guidelines. The Redlands Fire Prevention Standard Operating Guidelines are created and adopted to serve as instructions and interpretations of the adopted Wildland-Urban Interface Code. The Redlands Fire Department Fire Prevention Standard Operating Guidelines shall be a published documents, amended from time to time to provide current instruction and interpretation.

15.30.060: PERMIT FEES:

Section 108.2 of the California wildland-urban interface code is hereby added to read as follows:

108.2 Schedule and Payment of Permit Fees. Permit fees as established by resolution of the city council shall be collected by the management services / finance department. Proof of receipt shall accompany all applications for permit applications prior to inspection and approval by the code official.

15.30.070: FEES NOT REFUNDABLE:

Section 108.6 of the California wildland-urban interface code is hereby added to read as follows:

108.6 Fees Not Refundable. Permit fees shall not be refundable for any reason after initiation of inspection procedures.

15.30.080: INSPECTION FEES:

Section 108.7 of the California wildland-urban interface code is hereby added to read as follows:

108.7 Inspection Fees. The code official is authorized to collect appropriate fees for inspections as established by resolution of the city council of the city.

15.30.090: VIOLATION PENALTIES:

Section 109.3.7 of the California wildland-urban interface code is hereby amended to read as follows:

Section 109.3.7 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of one thousand dollars (\$1,000.00) a day or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. The city may also prosecute or enforce violations of this chapter as a criminal offense in accordance with this section.

15.30.100: BOARD OF APPEALS:

Section 114.5 of the California wildland-urban interface code is hereby added to read as follows:

Section 114.5 Board of Appeals. The city planning commission shall serve as the board of appeals. The chief building official, director of development services and the fire chief of the city, or their respective designees, shall serve in an advisory capacity when requested to do so. Board members shall disqualify themselves and shall not participate in any decision in which they have a conflict of interest.

15.30.110: FUEL MODIFICATION ZONE DEFINITION:

Section 202, definition of "fuel modification zone", of the California wildland-urban interface code is hereby added to read as follows:

**FUEL MODIFICATION ZONE.** A strip of land where combustible vegetation has been thinned, modified, or both, and partially or totally replaced with approved drought-tolerant, fire-resistant, and/or irrigated plants to provide an acceptable level of risk from vegetation fires. Fuel modification reduces radiant and convective heat, thereby reducing the amount of heat exposure on the roadway or structure and providing fire suppression forces a safer area in which to take action.

**15.30.120: DESIGNATED LOCAL RESPONSIBILITY FIRE HAZARD SEVERITY ZONE:**

Section 302.3 of the California wildland urban-interface code is hereby added to read as follows:

The local responsibility fire hazard severity zone for City of Redlands is designated with geographical boundaries found in the map adopted with ordinance number 2986.

**15.30.130: PRELIMINARY FIRE PROTECTION PLAN:**

Section 602.3.1 of the California wildland urban-interface code is hereby amended to read as follows:

4. The preliminary fire protection plan shall address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management.

5. The preliminary fire protection plan shall be consistent with the requirements of California wildland-urban interface code and the Redlands municipal code.

**15.30.140: VEGETATION MAINTENANCE:**

Section 603.5 of the California wildland urban-interface code is hereby added to read as follows:

603.5.1 Vegetation Maintenance. Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and persons owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

Maintain an effective fuel modification zone by removing, clearing, or modifying away combustible vegetation and other flammable materials from areas within 100 feet from such buildings or structures. (See exception 3 for fire-resistive construction and other features for approval and/or a reduction of the fuel modification zone.) The fuel modification zone may be replanted with either approved irrigated, fire-resistant planting material or approved non-irrigated, drought-tolerant, fire-resistant plant material. Use of plants, trees, and/or shrubs on the Redlands fire department wildland urban interface high fire severity area undesirable list, must be specifically approved by the fire code official. Use of any of the plantings on the list is subject to periodic, ongoing inspections by the fire department to ensure proper maintenance. Inspections may incur fees payable by the property owner. Failure to maintain the plants and trees on this list in accordance with plan approval could result in the plants, trees, and/or shrubs being ordered to be removed at the expense of the property owner. Replanting of the fuel modification zone may be required for erosion control.

Exceptions:

1. Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
2. Grass and other vegetation located more than 30 feet from buildings or structures and less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.
3. With the approval of the fire code official, the width of the fuel modification zone may be reduced where fire-resistive structures or other features are constructed. However, in no case shall the fuel modification zone be reduced to less than 30 feet.

Remove portions of trees, which extend within 10 feet of the outlet of a chimney,

Maintain trees adjacent to or overhanging a building free of deadwood, and

Maintain the roof of a structure free of leaves, needles or other dead vegetative growth.

If the owner fails to correct such conditions, the fire code official is authorized to cause the same to be done and make the expense of such correction a lien upon the property where such condition exists.

15.20.150: DEFENSIBLE SPACE:

Section 604.6 of the California wildland urban-interface code is hereby added to read as follows:

604.6 Defensible Space Zones. All existing habitable buildings and structures within the High and Very High Fire Hazard Severity Zone (VHFHSZ) shall maintain defensible space in accordance with sections 604.6.1, 604.6.2, and 604.6.3. The fire code official may require additional fuel modification measures to be taken by the property owner when extreme hazardous vegetation conditions are present.

604.6.1 Zone Zero (0-5 feet) – Ember Resistant. Zone zero zones shall be maintained in accordance with sections 604.6.1.1 through 604.6.1.9.

604.6.1.1 Vegetation. Vegetation shall be in accordance with the following:

1. Ornamental and native shrubs shall be thinned, relocated, or removed to provide no more than fifty (50) percent density and/or coverage and shall be positioned to limit plan continuity and inhibit fire progression.
2. Remove all dead, dying, or diseased vegetation, including where applicable on portions of live vegetation and dead, dying, or diseased grass, plants, shrubs, branches, leaves, and weeds.

3. Maintain grasses to a maximum height of four (4) inches.
4. Maintain large shrubs and hedges exceeding six (6) feet in height such that limbs are not within 4 feet of the ground or one-third of its height, whichever is less.
5. Vines are to be limited on the structure.
6. Vegetation under windows shall be kept to below eighteen (18) inches.
7. Consideration shall be given to properties with more fire-resistive construction, lower flammability plant species, and frequent irrigation.

604.6.1.2 Tree Maintenance. Tree maintenance shall be in accordance with the following:

1. Trees shall be maintained (i.e., cleaned, thinned, raised) to reduce the spread of fire.
2. Tree branches shall have six (6) feet of clearance above roofs, combustible fences, combustible structures, and the ground. Additional clearance equal to three (3) times the height of the shrub is needed if shrubs are located under tree branches.
3. Dead, dying, or diseased trees shall be removed. An evaluation by a licensed arborist with recommendations on removal of dying or diseased trees may be required by the fire code official.

604.6.1.3 Balconies, Overhangs, and Porches. The underside of balconies, overhangs, and porches shall be kept clear of combustible vegetation.

604.6.1.4 Organic Wood Chips and Mulch. Organic mulch and wood chip application is prohibited. Non-combustible materials such as concrete, gravel, decomposed granite, or other approved materials shall be used within this zone.

604.6.1.5 Firewood. Firewood shall not be stored within this zone.

604.6.1.6 Chimneys. All chimneys shall have a spark arrestor and all branches shall be a minimum of ten (10) feet from chimneys, stovepipe outlet, and heater outlets.

604.6.1.7 Propane Tanks. Dead, dying, or diseased vegetation shall be removed from within ten (10) feet of propane tanks.

604.6.1.8 Roofs and Gutters. Maintain the roof and gutters to be free of leaves, needles, or other vegetation.

604.6.1.9 Firefighter Access. Remove hazardous items that would hinder existing firefighter access to all sides of the structure.

604.6.2 Zone One (5-30 feet) – Lean, Clean, and Green Zone. Zone one zones shall be maintained in accordance with sections 604.6.2.1 through 604.6.2.5

604.6.2.1 Vegetation. Vegetation shall be in accordance with the following:

1. Ornamental and native shrubs shall be thinned, relocated, or removed to provide no more than fifty (50) percent density and/or coverage and shall be positioned to limit plan continuity and inhibit fire progression.
2. Remove all dead, dying, or diseased vegetation, including where applicable on portions of live vegetation and dead, dying, or diseased grass, plants, shrubs, branches, leaves, and weeds.
3. Maintain grasses to a maximum height of four (4) inches.
4. Maintain large shrubs and hedges exceeding six (6) feet in height such that limbs are not within 4 feet of the ground or one-third of its height, whichever is less.
5. Consideration shall be given to properties with more fire-resistive construction, lower flammability plant species, and frequent irrigation.

604.6.2.2 Tree Maintenance. Tree maintenance shall be in accordance with the following:

1. Trees shall be maintained (i.e., cleaned, thinned, raised) to reduce the spread of fire.
2. Tree branches shall have six (6) feet of clearance above roofs, combustible fences, combustible structures, and the ground. Additional clearance equal to three (3) times the height of the shrub is needed if shrubs are located under tree branches.
3. Dead, dying, or diseased trees shall be removed. An evaluation by a licensed arborist with recommendations on removal of dying or diseased trees may be required by the fire code official.

604.6.2.3 Organic Wood Chips and Mulch. Organic mulch and wood chips shall be kept at a depth of three (3) inches.

604.6.2.4 Propane Tanks. Dead, dying, or diseased vegetation shall be removed from within ten (10) feet of propane tanks.

604.6.2.5 Firefighter Access. Remove hazardous items that would hinder existing firefighter access to all sides of the structure.

604.6.3 Zone Two (30-100 feet) – Fuel Reduction Zone. Zone one zones shall be maintained in accordance with sections 604.6.3.1 through 604.6.3.5.

604.6.3.1 Vegetation. Vegetation shall be in accordance with the following:

1. Ornamental and native shrubs shall be thinned, relocated, or removed to provide no more than sixty (60) percent density and/or coverage and shall be positioned to limit plan continuity and inhibit fire progression.
2. Remove all dead, dying, or diseased vegetation, including where applicable on portions of live vegetation and dead, dying, or diseased grass, plants, shrubs, branches, leaves, and weeds.

3. Maintain grasses to a maximum height of eighteen (18) inches.
4. Maintain large shrubs and hedges exceeding six (6) feet in height such that limbs are not within four (4) feet of the ground or one-third of its height, whichever is less.
5. Consideration shall be given to properties with more fire-resistive construction, lower flammability plant species, and frequent irrigation.

604.6.3.2 Tree Maintenance. Tree maintenance shall be in accordance with the following:

1. Trees shall be maintained (i.e., cleaned, thinned, raised) to reduce the spread of fire.
2. Tree branches shall have six (6) feet of clearance above roofs, combustible fences, combustible structures, and the ground. Additional clearance equal to three (3) times the height of the shrub is needed if shrubs are located under tree branches.
3. Dead, dying, or diseased trees shall be removed. An evaluation by a licensed arborist with recommendations on removal of dying or diseased trees may be required by the fire code official.
4. All exposed wood piles shall have a minimum of ten (10) feet of clearance down to bare mineral soil in all direction.

604.6.3.3 Organic Wood Chips and Mulch. Organic mulch and wood chips shall be kept at a depth of three (3) inches.

604.6.3.4 Propane Tanks. Dead, dying, or diseased vegetation shall be removed from within ten (10) feet of propane tanks.

604.6.3.5 Firefighter Access. Remove hazardous items that would hinder existing firefighter access to all sides of the structure.

#### 15.30.160: RESTRICTED ENTRY TO PUBLIC LANDS:

Section A103.1 of the California wildland-urban interface code is hereby amended to read as follows:

A103.1: Restricted Entry To Public Lands. An employee of the jurisdiction, when enforcing the California wildland-urban interface code, this municipal code and other laws, rules and regulations relating to fire and life safety, fire prevention and fire investigation is authorized to determine and publicly announce when wildland-urban interface areas shall be closed to entry and when such areas shall again be open to entry. Entry and occupation of the wildland-urban interface areas during the closure timeframe shall be prohibited. Criteria resulting in the closure of entry may occur during hazardous atmospheric or weather conditions in Redlands including, but not limited to: Extended drought or below average precipitation, high winds and sustained gusts exceeding 15 miles per hour, relative humidity less than 20 percent, Red Flag Warnings issued by the

National Weather Service, or No-Burn Alerts issued by South Coast Air Quality Management District.

15.30.170: OUTDOOR FIRES - WHERE PROHIBITED:

Section A104.7.4 of the California wildland-urban interface code is hereby added to read as follows:

A104.7.4: Outdoor Fires - Where Prohibited. The outdoor fires shall not be conducted where conditions could cause the spread of fire unless all of the following safety requirements and conditions are met:

1. Location: Outdoor fires shall only be conducted at inhabited premises, contained within a permanent barbeque, portable barbeque, outdoor fireplace, or grill, and located a minimum of 30 feet from any combustible material or nonfire-resistant vegetation.
2. No Hazardous Weather Conditions: Outdoor fires shall not be conducted during hazardous atmospheric or weather conditions in Redlands including, but not limited to: High winds and sustained gusts exceeding 15 miles per hour, relative humidity less than 20 percent, Red Flag Warnings issued by the National Weather Service, and No-Burn Alerts issued by South Coast Air Quality Management District.
3. Spark Arrestor/Screen Covering Required: Outdoor open flame appliances and devices shall be provided with a spark arrestor or screen covering. Outdoor fireplaces, barbeques, and grills shall be maintained in good repair and in safe condition at all times
4. Supervision & Means of Extinguishment: Outdoor fires shall be constantly attended by a person 21 years or older until the fire is extinguished. Not fewer than one currently serviced portable fire extinguisher with a minimum 4:A-40:BC (4 Gallon) rating, shall be available for immediate utilization.
5. Deliberate or Negligent Burning Prohibited: It shall be unlawful to deliberately or through negligence set fire to or cause the burning of combustible material in such a manner as to endanger the safety of persons or property. Reckless behavior involving outdoor fires is subject to an order issued by the fire department to immediately extinguish the fire.

15.30.180: FIREARM SHOOTING PROHIBITED IN WILDLAND-URBAN INTERFACE AREAS:

Section A104.11 of the California wildland-urban interface code is hereby added as follows:

RMC 15.30.180: Firearm Shooting Prohibited In Wildland-Urban Interface Areas. See Redlands Municipal Code, Title 9, and Chapter 9.20: Weapons, making it unlawful to fire any gun within the corporate limits of the city.”

Section 2. If any subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by State or Federal legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would

have passed this Ordinance and each and every subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.


Section 3. The provisions of this Ordinance shall be in force on and after the date upon which this Ordinance becomes effective; provided, however, that where complete plans for buildings have been filed and are pending for building permits prior to the effective date of this Ordinance, permits may be issued in compliance with the governing laws at the time of review and approval of such plans, and the applicant may proceed with construction, provided physical construction is commenced within one hundred eighty (180) days from the date of issuance of the permit and continued to completion.

Section 4. Unless superseded and expressly repealed, references in City forms, documents and regulations to Chapter 15.30 of the Redlands Municipal Code and to the former edition of the California Wildland-Urban Interface Code shall be construed to apply to the corresponding provisions of Chapter 15.30 of the Redlands Municipal Code and the 2025 edition of the California Wildland-Urban Interface Code as adopted and established by this Ordinance.

Section 5. The City Council hereby determines that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15061(b)(3) for the reason that it can be seen with certainty there is no possibility that the adoption of this Ordinance will have a significant effect on the environment.

Section 6. The City Clerk is hereby directed to publish notice in a newspaper of general circulation within the City, in accordance with Government Code section 6066, of the scheduling of a public hearing to consider adoption of this Ordinance on December 2, 2025. The notice shall state the time and place of the hearing, and shall also state that copies of the California Wildland-Urban Code, 2025 edition, and the proposed amendments thereto, are on file with the office of the City Clerk and open to public inspection. The notice shall also contain a description which the City Council deems sufficient to serve notice to the interested persons of the purpose of this Ordinance and the subject matter hereof. The City Council further delegates the determination of such sufficiency to the City Manager.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this Ordinance shall take effect as provided by law.

  
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Mario Saucedo, Mayor

ATTEST:

  
\_\_\_\_\_  
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 16<sup>th</sup> day of December, 2025, by the following vote:

AYES: Councilmembers Barich, Tejada, Davis, Shaw: Mayor Saucedo  
NOES: None  
ABSENT: None  
ABSTAINED: None

  
\_\_\_\_\_  
Jeanne Donaldson, City Clerk