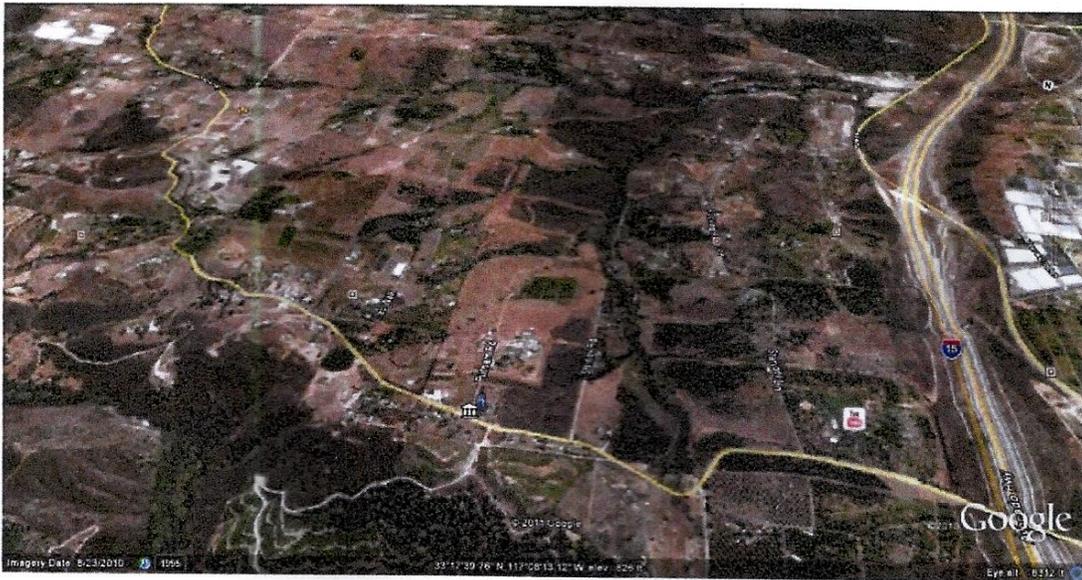


Lilac Hills Ranch Project
EVACUATION PLAN

ENVIRONMENTAL IMPACT REPORT
Deer Springs Fire Protection District
County of San Diego



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Lilac Hills Ranch
A Master Planned Community
DPLU Case Number 3992-10-025

EVACUATION PLAN

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INTRODUCTION

Typical for much of southern California, the County of San Diego enjoys a climate and life style which attracts people from around the world creating a significant demand for housing. That same climate that draws people to this region coupled with the existing geographical and topographical conditions provides the perfect recipe for catastrophic fires when the hot, dry Santa Ana winds strike the area. For many years the demand for housing was met in areas now referred to as the wildland-urban interface. From our perspective today it is clear that previous planning decisions were made with little understanding of the dynamics and impact that wind driven wildfires would have on the housing developments themselves and for the people that resided in those areas. 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 area. That is the basis for the development of this Evacuation Plan for the Lilac Hills Ranch development.

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 wildland-urban interface 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 to address specific construction requirements for those areas.

A series of major fires within the County of San Diego in 2003 brought an entire focus on the issues surrounding development in the wildland-urban interface areas including 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 to not only 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 fire protection agencies which provides for specific protocols that must be adhered to prior to any 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.

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 a very high fire hazard. The general area around the Lilac Hills Ranch development site is no stranger to wildland fires and in the future that area may well again be affected by conditions generated by fires of that nature. 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 have been implemented and adopted in the planning process related to the Lilac Hills Ranch development. 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, an all encompassing Fire Protection Plan has been developed in accordance with the standards set forth by the DPLU and the fire officials at the Deer Springs Fire Protection District. This plan sets forth the requirements for the maintenance of specific areas that will modify or remove flammable vegetation within the development including areas adjacent to the area roadways. In addition, the fire protection plan includes the 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 and roadway widths.

The location of the Lilac Hills Ranch development lends itself to providing multi-directional evacuation access to some of the area's main roadways. West Lilac Road passes through the development and provides the means to connect with evacuation routes that provide access to the north, south, east and west. The connector roadways are Old Highway 395, Circle R Drive and I-15. Improved evacuation access to the aforementioned roadways is available from within the development through controlled access points to Covey Lane plus an additional access to Circle R Drive via Mountain Ridge Road (see Exhibit #1).

Of significance, the Lilac Hills Ranch development plan includes a substantial commercial development, an elementary school and a church site, all of which may become available as approved safety zones for residents seeking temporary shelter while a wildfire passes by the development. These added features compared to other residential developments have the potential of adding another level of safety for the residents after an analysis is completed by the Deer Springs Fire Protection District.

EVACUATION CONCEPTS IN THE WILDLAND URBAN INTERFACE

There are numerous concepts used throughout the world relating to evacuations of people from the ravages of an uncontrolled 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 is completely adopted and promoted by CAL FIRE and the majority of other southern California fire agencies.

The focus of the program is totally on the public's awareness and preparedness especially for those living in the wildland-urban interface areas of the country. The program is designed to incorporate the local fire protection agency as part of the training and education process in order to insure that the 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 which are as follows:

READY – Preparing for the Fire Threat: Be ready, be Firewise. Take personal responsibility and prepare long before the threat of a wildfire so your home is ready in case of a fire. Create defensible space by clearing brush away from your home. 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 are on the same page, plan escape routes. For more information about how to be ready for wildland fires, go to 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.

GO – Leave Early! Following your Action Plan makes you prepared and firefighters are now able to best maneuver the wildfire and ensuring you and your family's safety.

“READY! SET! GO!” is predicated on the fact that not being prepared and attempting to flee an impending fire is dangerous and most often leads to death or injury.

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, evacuation plans have been developed by community and/or region. 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 Deer Springs Fire Protection District and 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 alerting 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.

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 evacuation routes leading to the north, west, south and east. This arrangement of evacuation routes provides the best opportunities for moving residents and guests away from the wildfire threat compared to other development areas that have very restricted access and egress routes. In addition, as the different 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 the residents may be better served by taking shelter in the schools, churches or the commercial facilities. Evacuation orders or notifications are triggered based on information generated by CAL FIRE using established and pre-determined model buffers based on topography, fuel, moisture content of the fuels and wind direction. Evacuations by area are initiated when a wildfire reaches or crosses one of these pre-determined buffers.

For purposes of this Evacuation Plan, the first and most logical choice for all of the residents and guests within the boundaries of the Lilac Hills Ranch, is to adhere to the principals and practices of the **“READY! SET! GO!”** program previously discussed in this document. 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 Deer Springs Fire Protection District. In addition, it is imperative that the **READY! SET! GO!** information distributed by the Deer Springs Fire District is reviewed on a continual basis along with the accompanied maps showing 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.

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

1. **Northwest Access via West Lilac Road** which provides access to the west and the east.
2. **East Side Access to West Lilac Road** - Ingress and Egress Point on east side of development which provides secondary access to West Lilac Road (see Exhibit 1).
3. **Covey Lane*** which provides a secondary access to West Lilac Road on the east side of the development.
4. **Mountain Ridge Road*** which provides a direct southerly route to Circle R Drive.

***Covey Lane and Mountain Ridge Road** is designated as emergency egress roadways for emergency evacuation only. This emergency access road will be gated. The gates will be operated in a manner approved by the Deer Springs Fire Protection District and/or the San Diego Sheriff's Department.

As part of the **READY! SET! GO! Program** and this evacuation plan the key components for a safe and timely evacuation are:

1. Stay aware of forecasted fire related weather conditions.
2. Double check the evacuation plans and key elements of the **Ready! SET! GO! Program** including the agreed upon meeting place for all family members and arrangements for pets and other animals (see Exhibit 5 for Animal Services Information).
3. Prepare your residence for fire conditions based on the information on **READY! SET! GO!** in Exhibit 4.
4. Stay tuned to radio stations KOGO AM-600 or KFMB AM-760 and/or television channels 7/39 KNSD, 8 KFMB, 10 KGTV or 69 KSWB for emergency fire information.
5. Monitor www.sdcountyemergency.com for critical information regarding fires and road closures and/or call 2-1-1 for more information.
6. Keep telephone lines open and available for receiving emergency evacuation information issued by the San Diego County Sheriff's Office which uses a reverse 911 telephone notification system or from the Office of Emergency Services "Alert San Diego" program (subscriber based).
7. Listen for messages delivered by Sheriff's deputies using loud speakers from patrol cars or from helicopters.
8. Individual awareness of the surrounding conditions is the key to survival of a wildland fire and conditions may occur when there is a loss of electrical power and/or telephone communications or there is a lack of law enforcement resources to issue a timely warning. Always error on the side of good judgment – **GO EARLY!**

RESIDENT AWARENESS & 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 to each new resident with a complete copy of the Fire Protection and Evacuation Plan including the materials from the **READY! SET! GO! Program**. The developer/LHRHOA is also responsible for insuring the distribution of copies of the aforementioned materials to those individuals that purchase properties post new home purchases 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 developed by the by them.

Annually, the Developer/LHRHOA leadership will meet with the appropriate officials of the Deer Springs Fire Protection District (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.

EXHIBITS

Exhibit 2

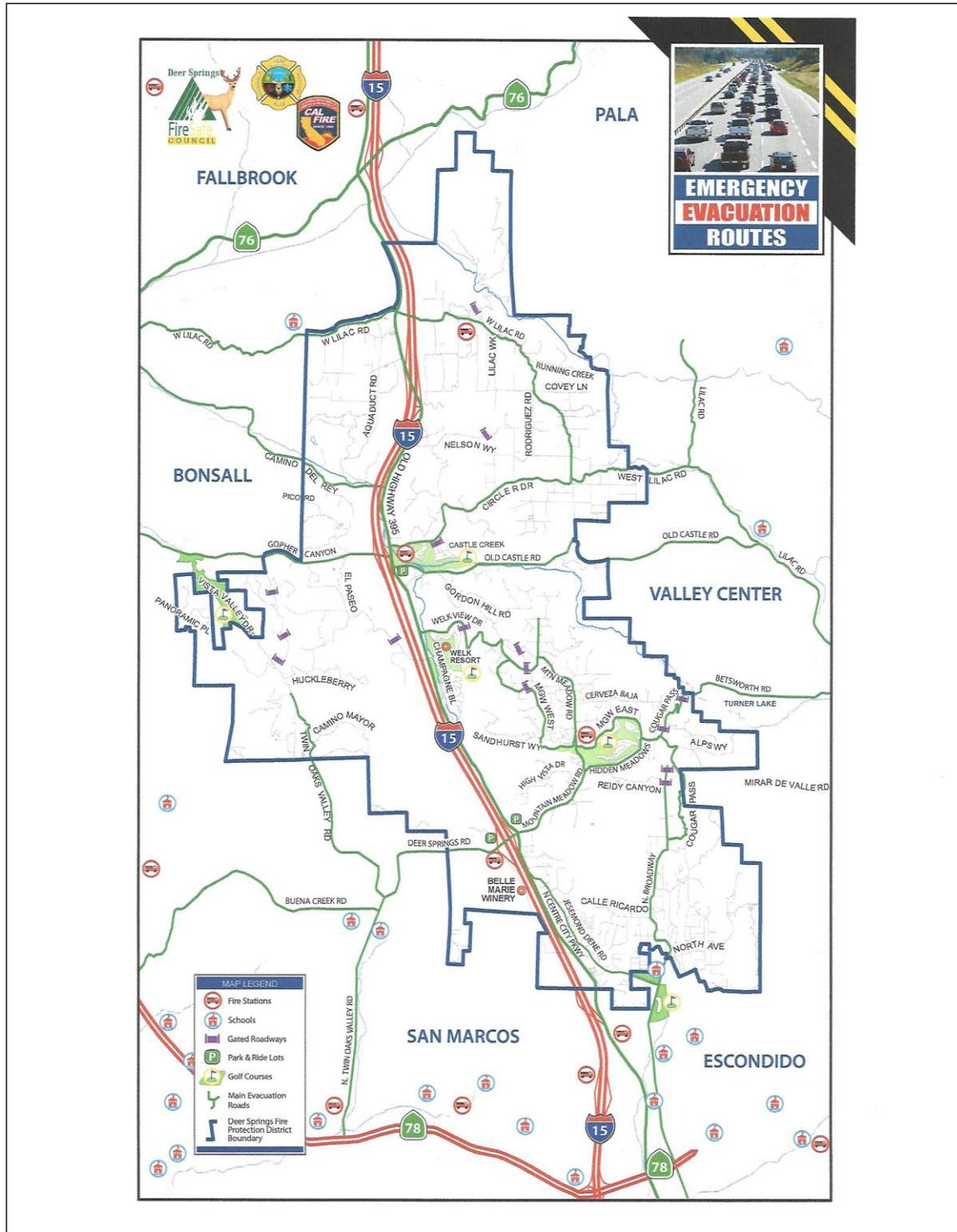


Exhibit 2 - Deer Springs Fire Safe Council Evacuation Information and Map