

# **APPENDIX 21.0**

## **WILDFIRE ANALYSIS**

**T W**

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**From:** Ron Druschen <rdruschen@pacificwesthomesolutions.com>  
**Sent:** Friday, October 22, 2021 3:30 PM  
**To:** T W  
**Subject:** FW: [External]Wildomar - Proposed Retail Center at Hidden Springs and Clinton Keith Roads - PA 21-0033  
**Attachments:** Proposed Fire Department Ingress-Egress Access Easement Worksheet.pdf

Toby,

Please find below the email correspondence with Riverside County Fire Department Assistant Fire Marshall Steve Payne. Attached is the access exhibit that he reviewed.

Sincerely,  
**Pacific West**



CEO



**25520 Avenue Stanford, Suite 311  
Santa Clarita, CA. 91355  
Tele: (626) 482-4580**

**"Don't judge each day by the harvest you  
reap, but by the seeds you plant."  
- Robert Louis Stevenson**

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**From:** Steve Payne  
**Sent:** Wednesday, April 28, 2021 11:13 AM  
**To:** Ron Druschen <rdruschen@pacificwesthomesolutions.com>  
**Cc:** Steve Macie (stevecgate@aol.com) <stevecgate@aol.com>  
**Subject:** RE: [External]Wildomar - Proposed Retail Center at Hidden Springs and Clinton Keith Roads - PA 21-0033

Hello Ron,

I see no issues with the proposed emergency vehicle access plan.

Fire hydrants must be within 400 feet of all portions of all buildings as measured along the access road and provide the required fire flow and spacing per California Fire Code Section 507 and Appendices B and C.

FDCs need to be within 50 feet of the access road, within 200 feet of a hydrant, and clearly accessible at or near the front of the buildings (not hidden behind).

I hope that helps and let me know if you have any other questions.

Regards,

**Steve Payne**

Assistant Fire Marshal

Riverside County Office of the Fire Marshal at Lake Elsinore

Phone: (951) 674-3124 Ext. 225 [SPayne@Lake-Elsinore.org](mailto:SPayne@Lake-Elsinore.org)

130 S. Main St., Lake Elsinore 92530

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**From:** Ron Druschen [<mailto:rdruschen@pacificwesthomesolutions.com>]

**Sent:** Monday, April 26, 2021 12:26 PM

**To:** Steve Payne <[spayne@Lake-Elsinore.org](mailto:spayne@Lake-Elsinore.org)>

**Cc:** Steve Macie ([stevecgate@aol.com](mailto:stevecgate@aol.com)) <[stevecgate@aol.com](mailto:stevecgate@aol.com)>

**Subject:** [External]Wildomar - Proposed Retail Center at Hidden Springs and Clinton Keith Roads - PA 21-0033

**Message from external sender. Use Caution.**

Dear Steve,

I am working with the project proponent, Mr. Steve Macie, in the entitlement processing of a retail commercial center located at the northwest corner of Hidden Springs and Clinton Keith Roads. You prepared an initial review letter dated 3/1/2021 under case # PA 21-0033. When initially submitted we called named this project 'The Commons at Hidden Springs'. At the city's request we have renamed the project the 'Clinton Keith Marketplace'.

We are asking for your help in defining Fire Department onsite access drive and easement requirements, proposed public and/or private Fire Hydrant locations and recommended FDC locations for this project. Attached is a colored worksheet that shows what we are currently recommending for Fire Department Access easement requirements. Please let us know if you agree with our recommendation and please let us know what you would recommend for proposed Fire hydrant and potential FDC locations. Please feel free to call me at (626) 482-4580 to discuss any thoughts or questions you may have regarding this project.

Sincerely,

**Pacific West**



President

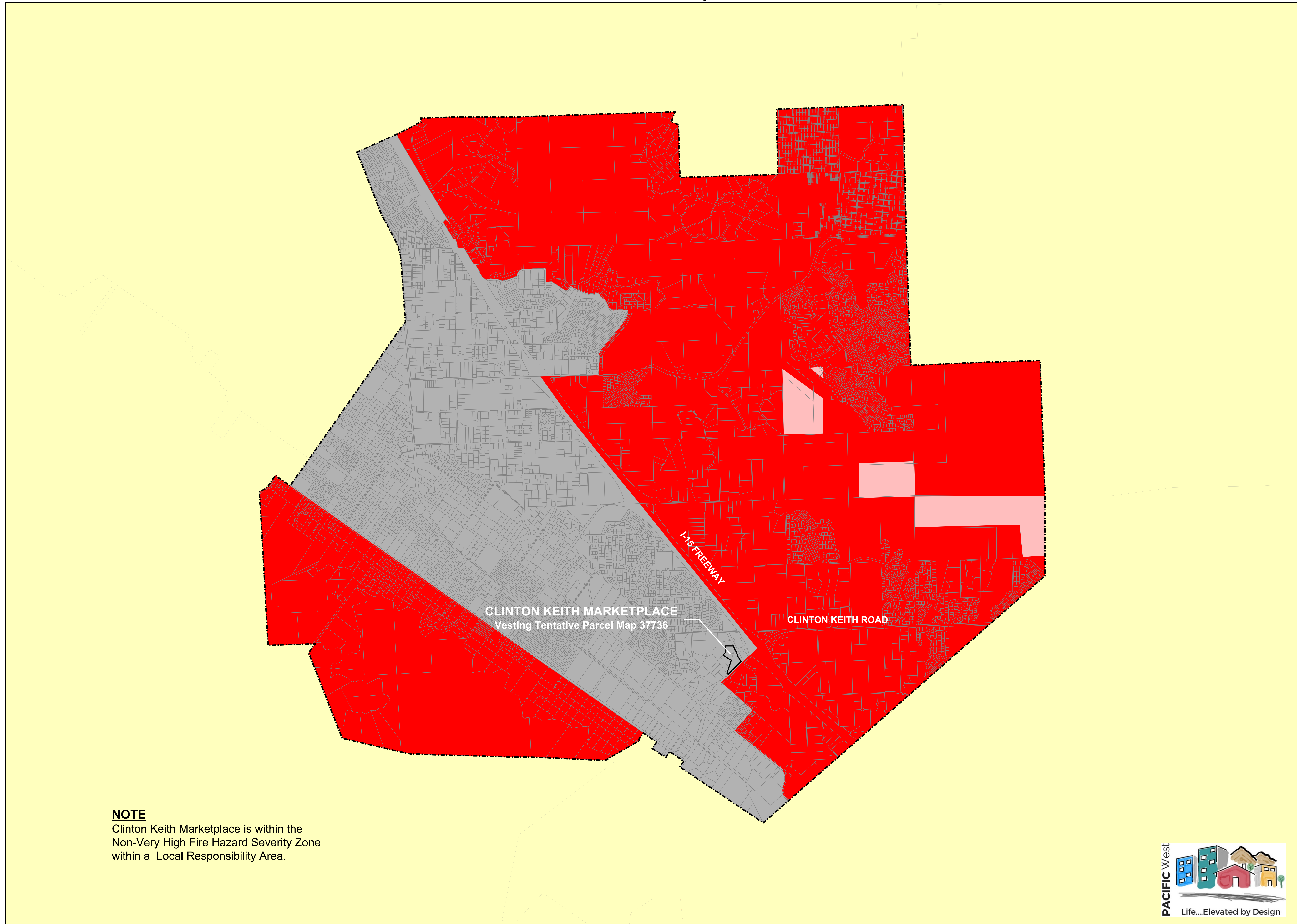


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## Very High Fire Hazard Severity Zones in LRA As Recommended by CAL FIRE



**NOTE**  
Clinton Keith Marketplace is within the Non-Very High Fire Hazard Severity Zone within a Local Responsibility Area.



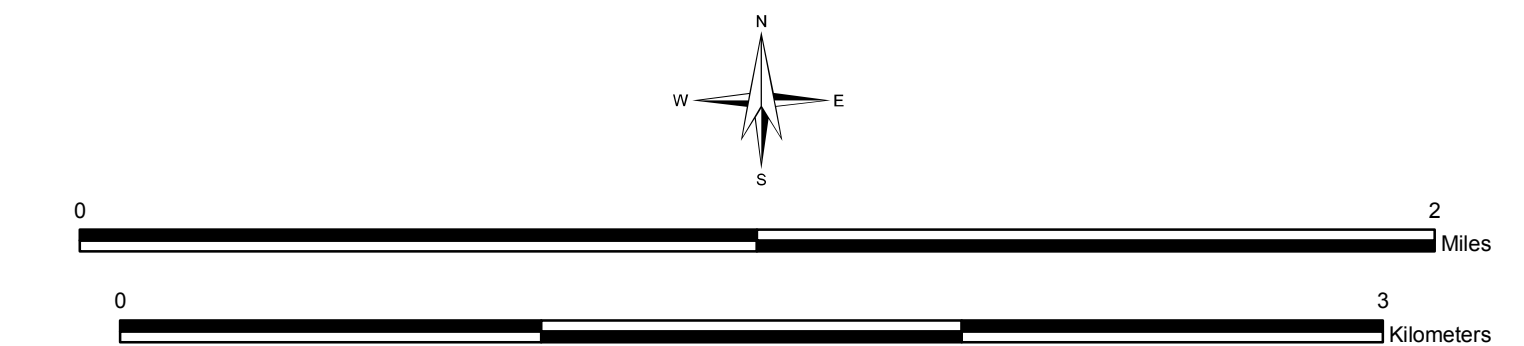
| Fire Hazard Severity Zones  |   |
|---|---|
| Local Responsibility Area   | State or Federal Responsibility Areas               |
| <span style="color: red;">■</span> VHFHSZ   | <span style="color: pink;">■</span> VHFHSZ          |
| <span style="color: grey;">■</span> Non-VHFHSZ  | <span style="color: lightgrey;">■</span> Non-VHFHSZ |
| <ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> City Boundary</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> Parcels</li> <li><span style="border-bottom: 1px dotted black; width: 20px; display: inline-block;"></span> County Boundary</li> </ul> |   |

Government Code 51175.89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of these areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including freeways) to buildings. Details on the project and specific modeling methodology can be found at <http://frap.cdf.ca.gov/projects/hazard/methods.htm>. Local Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VHFHSZs to use ignition resistant construction methods and materials. These new codes include provisions to improve the ignition resistance of buildings, especially from freeways. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property whose owners must comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This specific map is based on a geographic information system dataset that depicts final CAL FIRE recommendations for Very High Fire Hazard Severity Zones within the local jurisdiction. The process of finalizing these boundaries involved an extensive local review process, the details of which are available at <http://frap.cdf.ca.gov/projects/hazard/notes/> (click on "Continue as guest without logging in"). Local government has 100 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add additional VHFHSZs. There is no requirement for local government to report their final action to CAL FIRE when the recommended zones are adopted. Consequently, users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.



Projection Albers, NAD 1983  
Scale 1: 18,000  
at 36" x 36"  
December 21, 2009

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

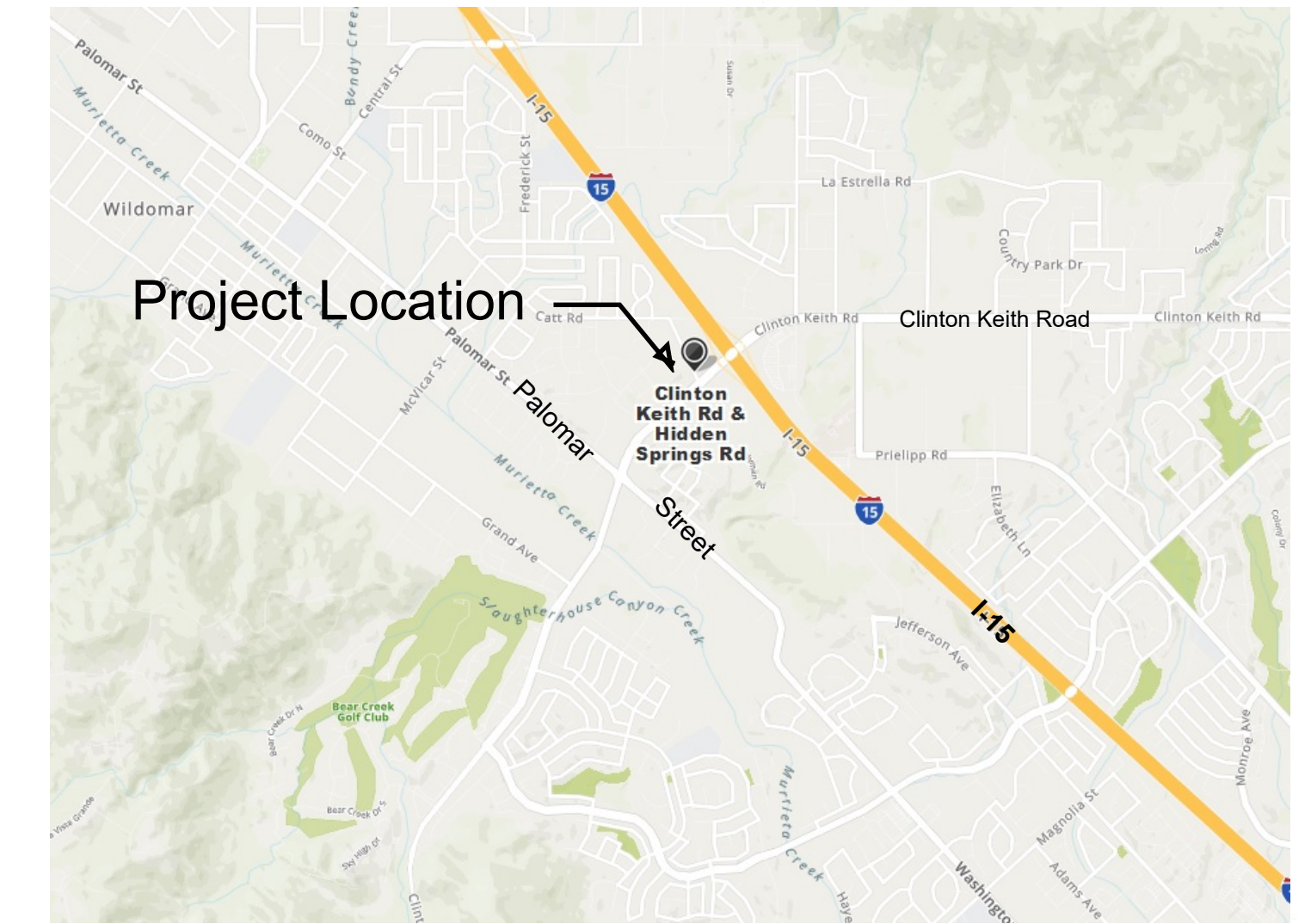
Arnold Schwarzenegger, Governor,  
State of California  
Mike Chrisman, Secretary for Natural Resources,  
The Natural Resources Agency  
Del Walters, Director,  
Department of Forestry and Fire Protection

MAP ID: FHSZL\_c33\_Wildomar

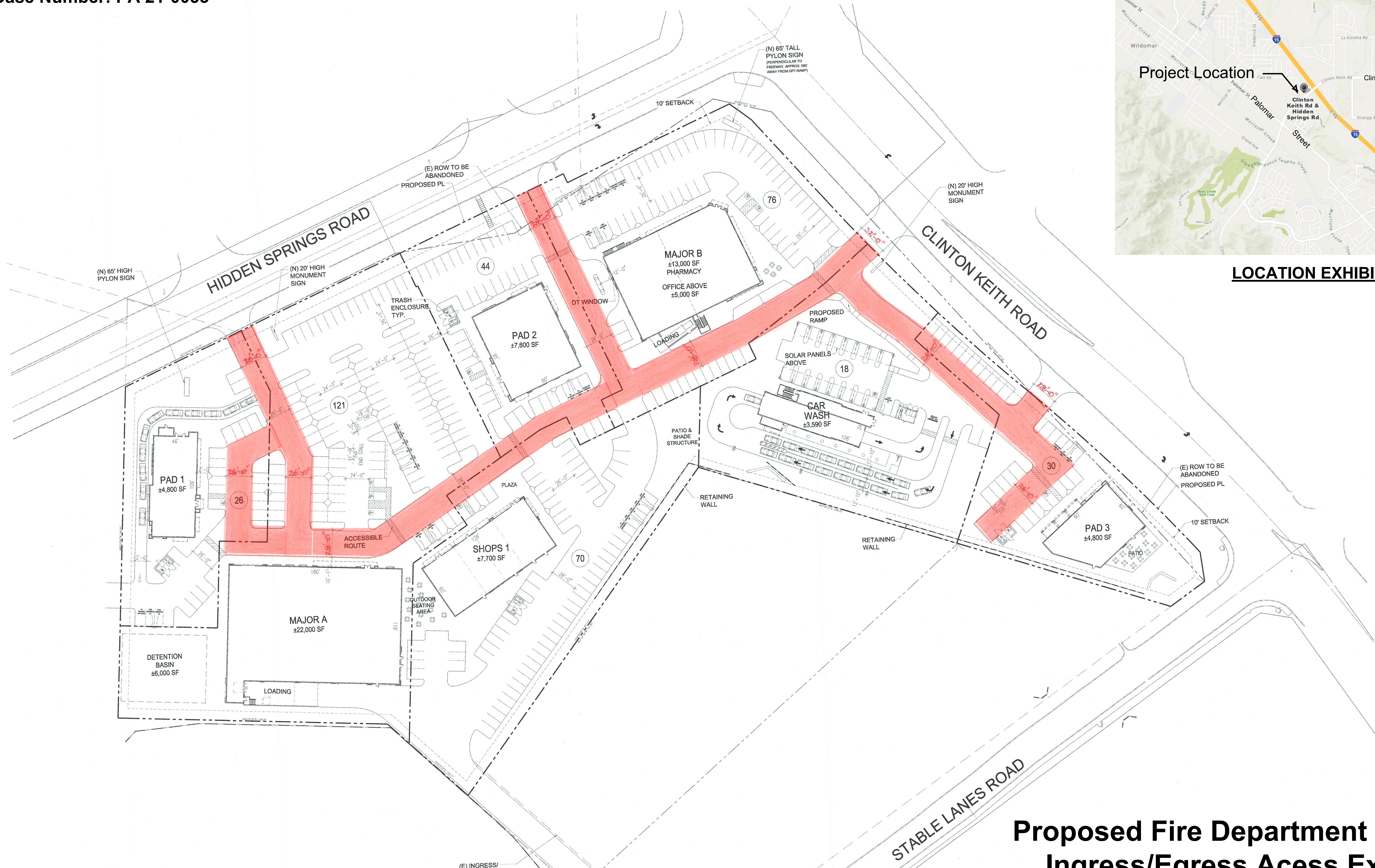
Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>  
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

DATA SOURCES  
CAL FIRE Fire Hazard Severity Zones (FHSZL06\_3)





**LOCATION EXHIBIT**



 Proposed Emergency Onsite Ingress/Egress Access Easements

**Proposed Fire Department Access  
Ingress/Egress Access Exhibit**

**Clinton Keith Marketplace, Wildomar, CA.**

