



Flying Flags at Avila Beach | EMERGENCY PREPAREDNESS PLAN
Park ID# 40-13630-MP

Site Elevation: 55' to 202' AMSL

3950 Avila Beach Drive
Avila Beach, CA 93644
September 2021

Prepared by: RRM Design Group

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Emergency Contact Numbers

In the event of an emergency dial 911

County Sheriff (San Luis Obispo):
(805) 781-4550

San Luis Obispo County Fire Department:
CAL FIRE: (805) 543-4244

Staff Numbers:

Camp Manager:
Lathan Ford (805) 781-4550

Camp Regional Manager:
Charity Baxter (970) 531-0001

Notice

Access to this Emergency Preparedness Plan is available via the Resort website at: www.highwaywestvacations.com/properties/flyingflagsavilabeach
This Emergency Preparedness Plan is also posted at the front desk for reference.

Alerts

In the event of an emergency, employees will be notified by staff radios and will alert guests by knocking on doors and PA systems. After hour emergencies - employees will be notified by phone. Local radio stations frequencies, which may provide emergency updates are:

- FM: KCBX 90.1, KZOZ 93.3, KSLY 96.1 and KKJG 98.1
- AM: KHC 890, KJDJ 1030, KXTK 1280 and KKJL 1430

Policy

In the event of an emergency Flying Flags at Avila Beach employees shall assist in the evacuation of the campground if they deem safe to do so, and then evacuate themselves.

Evacuation Routes

In the event of an indoor emergency, employees shall evacuate by means of the nearest available marked exit. In the event of an outdoor emergency, employees shall evacuate by means of Avila Beach Drive, or as otherwise specified in this Plan and by County emergency personnel.

Extinguishers

Portable fire extinguishers are provided in each building for employee and guest use. In the event of a fire, employees and guests may use extinguishers to attempt to extinguish the fire before evacuating.

Operations

In the event of a fire-related event or emergency, the following employees can remain to shut down or monitor critical operations before they evacuate:

- All maintenance employees can shut off water and power if needed;
- All maintenance employees can shut off propane power; and
- Front desk/check-in building employees can print in house guest reports and shut down computer equipment.

All shutdowns will only be done if employee feels it is safe to do so or has been directed to.

Reservations

In the event of an emergency,

- Call the manager of the call center to notify them that the park will be closing or has been damaged.
- Cancel all immediate and approaching reservations (within the week) due to emergency. Advise to check the Flying Flags at Avila Beach website and Facebook page for updates of when the campground will reopen.
- Keep manager informed of any changes.
- Call San Luis County Sheriff's Department, if necessary, to inform them the campground will be closed so they can have more patrols in the area.

Assembly

Flying Flags at Avila Beach employees and guests are to gather at the San Luis Bay Inn Identified Refuge Area, as identified on the Avila Valley Fire Evacuation Plan (See Attachment A). If a full evacuation has been issued, the preferred evacuation route will be determined. See the Site Plan (See Attachment B) for Site Exits and the Secondary Emergency Access Section of this Plan for the secondary fire emergency access route. This route will only be utilized if and when the primary evacuation route is unavailable. The Emergency Operations Center (EOC) is located approximately 20 miles from Flying Flags at Avila Beach.

For all emergencies, please exit safely and evacuate via Avila Beach Drive to U.S. Highway 101, unless otherwise directed.

Personnel Accounting

After an emergency evacuation, the procedure for accounting for all employees is: Roll call for all employees on-site, performed by GM or next senior employee if **Lathan Ford** is not present.

Preface

This Emergency Preparedness Plan (Plan) describes and characterizes the necessary actions to take in an emergency at the Port San Luis Flying Flags at Avila Beach Campground property (Flying Flags at Avila Beach). The Plan also discusses and/or recognizes other events that would require evacuation or special action. The Plan provides a framework for coordinated response, training, ongoing maintenance, and other necessary activities for employees and guests of Flying Flags at Avila Beach to honor, respect, and carry out, if deemed necessary.

This Plan also fulfills Condition of Approval 56a, Written Fire Safety Plan (HAZ/mm-2), set by the County of San Luis Obispo Board of Supervisors Resolution No. 2015-168. Additionally, this Plan also fulfills the Housing and Community Development (HCD) prior to occupancy requirements.

Purpose and Scope

The primary purpose of the Plan is to protect the health, safety, and welfare of those on the Flying Flags at Avila Beach site and assist in preventing and responding to an emergency. The Flying Flags at Avila Beach site is located in a rural and semi-remote area and has the potential to be affected by surrounding woodland and grass fires, in addition to being located adjacent to several coastal beaches. The measures in this Plan are to be implemented in the event of an emergency.

Evacuation Plan

The general evacuation plan is to be implemented in the case of an evacuation influenced event. The following steps are prioritized to safely and securely evacuate both guests and employees from the site.

1. Evacuation Coordinator (based on highest ranking employee on-site at the time of evacuation, and on Chain of Command as indicated below) will assemble staff (even if it means waking or recruiting off duty, live on-site employees) and delegates assignments based on the level of Evacuation Phase.
2. Priorities assigned in an evacuation event:
 - a. Staff will determine the seriousness of the situation/incident to gauge necessary response, likely with the assistance of local authorities.
 - b. Staff will notice all guests and evacuate or move to a safe harbor location
 - c. Staff will prepare Flying Flags at Avila Beach resort property, if time permits.
 - d. Staff will encourage evacuation in a safe and orderly fashion, to avoid further conflicts while in the evacuation process.

Primary Evacuation Route – Avila Beach Drive to U.S. Highway 101 and/or Avila Beach Drive to San Luis Bay Drive to U.S. Highway 101.

Secondary Emergency Access (if Avila Beach Drive is unavailable) – Avila Beach Drive to Ana Bay Road

Evacuation Phases

This Plan outlines a tiered or phased approach for evacuation, which considers the initial steps of evacuation as provided in the County's Emergency Operations Plan. There are three evacuation phases which depict a staged or ranked levels of urgency for fire-related evacuations. The phased approach is to evacuate Flying Flags at Avila Beach guests with RVs and other trailers first to minimize congestion along Avila Beach Drive by requiring guests to evacuate in phases before the community is required to. Flying Flags at Avila Beach staff will follow direction from County Fire and the Sheriff's Department.

The County of San Luis Obispo has an existing Emergency Alert System (EAS) already in place, which is activated by the San Luis Obispo (SLO) Emergency Operations Center (EOC). Additionally, the San Luis Obispo County Emergency Operations Plan provides four (4) phases of emergencies, which include preparedness, response, recovery, and mitigation. This Emergency Preparedness Plan mirrors those initial phases when responding to a fire-related event.

Phase 1: Evacuation Warning – Flying Flags at Avila Beach will reduce occupancy to a maximum of 50%. All RVs and trailers will be required to evacuate immediately to avoid traffic congestion along Avila Beach Drive and San Luis Bay Drive to U.S. Highway 101. All guests should be prepared to leave at a moment's notice or should leave proactively. Staff should follow evacuation protocol. This is when a wildfire threat is in the area, but there is no official County evacuation notice or order. County Sheriff's Department will contact Flying Flags at Avila Beach staff to notify of evacuation warning/Phase 1.

Phase 2: Evacuation Advisory – Flying Flags at Avila Beach will reduce occupancy to a maximum of 30%. All guests should be prepared to leave at a moment's notice or should leave proactively. Staff should follow evacuation protocol. All RVs and trailers will be required to evacuate immediately. This is when there is a high probability threat and there will be an evacuation order. Flying Flags at Avila Beach staff will monitor and apply County direction.

Phase 3: Mandatory Evacuation Order – Flying Flags at Avila Beach will immediately evacuate the final 20% of occupants. Staff should follow evacuation protocol. This is when authorities give an order to evacuate within a specific timeframe. Flying Flags at Avila Beach staff will monitor and apply County direction.

The urgency of the evacuation may also require RVs and trailers to be left behind and guests leave in their personal vehicles or other forms of transportation provided by Flying Flags at Avila Beach i.e. rented vans/buses or personal vehicles.

Shelter in Place - If evacuation is not feasible and the County Sheriff or Fire direction is to shelter in place, guests, staff and community members will gather in the centrally located commercial area buildings near the pool, which is the primary designated shelter in place location. Alternatively, the Avila Valley designated Temporary Refuge Area closest to the Flying Flags at Avila Beach site, per the Avila Valley Fire Evacuation Plan is located at the San Luis Bay Inn, with access off Avila Beach Drive and coincidentally the entrance to the secondary emergency access route for the Flying Flags at Avila Beach site.

Fire

The following steps must be taken in the event of a fire, whether site specific or areawide:

- The proximity of the fire will determine the urgency and evacuation phase. Refer to the Evacuation Phases, as spelled out above, to determine the appropriate steps to evacuate the Flying Flags at Avila Beach site.
- Staff members will be assigned specific areas of the property to notify guests of the emergency and necessary next steps. Emergency notification can be made with honking horns, bullhorns, PA systems, texting notifications, or knocking on doors. On-duty employees will be involved with the notification process, off-duty employees may be called to come assist in the emergency evacuation efforts.

- If there is a Phase 1 or 2 evacuation warning and there is enough time for guests to unhook their units from utilities and leave with their R.V.s and trailers, then the guests with RVs and trailers will be asked to evacuate first. Guests will be routed to one of the two entrances for evacuation to Avila Beach Drive to lead to U.S. Highway 101.
- Alternative means of transportation to evacuate will be available for visitors.
- Employees would canvas the property, including the commercial area, including the gym, check-in, and activity buildings, as well as pool area, service buildings, and recreation areas to send guests back to their sites to facilitate their timely evacuation. These facilities would be evacuated and locked.
- Propane tanks in the check-in and service buildings would be turned off. Flammables and explosive tanks could also be removed from buildings.
- Office files, computers, and safe contents might also be loaded up and removed, if time and safety permit.
- Upon full evacuation of guests, staff would then evacuate. The designated Evacuation Coordinator would monitor the property, until being required to vacate.

Flood

Per the Sea-Level Rise Vulnerability Assessment for the Port San Luis Harbor District (August 18, 2020), Flying Flags at Avila Beach 'would not be directly impacted by tsunami inundation as the development resides at elevation 50 feet NAVD88 and above.' Avila Beach Drive and lower Diablo Canyon Road may experience wave tsunami run-up, temporarily affecting access to Flying Flags at Avila Beach. In the event of a flood/tsunami event, the following measures should be employed:

- Notification of Flying Flags at Avila Beach visitors and staff should follow the County standard operating procedures, usually delivered via phone, text messages, sirens, and the Emergency Alert System.
- Evacuation via Avila Beach Drive or the identified secondary emergency access along Ana Bay Road.

Earthquake

In preparation for an earthquake, each staff should preplan and practice steps they will take, should an earthquake occur.

If you are indoors:

- Take cover under a sturdy piece of furniture.
- Stay away from windows or ceiling objects, such as lighting fixtures or fans.
- Do not light matches or candles.
- Do not turn on electrical equipment of any kind.
- Use only battery-operated flashlights and radios.

If you are outdoors:

- Find an open area and remain there until the earthquake ceases.
- Stay away from power poles and electrical lines, block walls or trees.
- Confine and secure all pets so they will not hamper emergency service or park employees in the performance of their duties.

- Earthquake after shocks may occur, so be prepared.

Tornado

Although tornadoes are not common occurrences in California, they have been reported on occasion. Listed below are measures that should be practiced by Flying Flags at Avila Beach staff and visitors:

- Pay close attention to weather reports; know the difference between a watch (when conditions are ripe for a severe weather event) and a warning (when a severe weather event is occurring or is imminent).
- Consider not traveling during a warning period.
- When a tornado warning has been issued, go to your pre-determined safe place or lie down in a low area with your hands covering the back of your head and neck.

Secondary Emergency Access

The secondary emergency access is along Ana Bay Road and Blue Heron Drive from Avila Beach Drive to Coffeeberry Place (see Attachment C: Secondary Emergency Access). This route will provide an alternative means of evacuating the Flying Flags at Avila Beach site during a fire event. Rob Rossi, property owner and representative of the Avila Beach Golf Course, has provided authorization of this secondary emergency access through the golf course property. Additionally, he has approved, per County Fire's request, to have the landscaping and trees trimmed to accommodate emergency County Fire vehicles.

Roles and Responsibilities

Defining roles and responsibilities for on-site staff, as well as the campground guests is crucial for safe, efficient, and effective responses in a fire-event and/or evacuation.

Chain of Command

The Chain of Command is as follows:

- I. Manager
- II. Maintenance Supervisor
- III. Business Administrator
- IV. Super Host Coordinator
- V. Ranger
- VI. Maintenance Employee
- VII. Recreation Director

Responsibilities

The following programs are necessary to be implemented in the case of a fire-related event:

1. Consult on-site emergency evacuation map with instructions. One map will be posted in each unit on-site. Upon check-in, each group will be given emergency evacuation instructions on procedures, including reviewing evacuation routes and appropriate safety measures to take in the event of an emergency.
2. Specify what type of vehicles are permitted to evacuate.
3. Staff training/seasonal drills facilitated and coordinated internally and externally to review for veteran employees and for new employees to learn, educate and prepare

employees of evacuation protocol and procedures. Training and exercises should be conducted often to maintain readiness.

4. Each staff member will be equipped with a neon vest for emergency situations and for guests to clearly identify them in a time of emergency.
5. Coordination with County Sheriff and Fire Department on new measures and items to be aware of.
6. Provide alternative means of transportation to evacuate for visitors without personal vehicles.

Communication, Training, and Awareness

Effective and efficient communication is crucial, as well as training and awareness for both staff and guests in the event of an emergency. The following section outlines the communication mechanisms and necessary trainings/awareness measures for staff and guests to take.

Communications

Radio communications, walkie talkies or similar battery-operated device, and PA systems will be utilized in the communications on-site of employees to communicate information regarding evacuation.

Training and Awareness

The San Luis Obispo County Emergency Operations Plan includes criteria which identifies the events/situations that require evacuation. The criteria below should be considered in the event of an emergency on the Flying Flags at Avila Beach property.

1. Maintenance staff will be responsible for turning off gas, electricity, water and other necessary systems, in the event of a fire-related event or emergency.
2. Guests and employees will be informed of safety equipment locations, such as fire extinguishers, fire hydrants, fire hoses, and water location, etc.
3. The appropriate order of removing structures and units from the site in the event they are damaged from such events.
4. Providing shelter in place training and identifying what type of events will call for shelter in place.

Safety Improvements, Ongoing Maintenance, and Prevention

Safety improvements, ongoing maintenance, and emergency prevention are measures to be taken in the resilient effort to plan for fire-related events.

Access

Site accessibility is critical in the event of an emergency, especially for fire prevention and protection. By providing safe and adequate site access, fire prevention and protection efforts can result in the protection of civilian/emergency responder lives, property, and natural resources.

The Flying Flags at Avila Beach property is accessed along Avila Beach Drive which terminates into the Port San Luis pier. Avila Beach Drive is a two-lane road, with a bridge traversing San Luis Obispo Creek east of the primary project entrance. Road widening is confined by this bridge. Visibility from one end to the other end of the bridge remains unobstructed. There are two project entries, both along Avila Beach Drive, one at Babe Lane and the other directly east of

Diablo Canyon Road. Each of the project entries width are designed with adequate widths for emergency response vehicles.

First Aid and Supply Kit

Providing on-site standard first aid kits in various accommodation types throughout Flying Flags at Avila Beach, as well as the main commercial buildings is recommended. A first aid kit may include, but is not limited to the following:

- Sterile adhesive bandages or triangular bandages in assorted sizes;
- Sterile gauze pads;
- Compress dressings;
- Antibiotic ointment packets / hydrocortisone ointment packets;
- Antiseptic wipes or cleansing agent/soap;
- Hypoallergenic adhesive tape;
- Moistened towelettes;
- Latex gloves;
- Oral thermometer;
- Tweezers; and
- Emergency blanket.

A disaster or emergency supply kit may also be beneficial when pre-planning for emergencies. However, Flying Flags at Avila Beach would not be responsible for providing disaster supply kits for each on-site accommodation.

Maintenance and Prevention

Maintenance on and around the Flying Flags at Avila Beach property will serve preemptive measures and prevention for the property in preparing for fire-related events. A measure to prevent the spread of fire is a fuel break, a strategically located area where a gap or 'break' in vegetation serves as a barrier to slow the progress of a brushfire or wildfire. Specifications for fuel reduction including fuel break locations and maintenance guidelines is outlined in the Fuel Reduction and Vegetation Management section of this Plan.

Directional signage, such as on-site maps/diagrams and directional arrows will be installed. Additionally, street and park-specific signs are important to be appropriately placed to facilitate in and avoid delays in response time in an emergency. Signage shall be clearly visible and legible from the roadway.

Prevention strategies, building best practices, and County requirements add to and facilitate in the level of preparedness Flying Flags at Avila Beach employees, guests, and infrastructure will be in when a fire-related event occurs. The measures and programs implemented at time of construction and prior to occupation will likely influence the responsiveness during times of emergency. Flying Flags at Avila Beach will comply with the following conditions of approval (COA) that relate to prevention measures, as well as consider and implement where feasible the measures spelled out in the Avila Valley Fire Evacuation Plan (see Attachment A).

1. Locate proposed fire pits at least 100 feet apart, at least 700 feet from any on-site manager residence where feasible, and as far as feasible from proposed motel/hotel units (**COA 25o AQ/mm-15**).
2. This Plan in compliance with California Fire Code Chapter 4 Emergency Planning and Preparedness (**COA 56a HAZ/mm-2**).
3. Building and construction plans incorporate fire prevention and suppression measures consistent with the complete California Fire and Building Code, California Fire and Building Code Chapter 7A Ignition Resistant Construction in Wildland Urban Interface Areas, National Fire Protection Association standards, the California Fire Code, and the California Electrical Code (**COA 56b HAZ/mm-2**).
4. Hazardous Materials Business Plan (**COA 56c HAZ/mm-2**).
5. Site access and addressing standards to the satisfaction of CAL FIRE. (**COA 56d HAZ/mm-2**).
6. Operational fire water system, fire water storage tanks, and hydrants designed and located to the satisfaction of CAL FIRE. (**COA 56e HAZ/mm-2**).
7. A fuel reduction and vegetation management plan shall be reviewed and approved by the County Fire Department/CAL FIRE (**COA 56f HAZ/mm-2**).

The Port San Luis Harbor District has an agreement in their lease with Red Tail Acquisitions (Lessee) for the Lessee to conduct ongoing maintenance of the Flying Flags at Avila Beach landscaping. See Attachment D Article 6 of the 50-Year Ground Lease Agreement.

Maintenance and Security

The following measures should be taken in an emergency:

- Check-in office: remove valuables and take important paperwork;
- Emergency equipment should be able to access the pools on-site to utilize water supply in the event of a fire.
- Items recommended to have on hand before evacuating:
 - a) Chain saw and oil;
 - b) Full tank of gas in work vehicle;
 - c) Fill all gas cans for equipment;
 - d) Gloves;
 - e) Rakes and shovels;
 - f) Charge golf carts; and/or
 - g) Ladder.

Fuel Reduction/ Vegetation Management Plan

Ongoing maintenance and fire prevention measures and subsequently their implementation are crucial for fuel reduction. Flying Flags at Avila Beach is located adjacent to open, agricultural land. Given the proximity to this exposed and undefended land, otherwise referred to as the wildland-urban interface (WUI), necessitates a properly maintained property edge to provide a buffer zone or fire break. See Attachment C – Landscape Planting Approach Exhibit L1 for delineated buffer zone. The buffer zone is designed to minimize fuel loads. Red Tail has an ongoing agreement with Port San Luis to maintain the Flying Flags at Avila Beach property (see 50-year Ground Lease Agreement). These fuel reduction measures will be implemented for the life of the project and have been reviewed and accepted by Terra Verde, Project Biologist (see Attachment E).

Accumulated brush increases the likelihood of wildfires. Due to the fire hazard in the area, fuel reduction shall be completed based upon site inspection, conducted by the Fire Marshal and

Fire Suppression staff. Hazardous fuels are typically dead vegetation that accumulate on the ground (surface fuels) or dead trees that are still standing (ladder fuels). These fuel loads burn these surface and ladder fuels quickly and can change from a ground fire to a crown fire in the tree canopies. Hazardous fuel reduction recommendations include reducing surface and ladder fuels, in addition to thinning dense tree areas and preserving mature trees, and managing the dead and dormant understory. These thinned/open areas provide strategic locations for citizens and fire fighters to stand against or retreat from a fire. Vegetation management helps reduce fire intensity and in wildland fire containment and control, while creating safety zones for fire fighter and citizen safety.

Proposed landscape will help perimeter buffer areas and limit fuel starters by limiting dead or fuel-prone loads. Interior planting is irrigated within the site which provides a reduced dry fuel load and higher moisture content for a defensible space. The establishment and maintenance of emergency vehicle access and water reserves, street names, building identification, and fuel modification measures help create defensible spaces.

Additionally, the trees along the identified secondary emergency access route, as identified in this Plan, will be trimmed to provide an 18-foot wide ROW and 13-foot, 6-inch high vertical clearance, as depicted by Attachment B, Secondary Emergency Access.

The purpose of fuel reduction and related management efforts aim to prevent loss of life and infrastructure, reduce fire suppression costs, and protect natural resources, in addition to remove enough fuel sources so that in a wildfire event, it is less severe and more easily suppressed.

Additional site-specific requirements are to include the following:

- A minimum of 100 feet of defensible space will be maintained around all buildings on the site per Cal Fire/San Luis Obispo County Requirements.
- Areas containing brush are to be thinned and/or masticated in accordance with recognized methods to minimize ground level fuel loads and lessen the impact of fire.
- Within 100 feet of permanent structures, trim trees, including oaks, to a minimum clear height of 6 to 8 feet above the ground to avoid continuous ladder fuels.
- Grasses that are dead, dormant, or directed to be trimmed by County Fire Official, to be kept at a maximum of 4" to minimize light flash fuels with the intent of mitigating continuous fire spread.
- The use of bark as a ground cover is to be prohibited within five (5) feet of a building.
- Landscaping to be fire resistant and to meet County standards for fire resistant planting.
- Where applicable, employ natural grazing vegetation management utilizing contracted sheep or goat grazing services.
- Maintenance plan to include all of the above annually or biannually based on growth or fuel load.
- Plant material shall be maintained at maximum 30 inches in height within the site triangle at project entries, per Landscape Plan Sheet L-1.01.

- Trees and tall shrubs shall be kept out of the line of sight within the site triangle at project entries, per Landscape Plan Sheet L-1.15.

Response / External Agency or Organization Support

There are three fire stations within proximity to Flying Flags at Avila Beach that are able and can provide immediate fire / emergency response services. The closest fire station is Avila Valley Fire Station #62 located at 1551 Sparrow Street, off San Luis Bay Drive, approximately three (3) miles northeast of the site. The other two closest stations are Shell Beach Fire Station #63 located at 2555 Shell Beach Road, approximately six (6) miles south and Pismo Beach Fire Department Station #64, approximately nine (9) miles from the site, located at 990 Bello Street in Pismo Beach.

According to the San Luis Obispo (SLO) Emergency Operations Plan, the Emergency Operations Center (EOC) is a 'location from which centralized emergency management can be performed. An EOC is to serve as a centralized control point for coordinating response efforts within a single jurisdiction, as well as between multiple jurisdictions in an Operational Area.' It is important to note that the EOC is externally operated and managed, a separate entity from Flying Flags at Avila Beach. Staffing of the SLO County EOC is determined by the emergency functions and representatives from the Sheriff's Department, County/CAL FIRE, California Highway Patrol, Public Health Department, Emergency Medical Services Agency, Caltrans, American Red Cross, County Department of Social Services, County Office of Education, utility companies, County Public Works, and other agencies as necessary. The EOC also provides emergency news and information.

The SLO County EOC is a 12,600 square foot facility located five (5) miles west of San Luis Obispo, near Camp San Luis. All Flying Flags at Avila Beach staff will be required to sign up for the Emergency Alert System which is a system that sends time-sensitive messages for emergencies. The EOC has an emergency supply of water and the County jail is within proximity for emergency feeding purposes. The EOC has a generator capable of providing essential electrical needs.

Conclusion

This Emergency Preparedness Plan prioritizes planning for and being prepared for a fire-related event or other natural/weather-related event, specifically those that require evacuation from the site and/or immediate Avila Valley area.

Attachment Table of Contents

- A. Avila Valley Area Fire Evacuation Plan
- B. Site Plan with Property Exits
- C. Secondary Emergency Access Exhibit A1
- D. Landscape Planting Approach Exhibit L1
- E. Maintenance – Article 6, 50-year Ground Lease (between Port San Luis Harbor District and Red Tail Acquisitions)
- F. Flying Flags at Avila Beach Fuel Reduction / Veg Mgt Plan Review, Terra Verde Correspondence, August 12, 2019
- G. Pre-Arrival Info

“Get Ready”

- Provide defensible space around structures for a distance of at least 100 feet.
- Clear flammable materials from rain gutters and roof.
- Trim tree branches at least 10 feet from chimney.
- Clear at least 10 feet around propane tanks.
- For more information on legal requirements see www.calfireslo.org
- Replace flammable vegetation with less flammable plants.
- Use fire-resistant materials for roofing and siding.
- Move wood piles away from house.
- Make sure your water tank is full and the hydrant is accessible and marked with a blue reflector.
- Have garden hose and ladder available that will reach the roof.
- Locate escape routes and Temporary Refuge Areas. (See map inside)
- Have an escape plan. Know where to meet your family.
- Choose an out-of-area friend or relative as a check-in contact. Write his/her phone number on the phone list inside.

“Get Set”

- Evacuate as soon as you are set.
- Alert family and neighbors.
- Dress in appropriate clothing (i.e., long pants, long sleeved shirt, goggles or glasses, hat and a dry bandana over your face. Cotton clothing is best).
- Ensure that you have your emergency supply kit on hand that includes all necessary items, such as battery powered radio, spare batteries, emergency contact numbers, and ample drinking water.
- Tune in to any local radio or TV station for updates and information.
- Remain close to your house, drink plenty of water and keep an eye on your family and pets until you are ready to leave.

“Go”

- Citizens may be notified by fire personnel and/or law enforcement personnel if evacuation is necessary.
- Safely make your way out of the area. If unable to evacuate completely, go to the closest Temporary Refuge Area. (See map inside)
- The Red Cross will establish evacuation centers.
- If evacuated, contact the Red Cross to provide information about your status so that family or friends can be informed.
- After an area has been evacuated, the area will remain closed until the threat has passed.
- MOST IMPORTANTLY, if you feel unsafe, don't wait. Follow the checklist items and get out.

CHECKLIST: What to do if a wildfire is approaching

- Park vehicles facing outward.
- Put valuables, important documents and essentials, such as medications, in your vehicle.
- Keep keys where you can find them.
- Secure pets and prepare them for transport. Horse owners may call the Horse Emergency Evacuation Team (HEET) for assistance. See phone list for number.
- Close shutters, windows, heavy drapes and fireplace dampers.
- Remove thin drapes and other flammables near windows.
- Turn on outside lights and leave some inside lights on.
- Turn off gas at meter or propane tank.
- Safely make your way out of the area. If unable to evacuate completely, go to the closest Temporary Refuge Area (see map).
- Drive with headlights on.

www.calfireslo.org



635 North Santa Rosa St.
San Luis Obispo, CA 93405

Avila Valley

FIRE EVACUATION PLAN

Ready...Set...GO!

You live in wildfire country...
Are you prepared to evacuate?



If You Become Trapped

In your home:

- Stay inside until the fire passes.
- Close all windows.
- Keep all doors closed, but unlocked.
- Keep family together and remain calm.
- Remember, if it gets hot inside your house, it will be much hotter outside.

In your car:

- Park away from vegetation.
- Roll up windows.
- Cover mouth with dry cloth to protect airway.
- Cover yourself with a blanket or jacket.
- Stay in the car until the fire passes.
- If the vehicle catches on fire, exit only after the wild-fire has passed.

On foot:

- Find an area away from vegetation.
- Lie face down.
- Cover mouth with dry cloth to protect airway.

After the Fire Passes

- Check the roof and exterior of your home, extinguish all sparks and embers.
- Check your attic for hidden embers.
- Check your yard for burning wood piles, trees, fence posts or other materials.

Returning to Your Home

- Emergency Managers will decide when it is safe to return.
- Information will be available through the media, at road blocks, shelters, and the CAL FIRE information line.

 CAL FIRE/ San Luis Obispo
County Fire Department

San Luis Obispo
County Fire Safe Council 

KEEP THIS EVACUATION PLAN FOR REFERENCE

Avila Valley Area Emergency Travel Routes & Temporary Refuge Areas

Temporary Refuge Areas

A gathering for residents if evacuation routes are obstructed by smoke, incoming emergency equipment, or directly threatened by fire.

Examples: leeward side of structure, inside of structure, large lawn or parking area, cab of apparatus.

IDENTIFIED AREAS

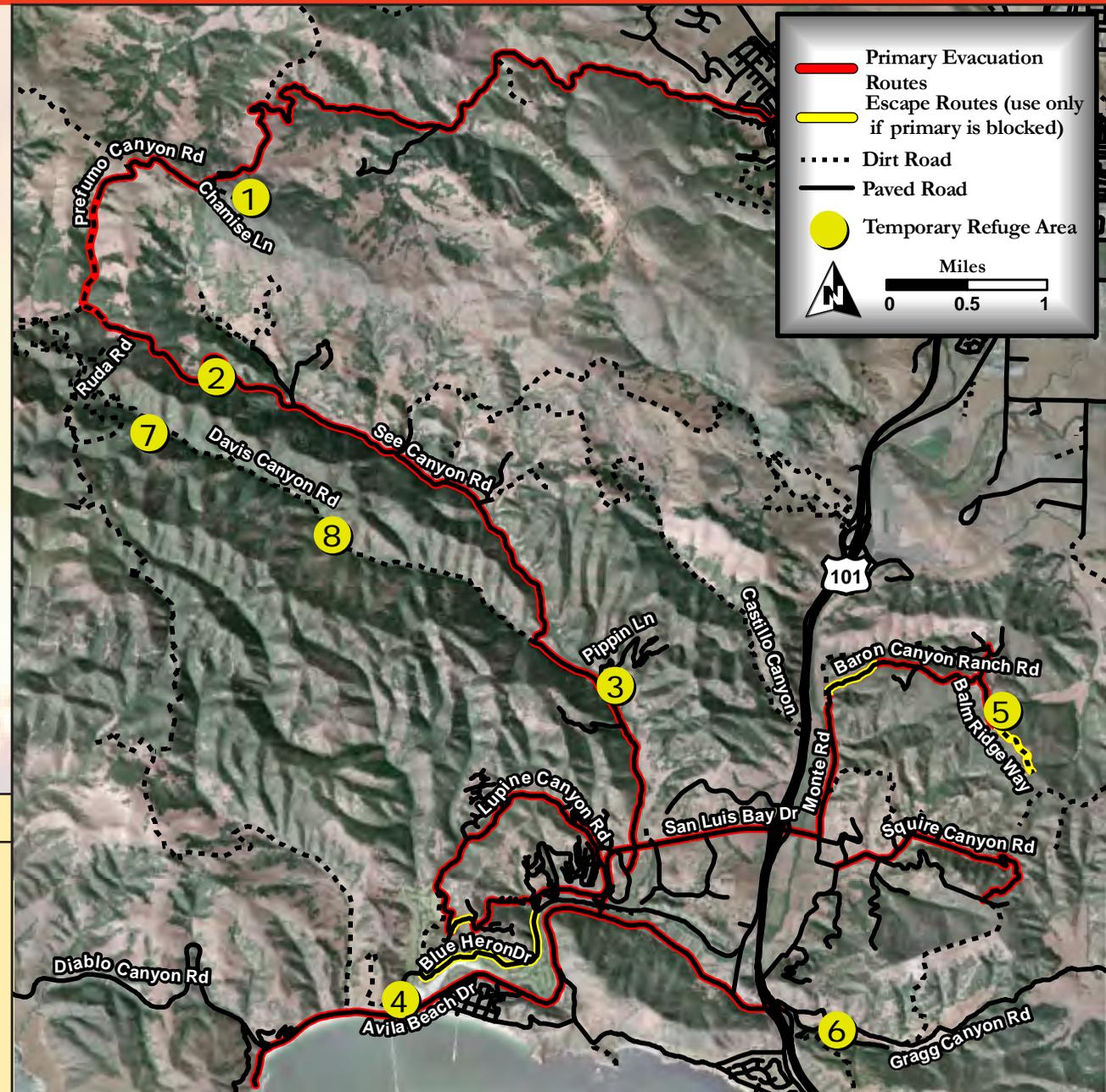
- 1 FAA Parking Area**
Access off Prefumo Canyon Road through Chamise Lane
- 2 Rumore Ranch**
Arena located at 4450 See Canyon Road
- 3 Pippin Lane**
Intersection of Pippin Lane and See Canyon Road
- 4 San Luis Bay Inn**
Access off Avila Beach Drive
- 5 Helispot on Balm Ridge Way**
Baron Canyon Ranch Road
- 6 Gragg Canyon Road**
Main gate access off Southern Monte Road
- 7 State Parks "drill hole"**
Access off Ruda Rd/upper Davis Canyon Rd
- 8 Davis Canyon**
Historic orchard adjacent to Diablo Siren
½ way up Davis Canyon Road

IMPORTANT PHONE NUMBERS

Life Threatening Emergencies: 911

Non-emergency numbers

CAL FIRE _____ (805) 543-4244
 County Sheriff _____ (805) 781-4550
 Horse Emergency Evac. Team (HEET) _____ (805) 466-7457
 Animal Control _____ (805) 781-4400
 Red Cross _____ (805) 543-0696
 My out-of-area contact _____



FLYING FLAGS AT AVILA BEACH SITE PLAN



= Street Grade Elevation





Trees trimmed to an 18' wide and 13'6" high clear roadway for emergency access

← To Flying Flags at Avila Beach Site

LEGEND
 ← - → Fire Access Road
 ▲ Not To Scale

Biologist Approved Plant List

Coastal Sage Scrub Mitigation:

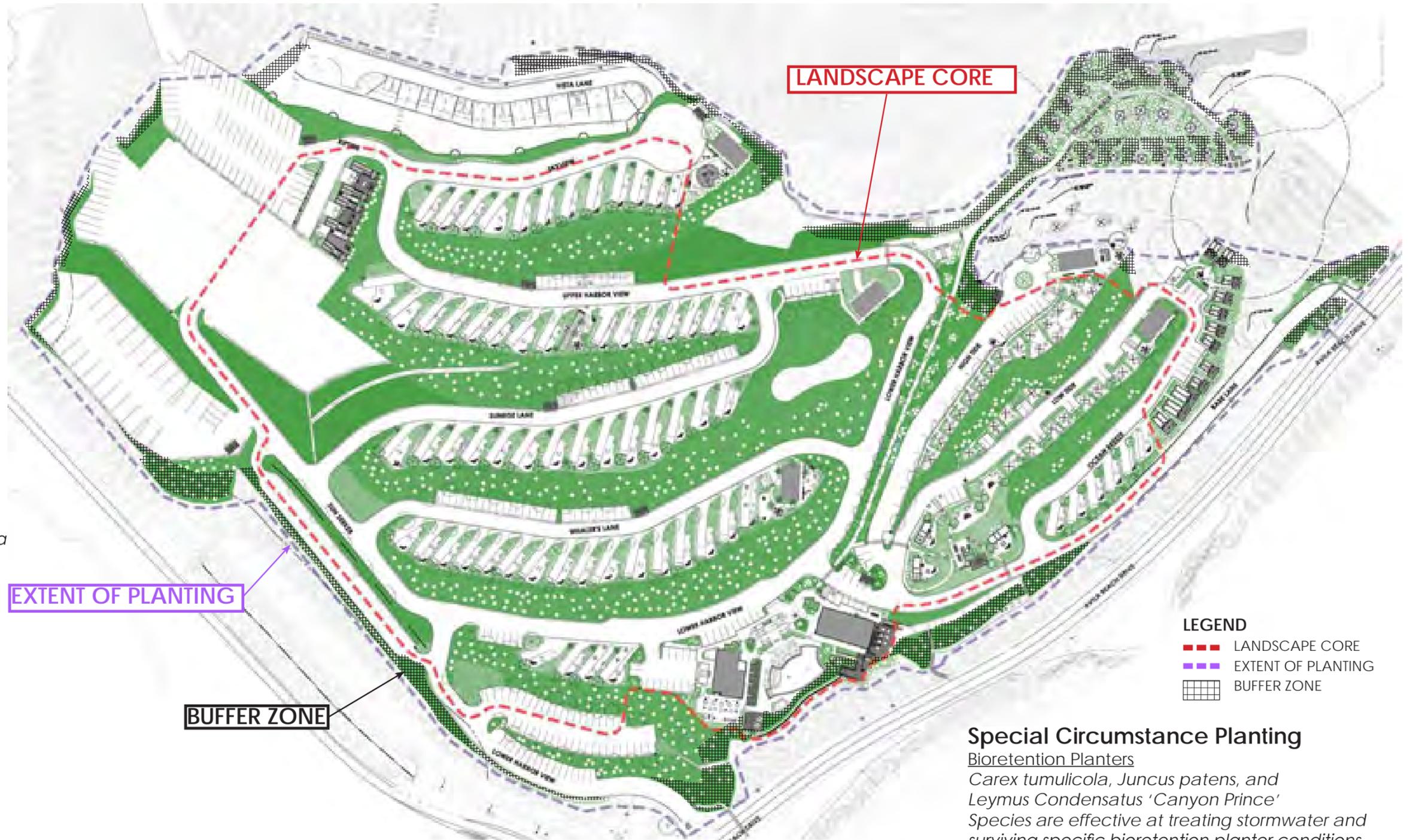
- Artemisia californica*
- Acmispon glaber*
- Baccharis pilularis*
- Clarkia bottae*
- Epilobium canum*
- Eriogonum fasciculatum*
- Eriogonum parvifolium*
- Eschscholzia californica*
- Festuca microstachys*
- Isocoma menziesii*
- Lupinus albifrons*
- Lupinus nanus*
- Mimulus aurantiacus longiflorus*
- Rhus integrifolia*
- Rhamnus californica*
- Salvia mellifera*
- Stipa pulchra*

Needlegrass Grassland Mitigation:

- Achillea millefolium*
- Camissoniopsis cheiranthifolia*
- Clarkia amoena*
- Clarkia bottae*
- Deinandra fasciculata*
- Melica imperfecta*
- Epilobium canum*
- Eschscholzia californica*
- Festuca microstachys*
- Grindelia hirsutula*
- Hemizonia congesta*
- Isocoma menziesii*
- Lasthenia californica*
- Layia platyglossa*
- Lupinus nanus*
- Lupinus succulentus*
- Phacelia viscida*
- Poa secunda*
- Stipa pulchra*

Additional Native Landscaping Species:

- Atriplex lentiformis*
- Baccharis Pigeon Point*
- Baccharis pilularis Twin Peaks*
- Ericameria arborescens*
- Eriogonum fasciculatum Warriner Lytle*
- Hesperoyucca whipplei*
- Heteromeles arbutifolia*
- Quercus agrifolia*
- Salvia Bee's Bliss*



Note

Plant materials located within the "Landscape Core" are selected from the Biologist Approved Plant List and are complimented by non-invasive, Avila-friendly Mediterranean species that perform well in the local climate and require very little water and maintenance. The full plant list is located on sheets L-1.38 AND L-1.39. New planting areas located outside of the landscape core (Buffer Zone) are selected entirely from the Biologist Approved Plant List with exception of the Special Circumstance Planting noted above. This buffer zone will act as a transition zone to the abutting open space and natural areas. Maintenance of this buffer zone would include prevention of non-native vegetation in the project area from spreading into the native habitats surrounding the site. This buffer zone is consistent with the fire clearance requirements for site grasses and minimizing fuel loads per the Fire Safety Plan.

Special Circumstance Planting

Bioretention Planters

Carex tumulicola, *Juncus patens*, and *Leymus Condensatus 'Canyon Prince'* Species are effective at treating stormwater and surviving specific bioretention planter conditions. Planters are contained and do not provide opportunity for plants to spread.

Vines to Screen Retaining Walls (required)

Ficus repens

Plant is required as part of condition to screen site walls. This species provides an effective evergreen screen with minimal maintenance and does not escape into unirrigated areas.

Substance Account Act (CA Health & Safety Code Section 25300 et seq.), (viii) the Hazardous Waste Control Law (CA Health & Safety Code Section 25100, et seq.), (ix) the Porter-Cologne Water Quality Control Act (CA Water Code Section 13000 et seq.), (x) the Safe Drinking Water and Toxic Enforcement Act of 1986, (xi) the Hazardous Materials Release Response Plans and Inventory (CA Health & Safety Code Section 25500 et seq.), (xii) the Air Resources Law (CA Health & Safety Code Section 39000 et seq.), or (xiii) in any of the regulations adopted and publications promulgated pursuant to the foregoing.

5.3. Definition of Environmental Laws. For purposes of this Lease, the term "Environmental Law(s)" means any and all federal, state, or local environmental, health, or safety-related laws, regulations, standards, decisions of courts, ordinances, rules, codes, orders, decrees, directives, guidelines, permits, or permit conditions, currently existing and as amended, enacted, issued, or adopted in the future that are or become applicable to Tenant and the Site.

ARTICLE 6 REPAIRS, MAINTENANCE AND ALTERATIONS

6.1. Landlord's Nonresponsibility.

During the Term of this Lease, Landlord shall not be required to maintain or make any repairs or replacements of any nature or description whatsoever to the Leased Premises or the Improvements thereon built or maintained by Tenant except those improvements on the District Use Area pursuant to the District Sublease. Tenant hereby expressly waives the right to make repairs at the expense of Landlord as provided for in any statute or law in effect at the time of execution of this Lease, or in any other statute or law which may hereafter be enacted. To the extent reasonably necessary for health and safety, as determined in the sole and absolute discretion of the Landlord, Landlord shall have access to maintain, repair and/or upgrade any of its own utilities and facilities located on Leased Premises at Landlord's sole cost and expense.

6.2. Tenant's Duty to Maintain Premises.

Throughout the Term of this Lease, Tenant shall, at Tenant's sole cost and expense, maintain or cause to be maintained the Leased Premises (including the Improvements) and the improvements now or hereafter located on the Leased Premises in first class condition and repair comparable to other "5-Star" RV resort & campground complexes of a similar nature. Such improvements shall be maintained and operated in material compliance with all applicable state and local rules, regulations and codes and Tenant shall make or cause to be made whatever repairs and replacements are required by any applicable Governmental Authorities.

6.3. Permitted Alterations. Tenant shall make no alterations and additions to the Improvements ("**Alterations**") other than as approved by Landlord, which approval shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Tenant may, without Landlord's prior consent, make any Alteration that is not a Material Change and is consistent with all applicable Governmental Authorities. For purposes of this Section, material and non-material changes and/or alterations shall be determined in accordance with Section 4.1.3 defining Material Change.

6.4. Repair; Destruction.

Except as otherwise expressly provided in this Lease, Tenant shall promptly and diligently repair, replace or restore all damage to or destruction of all or any part of the improvements (including the

Improvements) on the Leased Premises resulting from any cause except where resulting from the negligence, gross negligence, or intentional misconduct of Landlord. Said repair, replacement or restoration shall be commenced as soon as reasonably possible, and shall thereafter be pursued to completion with diligence. Tenant's failure to timely commence or diligently pursue each such repair, replacement or restoration shall constitute a Default under this Lease following Tenant's receipt of a Notice of Default and expiration of any applicable time to cure with respect thereto. Unless prohibited by a Governmental Restriction (and then, only to the extent so prohibited), the completed work of repair, restoration, or replacement shall be equal in value, quality, and use to the condition of the improvements before the event giving rise to such work, except as may be expressly provided to the contrary in this Lease. Landlord shall not be required to furnish any services or facilities or to make any repairs or alterations of any kind in or on the Leased Premises in connection with such work by Tenant. Landlord may elect to perform any obligation of Tenant under this Section upon Tenant's failure or refusal to do so in accordance with the provisions of Section 13.3 below.

Except as expressly provided in this Lease, no deprivation, impairment, or limitation of use resulting from any damage or destruction or event or work contemplated by this Section shall entitle Tenant to any offset, abatement, or reduction in rent, nor to any termination or extension of the Term hereof.

ARTICLE 7 LEASEHOLD FINANCING

7.1. Conditions To Obtaining Leasehold Mortgage.

Notwithstanding anything which is or appears to be to the contrary in this Lease, Tenant shall not encumber the estate created by this Lease, except as expressly provided in this Article 7.

Pursuant to the provisions of this Lease, and in accordance with the requirements set forth therein, Tenant may have obtained, or may obtain, construction loan financing for the purpose of financing construction of the Improvements ("**Construction Loan(s)**") subject to requirements of Section 4.1.5 and permanent financing to refinance any such Construction Loan(s) ("**Permanent Loan(s)**").

During the Term of this Lease and throughout, Tenant is hereby given the right (exercisable at any time and from time to time) by Landlord, in addition to any other rights given herein, without Landlord's prior written consent, approval or authorization, to hypothecate, pledge, encumber, or mortgage its interest in this Lease, the leasehold estate in the Leased Premises created hereby, the Improvements, or any part or parts thereof or interest therein (with the exception of the District Use Areas or the .7 Acres), under one or more leasehold mortgage(s) in favor of a lender ("**Leasehold Mortgage**") and to assign such interest in this Lease, the leasehold estate in the Leased Premises created hereby, the Improvements, or any part or parts thereof or interest therein, as collateral security for such Leasehold Mortgages(s); provided, that each such Leasehold Mortgage shall, at a minimum, meet each of the following terms, conditions and requirements:

- (a) Promptly upon the recording of the Leasehold Mortgage, Tenant shall, at its own expense, cause a copy of the Leasehold Mortgage to be delivered to Landlord and shall cause to be recorded in the Office of the County Recorder of San Luis Obispo County a written request executed and acknowledged by Landlord for a copy of all notices of default and all notices of sale under the Leasehold Mortgage as provided by applicable law. Inclusion of a request for notice having the effect described above in the body of the recorded Leasehold Mortgage shall constitute compliance with this provision;

Raynor, Rachel C.

From: Kristen Nelson <knelson@terraverdeweb.com>
Sent: Monday, August 12, 2019 2:47 PM
To: Raynor, Rachel C.; Rudd, Debbie L.; Neiman, Scott W.
Cc: Jewell, Debbie J.; Brooke Langle
Subject: Harbor Terrace Fuel Reduction / Veg Mgt Plan Review

Good afternoon,

I have reviewed the Fuel Reduction / Vegetation Management Plan (August 2019), the Landscape Planting Approach exhibit (08/06/19), and the Biological Impact Mitigation Plan exhibit (08/07/19) for the Harbor Terrace project.

Based on these documents, the primary vegetation management activities include: vegetation thinning in a designated buffer zone at the wildland-urban interface in order to reduce ground and ladder fuels; irrigation of landscape vegetation in the buffer zone and other non-mitigation planting areas; and maintaining dead or dormant grasses on site (including within mitigation areas) at a maximum of 4" in height. Thinning of grasses may occur as needed or when recommended by the fire inspector.

Needlegrass grassland supports a mix of annual and perennial species, most of which substantially exceed 4" in height at maturity. As such, successful needlegrass grassland mitigation areas will support grassland habitat that is up to several feet tall. However, it is expected that perennial species will tolerate annual mowing and annual species will regenerate from the seed bank, if annual mowing occurs after seed set in the late spring.

In summary, I do not expect that the activities described in the Fuel Reduction / Vegetation Management Plan would impact the success of proposed habitat mitigation.

Let me know if you have any questions or require additional information.

Thank you,
Kristen

Kristen M Nelson
Terra Verde Environmental Consulting, LLC
3765 South Higuera Street, Suite 102
San Luis Obispo, CA 93401
(702) 596-5038
knelson@terraverdeweb.com

[TEST] Email Subject

Flying Flags Avila Beach <ffavila@highwaywestvacations.com>
 Reply-To: ffavila@highwaywestvacations.com
 To: sdefler11@gmail.com

Mon, Sep 27, 2021 at 12:28 PM

[View in Browser](#)



ARRIVAL DATE **June 1, 2022**

DEPARTURE DATE **June 6, 2022**

CONFIRMATION # **676995**

ROOM/SITE TYPE

Dear Terry,

We look forward to welcoming you with an RV Resort experience unlike any other! With pristine ocean views and our friendly staff, we aim to make your upcoming stay unforgettable.

[Explore Flying Flags Avila Beach](#)



The beauty of Harbor Terrace is not just its scenic beaches and rolling hills but in its history and preservation. Before your stay, it's important you observe and sign the disclaimer to preserve the beauty of the area.

[Harbor Terrace Site Rules](#)

[View Property Map](#)

[Learn More](#)

[Emergency Preparedness Plan](#)

All guests can view the Emergency Preparedness Plan by clicking on the link above. The document may also be found at the front desk office or the Flying Flags Avila Beach website. Hard copies are available upon request.

Beach Access



During your stay at Avila Beach, it'll be hard not to notice the beautiful beaches that'll be sitting in front and around you. Be sure to explore the various beaches in and around Avila Beach.

[Explore Local Beaches](#)

Something for Everyone



Port San Luis and the Hartford Pier are a short distance from Flying Flags Avila Beach. And with the quaint little town of Avila Beach nearby with its cafes, ice cream parlors, and craft brewery tasting rooms, there's something for everyone! Go whale watching, fishing on the pier, or dine on local seafood fare while soaking in the beach scene. Four-legged family members will also delight in visiting Avila Beach, also known as "Dog Beach", as it is one of the only beaches where dogs are allowed off-leash. Here Fido will be sniffing to his heart's content.

[Avila Beach Visitors Guide](#)

Flying Flags Avila Amenities

Ready! Set! Explore Flying Flags Fun!



Beach Access

With direct access to the beach, the only thing you'll have to worry about is if you brought enough sunscreen.



Fire Pits

Gather your group around one of our many community fire pits to stay warm and get toasty! The perfect spot to enjoy an evening glass of wine.

Market + Supplies

No worries about forgetting important travel items at home! Pick up the essentials at our General Store - food, camping equipment, Flying Flags Avila Beach gear, and much more.



Flying Flags Avila Beach | 6450 Babe Lane, Port San Luis, CA



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