

**QC - FEIR
EVACUATION PLAN**

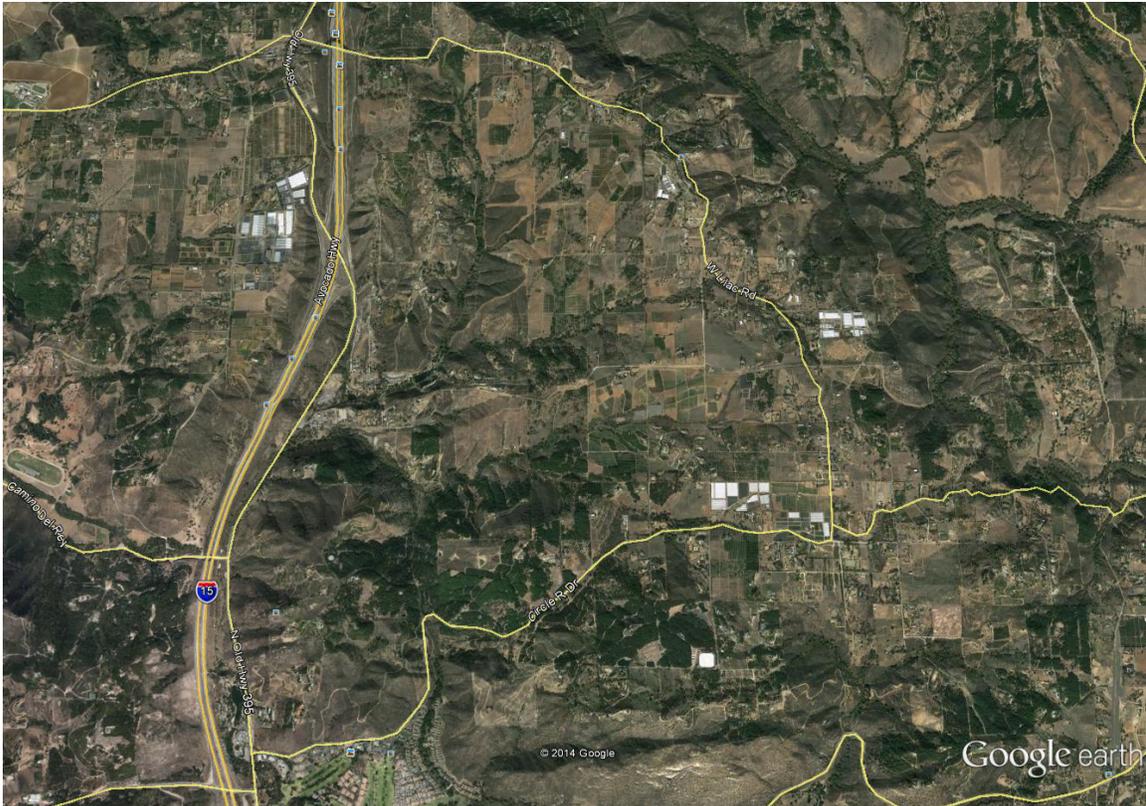
Lilac Hills Ranch

A Master Planned Community

DPLU Case Number 3992-10-025

GPA 3800-12-001; SP 3810-12-001; TM5571 RPL5; TM 5572 RPL5

**Deer Springs Fire Protection District
County of San Diego**



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EXHIBITS

Exhibit 1 – Project Site Plan by Specific Plan Phasing
(from the *Lilac Hills Ranch Traffic Impact Study* by Chen Ryan)

Exhibit 2 – Deer Springs Fire Safe Council Evacuation Information
And Map

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I. INTRODUCTION

Typical for much of southern California, the County of San Diego includes a large and growing population creating a significant demand for housing. That climate that draws people to this region coupled with the geographical and topographical conditions facilitates wildfires when the hot, dry Santa Ana winds strike the area. Communities that are not prepared for wildfire, both in terms of fire protection and evacuation may be vulnerable to impacts from these period events. After a number of tragic fires occurred throughout the State of California and specifically in southern California, state and local governments have adopted new stringent standards relating to the construction of dwellings and vegetation management designed to withstand the effects of a wildfire in new developments. In addition to the change in standards it also became clear that common sense and good planning required that a detailed plan for the evacuation of residents be included for development proposals within the Wildland-Urban Interface (WUI) area. Therefore, this Evacuation Plan was prepared specifically for the Lilac Hills Ranch development and is unique location, community uses, fire environment, and road network.

II. HISTORY

As a result of a number of wildland fires throughout California, fire officials convinced the California State Legislature there was a significant need for a concentrated effort to address the fire safety issues for developments in or adjacent to the WUI areas. Following the 1991 Oakland Hills Fire, the Bates Bill was introduced in the legislature which accomplished two significant changes: the elimination of combustible roof coverings and the mandate that the California Department of Forestry & Fire Protection (CAL FIRE) identify and map high fire hazard severity zones. This information provided the necessary guidance for local government officials in making the proper assessments in terms of whether or not certain areas were suitable for development from a fire protection standpoint and where development was appropriate but included a WUI exposure, to address specific construction requirements for those areas.

A series of major wildfires within the County of San Diego in 2003 focused efforts on the issues surrounding development in the WUI areas. These efforts included the development and adoption of specific construction standards statewide along with additional requirements relating to emergency vehicle access and adequate egress measures for evacuation purposes. The County of San Diego moved forward with an aggressive program relating not only to construction and access issues, but also to address the need for creation of a standardized approach to evacuation planning. The County of San Diego's Department of Planning and Land Use (DPLU) undertook this task in conjunction with the various County fire protection agencies. The approach provides for specific protocols that must be adhered to prior to project approvals being issued for residential

developments. In addition to the actions taken by the DPLU, under the direction of the Board of Supervisors, the County of San Diego's Office of Emergency Services formed the San Diego County Community Protection/Evacuation Committee as a result of the 2003 firestorms. Through this effort, a San Diego County Community Protection and Evacuation Plan Template was developed and from there a series of Community Protection and Evacuation Plans have been completed including a plan developed by the Deer Springs Fire Safe Council which encompasses the Lilac Hills Ranch development

III. PROJECT

According to the fire hazard severity zone maps prepared by CAL FIRE, the Lilac Hills Ranch development is located in an area identified as moderate to very high fire hazard severity. The Lilac Hills Ranch development site has been subject to occasional wildfires, especially further east where undisturbed blocks of native habitat occur. As long as those areas remain as fuel beds, that area is expected to, at some point, be affected by wildfires. Of significant importance is that the Lilac Hills Ranch development incorporates a series of design features into the plans, which will provide for a residential and commercial development that has the capacity to withstand the threat of a wildland fire and to provide the means and methods necessary to protect its residents and guests. Every safety feature identified by the fire experts of the County of San Diego and the California Department of Forestry and Fire Protection (CAL FIRE) have been implemented and adopted in the planning process related to the Lilac Hills Ranch development. One example is that the design features of this development create a substantial interruption of the native vegetative fuels that provides a significant benefit for the entire surrounding area.

As part of the planning process, a County format consistent Fire Protection Plan (FPP) has been developed in accordance with the standards set forth by the DPLU and the fire officials at the Deer Springs Fire Protection District (DSFPD). This FPP sets forth the requirements for the maintenance of specific areas that will modify or remove flammable vegetation within the development, primarily adjacent to planned structures, but also including adjacent to the project's roadways. In addition, the fire protection plan includes restrictions on specific building materials and methods suitable for building in high fire hazard severity zones as identified by CAL FIRE and identifies a series of other items such as minimum water supplies, automatic fire extinguishing systems (interior sprinklers) and roadway widths. The development includes a redundant layering of fire protection features that have been proven to increase ignition resistance of structures and landscapes and result in communities that are less vulnerable to wildfire.

The location of the Lilac Hills Ranch development and the existing and planned roads provide adequate multi-directional primary and secondary emergency evacuation routes. These routes provide access to the area's main roadways such as West Lilac Road, Old Highway 395, Circle R Drive and Interstate 15. During an emergency evacuation from the proposed Lilac Hills Ranch development, the primary and secondary roadways will have to be shared with responding emergency vehicles and may reduce the available useable widths of the roadways required for smooth evacuation process. It is also important to note that there is a potential of backups at the various intersecting external roadways during emergency evacuations. However, all proposed roads are designed in accordance with the County of San Diego's Consolidated Fire Code. For example, all roads will meet or exceed the 28-foot driveway minimum horizontal radius with a minimum proposed horizontal radius of 100 feet. All roadways will meet or exceed the 20 percent maximum allowable grade and meet or exceed the minimum paved width requirement of 24 feet (14-foot lanes on roads with medians). Even with available roadways, there are aspects of fire safety and

evacuation that require a significant level of awareness by the residents and emergency services in order to reduce and/or avoid problems with an effective evacuation of the development. The key to mitigating potential impediments is through a strong educational program sponsored by the developer, the homeowner's association and the DSFPD with regards to this evacuation plan. It is also incumbent on the residents to prepare their own "Ready, Set, Go!" evacuation plans and become familiar with the best available routes for them to use in the event of an emergency evacuation.

The primary evacuation routes are accessed through a series of internal roadways with the development, which in turn permits direct emergency evacuations to the north, south, east and west to accommodate pending wildfire conditions. The northern portions of the development will also be served by secondary emergency evacuation routes using Shirey Road and Birdsong Drive on the north and upon completion of the final phase, Covey Lane to the east. For the southern portions of the development, the secondary evacuation routes will involve Lilac Hills Ranch Road, Mountain Ridge Road, Covey Lane and potentially Nelson Way to the west. (See Exhibit's #1 and #2)

Of significance, the Lilac Hills Ranch development plan includes a substantial commercial development, an assisted living facility, an assisted living facility, an elementary school and a church site, all of which may become available as approved for residents and responding fire apparatus and personnel while a wildfire passes by the development. These added features compared to other residential developments that do not include these types of facilities, have the potential of adding another level of safety for the residents after the DSFPD completes an analysis of these features.

IV. EVACUATION CONCEPTS IN THE WILDLAND URBAN INTERFACE

There are numerous concepts used throughout the world relating to evacuations of people wildfire. Throughout the United States and particularly in southern California the most popular and commonly used concept in areas subject to wildfires is the implementation of a program known as "Ready! Set! Go!". This national program is jointly sponsored through a partnership of the U.S. Forest Service, the Federal Emergency Management Agency, Department of the Interior's Bureau of Land Management, Firewise Communities and the International Association of Fire Chiefs Association. The concept has been adopted and promoted by CAL FIRE and the majority of other southern California fire agencies.

The focus of the program is on the public's awareness and preparedness especially for those living in the WUI areas. The program is designed to incorporate the local fire protection agency as part of the training and education process in order to insure that evacuation preparedness information is disseminated to those subject to the impact from a wildfire. Most fire safety experts agree that this program provides for the greatest level of survivability from a wildfire. By virtue of the name of the program, there are three simple components:

READY – Preparing for the Fire Threat: Be ready, be Firewise. Take personal responsibility and prepare long before the threat of a wildfire so you and your home are ready when a wildfire occurs. Create defensible space by clearing brush away from your home as detailed in the Lilac Hills Ranch FPP. Use fire-resistant landscaping and harden your home with fire-safe construction measures. Assemble emergency supplies and belongings in a safe spot. Make sure all residents residing within the home understand the plan, procedures and escape routes. For more information about how to be ready for wildland fires, visit www.firewise.org.

SET – Situational Awareness When a Fire Starts: Pack your vehicle with your emergency items. Stay aware of the latest news from local media and your local fire department for updated information on the fire. If you are uncomfortable, leave the area.

GO – Leave Early! Following your Action Plan makes you prepared and by leaving early, well before a wildfire is threatening your community, firefighters are now able to better maneuver, protection structures, evacuate other residents, and focus on citizen safety.

“**READY! SET! GO!**” is predicated on the fact that not being unprepared and attempting to flee an impending fire late (such as when the fire is physically close to your community) is dangerous and most often leads to death or injury.

V. REGIONAL EVACUATION PLANS

Due to the vast expanse of San Diego County and the significant differences in geography and topography, under the auspices of the County of San Diego’s Office of Emergency Services, emergency evacuation plans have been developed by region and/or community. In terms of the Lilac Hills Ranch development the applicable regional evacuation plan was developed by the Deer Springs Fire Safe Council and approved by Cal Fire and the DSFPD. This community emergency evacuation plan is a significant component of this Lilac Hills Ranch Evacuation Plan. The Deer Springs Fire Safe Council’s evacuation information and map are found in the attached Exhibit 2.

The key to any effective evacuation plan is the dissemination of early warnings and useful information. All of the regional or community evacuation plans in San Diego County are supported through a number of early warning and informational programs. In addition to the information that is available from radio and television stations there are several other significant components available to keep residents informed about wildfire incidents and evacuation procedures. The San Diego County Sheriff’s Office operates a reverse 911 notification system that provides a 15 second recorded message over hard wired or land line type telephone systems relating to evacuation notices. In addition, the Office of Emergency Services operates a program known as “Alert San Diego ” that has the capability to also send out emergency notifications over both land lines as well as to cell phones. It is up to individual residents to register their cell phones as well as their family member’s cell phones with “Alert San Diego” as an added informational tool in the event that some or all of the family members are not at home when an evacuation process is implemented. The registration of cell phones can be done on line at www.ReadySanDiego.com. An added feature is offered for residents of the Deer Springs Fire Protection District by the Deer Springs Fire Safe Council as they also offer a separate telephone alert system which residents can sign up for at www.DeerSpringsFireSafeCouncil.com. Evacuation shelters for long term evacuees are typically not pre-identified as fire conditions may nullify a particular site’s availability. Once an evacuation shelter or shelters have been identified by law enforcement officials, the locations will be widely broadcast over local radio and television stations.

VI. LILAC HILLS RANCH EVACUATION PLAN

The Lilac Hills Ranch is located in an area that lends itself to specific access points, which permit travel over emergency evacuation routes leading to the north, west, south and east. This arrangement of emergency evacuation routes provides the best opportunities for moving residents and guests away from a wildfire threat compared to developments that have very restricted access and egress routes.

It is important to note that this evacuation plan will require adjustment and continued coordination by the LHRHOA and/or developer during each of the construction phases. With each phase, the evacuation routes will be subject to changes with the addition of both primary and secondary evacuation routes. In some cases, changes from a primary evacuation route to a secondary evacuation route will occur. Primary evacuation routes are those roadways within the development that are open with unrestricted access. The secondary evacuation routes are those roadways controlled through the use of emergency gates controlled by the Sheriff's Department and/or the DSFPD. (See Exhibit #1)

As successive phases of the development are completed, there will be an opportunity for fire and law enforcement officials to review this evacuation plan for the purpose of deciding if, during specific wildfire conditions (when evacuation is considered unsafe) the residents may be better served by taking temporary refuge in the schools, churches, assisted living facility or the commercial buildings. It is important to note that specialized evacuation plans will be required for the school and the assisted living facility based on the numbers of individuals and the potential for physical or other limitations involved with occupants. These two specialized emergency evacuation plans will require the approval of the authorities having jurisdiction prior to any occupancy of either the school or the assisted living facility.

Evacuation orders or notifications are often triggered established and pre-determined model buffers which are based on topography, fuel, moisture content of the fuels and wind direction. Evacuations are initiated when a wildfire reaches or crosses one of these pre-determined buffers. Evacuations can also be very fluid. The incident command, law enforcement and County OES would jointly enact evacuations based on fire behavior.

For purposes of this Evacuation Plan, the first and most logical choice for all of the residents and guests within the boundaries of Lilac Hills Ranch is to adhere to the principals and practices of the **“READY! SET! GO! Program** previously discussed. As part of this program, it is imperative that each resident develop a plan that is clearly understood by all family members and attends the educational and training programs sponsored by the Lilac Hills Ranch HOA and the DSFPD. In addition, it is imperative that the **READY! SET! GO! program** information distributed by the DSFPD is reviewed on a routine basis along with the accompanying maps illustrating the evacuation routes, temporary evacuation points and pre-identified safety zones. It must be kept in mind that conditions may exist that will dictate a different evacuation route than the normal roads used on a daily basis. Further, and of extreme importance, it is imperative that all of the residents make the decision to evacuate as soon as possible as the roadway limitations within and adjacent to the development could require more than two hours to complete the evacuation process based on nationally recognized road capacity standards and competing use of the roads by residents from other areas.

The primary evacuation routes for the residents and guests of the Lilac Hills Ranch (See Exhibit #1 and #2) development consist of:

1. Main Street provides access to West Lilac Road for evacuations to the northwest and/or to the east for those areas north of Covey Lane.
2. Lilac Hills Ranch and Street F provide access to Main Street on the north and east also may be used for evacuation to the South and East for those areas north of Covey Lane.

3. Covey Lane and Lilac Hills Ranch Road provide access to West Lilac Road and/or Mountain Ridge Road on the north and south for those portions of the development designated for senior living.

The Secondary evacuation routes that will be under the control and direction of the Sheriff's Department and/or the DSFPD (See Exhibit #1 and #2) consist of:

1. Shirey Road on the west side of the development, which will provide an evacuation route to the north from the northern phases of the development.
2. Birdsong Drive on the north to access West Lilac Road from the northern phases of the development.
3. Covey Lane, which is accessed from Lilac Hills Ranch Road, will provide access to West Lilac Road from the northern portions of the development.
4. Secondary emergency evacuation routes for the areas designated for senior living can be accessed from Covey Lane and/or the northern extension of Lilac Ranch Hills Road to the north and south leading to Mountain Ridge Road.

VII. RESIDENT AWARENESS AND EDUCATION PLAN

The key to any successful evacuation plan is the education of not only the residents of an area but also for those employees that work in the schools and commercial areas associated with the specific area requiring evacuation. As part of the evacuation plan for the Lilac Hills Ranch the education process will be delivered in two phases. The developer and/or the Lilac Hills Ranch Home Owners Association (LHRHOA) are responsible to provide and distribute a complete copy of the FPP and the Evacuation Plan including materials to each new resident with a complete copy of the Fire Protection and Evacuation Plan including the materials from the **READY! SET! GO! Program** to each new resident. The developer/LHRHOA is also responsible for insuring the distribution of copies of the aforementioned materials to those individuals that purchase properties for re-sales and to the management of multi-family residential and other non-residential properties. The management of multi-family residential units that do not have individual unit ownership will be responsible for conducting informational sessions regarding the Evacuation Plans and will be responsible for making copies of the Evacuation Plans available for each unit. As with the multi-family residential properties, management of the schools and commercial properties will also be responsible for the dissemination of the Evacuation Plan information to their employees.

As part of the approval of this project, it shall be binding on the developer/LHRHOA to actively participate as a partner with the Deer Springs Fire Safe Council (DSFSC) and to assist with the coordination and distribution of fire safety information they develop.

Annually, the Developer/LHRHOA leadership will meet with the appropriate officials of the DSFPD for the purpose of developing any updates to the Evacuation Plan and to distribute those updates as necessary. It is the intent of this plan for the LHRHOA to schedule, advertise and fund the cost of at least two fire safety educational forums conducted by the DSFPD and the Deer Springs Fire Safe Council for all residents at least annually.

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EXHIBIT 1

Evacuation Plan Map

Exhibit 1 - Evacuation Plan Map

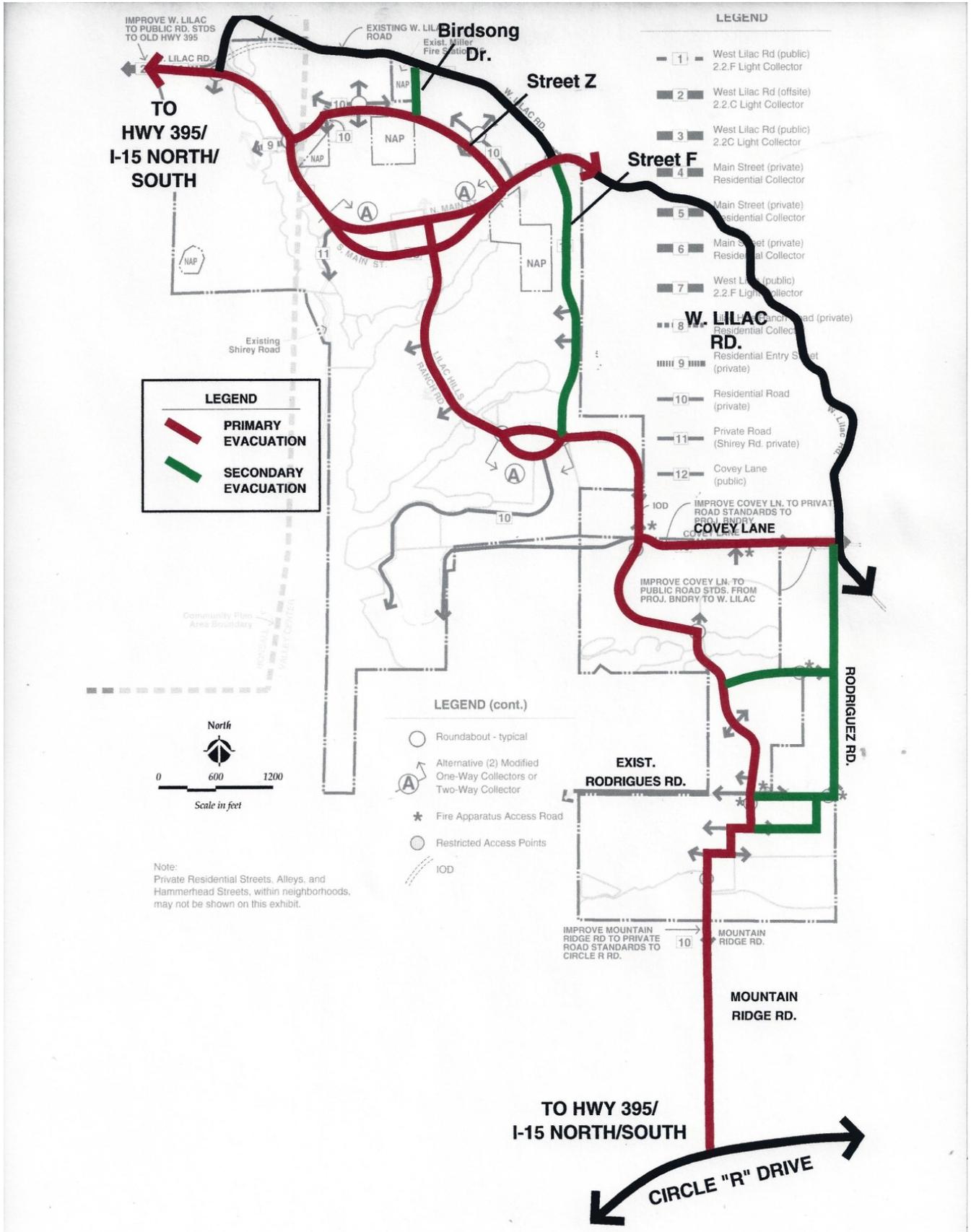


EXHIBIT 2

Deer Springs Fire Safe Council Evacuation Information and Map

Exhibit 2 - Deer Springs Fire Safe Council Evacuation Information and Map

