



Wildland/Urban Interface Fire Protection Planning

MEMORANDUM

TO: TB Planning
FROM: Firewise2000, LLC
DATE: February 10, 2025
RE: Fire Hazard, Emergency Services Access, and Evacuation Measures re: Temescal Valley Commerce Center EIR

This memorandum briefly analyzes the fire hazards, emergency services access, and evacuation measures related to the Temescal Valley Commerce Center (“Project”) Environmental Impact Report (“EIR”). Based on the below analysis, this Project will not create a significant impact in any of these categories, either within the Project site and surrounding area or on a cumulative basis within the region.

I. Surrounding Physical Environment

In analyzing fire hazard and wildfire risks, CEQA Guidelines require that an EIR include a description of the physical environmental condition in the vicinity of the Project. This description shall provide details about existing environmental conditions at the Project site that may exacerbate or minimize wildfire impacts. The Project is 43.13-acres located within the Temescal Canyon portion of unincorporated Riverside County, east of Temescal Canyon Road and Interstate 15, and southeast and southwest of Dawson Canyon Road (“Site”). The Site is currently undeveloped but was previously developed with a concrete pipe manufacturing facility. The site is also largely graded and disturbed and is regularly disced for weed and fire abatement purposes.

The physical environment of the Site, as well as surrounding area, will not cause increased fire hazards. The area has limited fire history, and the flat, graded, and disturbed topography of the Site helps minimize fire risk. Additionally, as discussed below, there is an abundant supply of water and other infrastructure that will be or is already located within or surrounding the Site that can be used to address fire hazards, if necessary. The Project is also located near several exit routes that: (1) are easily accessible in case evacuation is necessary, and (2) are profuse enough to provide emergency vehicles and services access to the Site in a quick and expedited manner.

II. Fire Water Services

The Project provides for several fire water services to ensure that any potential fire is properly mitigated at its onset. First, under existing conditions, there is a 20-inch Temescal Valley Water District (“TVWD”) water line within the existing alignment of Temescal Canyon Road along the Project’s frontage, as well as several existing water lines within Dawson Canyon Road North that range in size from 2 inches to 42 inches. Additionally, as part of the Project, a 12-inch water line is proposed within Dawson Canyon Road South, which would connect to the existing 16-inch water main located within Dawson Canyon Road North and would extend southeasterly to just east of proposed Driveway 6. Domestic water service to individual buildings would be accommodated by a series of 2- to 3-inch water lines connecting to either the proposed water line within Dawson Canyon Road South or the existing 20-inch water main within Temescal Canyon Road.

For fire water service, a 12-inch water line is proposed on site which would connect to the proposed 12-inch water line within Dawson Canyon Road South (near Driveway 6) and the 20-inch water line within Temescal Canyon Road (near Driveway 1). A series of 10-inch fire water lines are proposed around each of the proposed buildings and would connect to either the proposed on-site 12-inch water main, the proposed 12-inch line within Dawson Canyon Road South, or the 20-inch water main within Temescal Canyon Drive.

Collectively, these water lines will provide an over-abundance of water needed to fight any fire that occurs within the Site or surrounding area.

III. Project’s Fire Hazard Reduction Measures

The Project implements several fire hazard reduction measures into its design to minimize fire risks. For example, based on the conceptual Project site plan, the buildings have more than adequate on-site defensible space to limit fire hazards. This includes fuel maintenance and modification zones, which consists of asphalt roadways, parking stalls, loading zones, and irrigated landscaping. Landscaping for the proposed Project will consist of a variety of trees, shrubs, and groundcover. Trees are proposed along the Project’s site frontages with Temescal Canyon Road and both segments of Dawson Canyon Road, within passenger vehicle parking areas, and around the proposed buildings. These landscaped areas will provide buffers and will reduce flame height due to the lack of combustible material present and the higher live and dead fuel moisture content for the irrigated landscaping. Zone 0 (the first 5 feet surrounding a structure) shall be kept clear of combustible material including plants and conform to the attached Zone 0 standards. All landscaping in Zone 1 will conform to the attached Zone 1 standards and will not include any prohibited species (see attached list). Additionally, the Project will be built pursuant to the California Building Code which considers fire hazards and safety to reduce the risk of fire.

IV. Project’s Emergency Service Access & Evacuation

The Project includes several measures that will allow for limited to no impacts on evacuation of the Site and surrounding area, as well as the ability for emergency

responders to access the area to simultaneously fight a fire. For example, roads within and surrounding the Project will be widened to provide additional access to and from the Site. Additionally, the Project will supply new streets and roadways that will provide increased access to Interstate 15. This will not only allow emergency vehicles and personnel to reach the location of a potential fire quickly and effectively, but it will also enable those who need to evacuate the area to do so in a safe and expedited fashion. Moreover, the Project's traffic/transportation impacts will not have a significant effect on evacuation or emergency access. Lastly, although it is likely unnecessary due to this increased access, there will also be contingency on-site shelter in place protocols.

V. Conclusion

The Project will not have significant impacts on fire hazards, emergency service access, or evacuation of the Site.

Attachments

Fuel Modification Zone Requirements

Prohibited Plant List



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Fuel Modification Requirements

Ember Resistant Zone 0 - Lot Owner Maintained (Location within 5 feet of each building to be determined by the building envelope)

Defined

The intent of Zone 0 is to create a landscape absent of all combustible materials and requires the most stringent wildland fire fuel reduction and maintainence. This area shall be kept clear of combustible material including plants. The soil surface may be bare ground or covered with hardscape features such as pavers, gravel, concrete, rock, or other non-combustible material.

Zone 0 Requirements

- No combustible natural fiber, wood, or rubber mulch.
- Absent of artificial turf.
- No combustible fences or gates.
- No combustible decorative items and outdoor furniture.
- No firewood piles regardless of the diameter or dimension of the wood stored.
- Clear of yard maintenance equipment with flammable components.
- Absent vehicles of any kind. **Exception:** Does not apply to vehicles parked in a driveway
- Absent of exercise or fitness equipment with combustible components.
- Absent of any item that in whole or in part has an ignition temperature less than 900 degrees F or 500 degrees C.
- Only noncombustible materials such as bare ground, decorative rock, gravel, decomposed granite, concrete, pavers, statuary, or water features.

Required Maintenance

- Remove any combustible material monthly within Zone 0 including all dead vegetative matter.
- Remove any combustible material quarterly in rain gutters located above Zone 0.
- Remove vehicles of any kind, exercise equipment, yard maintenance equipment that are stored within Zone 0. **Exception:** Does not apply to vehicles parked in a driveway.
- Remove any item that in whole or in part has an ignition temperature less than 900 degrees F or 500 degrees C including holiday decorations.

Fuel Treatment Zone 1 - Owner Maintained

Defined

Fuel Treatment Zone 1A is an irrigated zone, commonly called the defensible space zone, and shall be free of all combustible construction and materials. It is measured from the out edge of Zone 0 and extends a minimum of 50 feet from the home or to the lot boundary when 50 feet is not available within a lot. It provides the best protection against the high radiant heat produced by a wildfire. It is generally an open area in which fire

suppression forces can operate during wildfire events. This zone includes all the level or nearly level-graded building pad around the structure.

Required Landscaping

- Plants in this zone need to be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Plants used in fuel modification zones should exhibit the following qualities to be the most “fire resistant: thick, succulent or leathery leaf species with high moisture content; tendency to produce limited litter; the presence of high salt levels or similar compounds which may contribute to fire resistance; ability to withstand drought; and the ability to withstand severe pruning.
- Zone 1 will be cleared of all fire prone and undesirable plant species: see the attached Riverside County Fire Department (RCFD) Prohibited Plant list.
- Landscape designs using hardscape features such as driveways, concrete, rock, and similar non-combustible features to break up fuel continuity within Zone 1 are encouraged.
- Landscaping shall be irrigated and primarily consist of fire-resistant, maintained native or ornamental plantings.
- Shrubs shall be low growing and approved by the RCFD. Mature height of plants shall not exceed 18 inches. They may be pruned to maintain the height requirement.
- Trees shall be single specimens or groupings of not more than three trees approved by the RCFD. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
- Tree must have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- No combustible mulches shall be allowed within 5 feet of a structure.
- Artificial turf may be installed as long as the turf material is installed on a sand or noncombustible material and has a Class A fire rating of between zero (0) and 25.

Required Maintenance

- Remove and replace any dead or dying plant material monthly.
- Remove any combustible material found within 10 feet of each structure.
- Trees must be maintained to have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance — Standard Practices (Pruning)*] (see (http://www.tcia.org/TCIA/TCIA/BUSINESS/A300_Standards/A300_Standards.aspx)).
- The irrigation systems for Fuel Modification Zone 1 shall always be kept in good condition and proper working order.
- The irrigation system shall not be turned off except for necessary repairs, maintenance or during extended periods of rainfall.
- Mulches shall not be greater than 3 inches in depth.
- Drip irrigation systems are allowed to conserve water and reduce the rate of plant growth.

Prohibited (& Fire Prone) Plant Species List For Fuel Modification Zones in High & Very High Hazard Areas

The following species are highly flammable and are more susceptible to burning, due to rough or peeling bark, production of large amounts of litter, vegetation that contains oils, resin, wax, or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio.

Botanical Name	Common Name	Plant Form
Acacia species	Acacia	Shrub/Tree
Adenostema fasciculatum	Chamise	Shrub
Adenostema sparsifolium	Red Shank	Shrub/Tree
Artemisia californica	California Sagebrush	Shrub
Anthemis cotula	Mayweed	Weed
Arundo donax	Giant reed	Grass/weed
Bambusa species	Bamboo	Shrub
Brassica nigra	Black Mustard	Weed
Brassica ropa	Yellow Mustard	Weed
Cedrus species	Cedar	Tree
Cirsim vugare	Wild Artichoke	Weed
Conyza canadensis	Horseweed	Weed
Cortaderia selloana	Pampas Grass	Tall Grass
Cupressus species	Cypress	Tree
Cytisus species	Broom	Shrub
Eriogonum fasciculatum	Common Buckwheat	Shrub
Eucalyptus species	Eucalyptus	Shrub/Tree
Gensita species	Broom	Shrub
Heterotheca grandiflora	Telegraph plant	Weed/shrub
Juniperus species	Junipers	Shrub
Lactuca serriola	Prickly lettuce	Weed
Nicotiana bigeleveli	Indian tobacco	Shrub
Nicotiana glauca	Tree tobacco	Shrub
Palmae species	Palms	Tree
Pennisetum species	Fountain Grass	Ground cover
Picea species	Spruce	Tree
Pinus species	Pines	Tree
Rosmarinus species	Rosemary	Shrub
Retama monosperma	Broom	Shrub
Salvia species *	Sage	Shrub
Silybum marianum	Milk thistle	Weed
Spartium junceum	Spanish Broom	Shrub
Urtica urens	Burning nettle	Weed
Washingtonia species	Palms	Tree
* Except -Salvia columbariae (chia), Salvia sonomensis (Creeping Sage)		

