

Champagne Village Property Owners Association

Emergency Plan



April 2025

Supersedes Emergency Plan dated November 2020

CVPOA EMERGENCY PLAN

The Champagne Village Emergency Planning Committee provides information to allow residents to plan on their own for emergency situations, including if necessary, evacuation in the case of an emergency. All residents should prepare their own plans for responding to emergency situations. This document provides useful information for preparing such a plan, and the Committee can provide additional assistance and information for preparing such a plan. **While the Emergency Planning Committee provides information and resources to assist in this planning, it does not provide direct assistance during an emergency.**

EMERGENCY PLANNING COMMITTEE - AUTHORIZATION AND RESPONSIBILITIES

The Emergency Planning Committee was established to develop this Emergency Plan for the benefit of residents to allow them to prepare for an emergency. The Committee considers a variety of potential emergencies and hazards, such as earthquakes, floods, and accidental hazardous material releases near the Village. However, the most prominent recognizable threat is wildfire.

The Chair of the Emergency Planning Committee is appointed by the Board of Directors and serves at their pleasure. The Chair is responsible for:

- Preparing, maintaining and updating the Emergency Plan as needed or when directed, and ensuring that copies are available to all Board members, committee members and residents.
- Appointing an Assistant Chair who will perform those duties specifically delegated by the Chair. The Assistant Chair will have full authority in the absence of the Chair.
- Appointing volunteer residents of the Village to serve as committee members.
- Training or arranging for appropriate training for committee members.
- Maintaining contact with outside agencies and organizations that would be called upon in the event of an emergency.
- Being available for membership in the Deer Springs Fire Safe Council.

The Community Manager, along with other Office staff, supports the Chair of the Emergency Planning Committee in the event of an emergency by:

- Providing a One-Call to alert residents to the event during normal business hours.
- If safely possible, ensuring that all gates for exit or entry to the Village are opened and fixed in their open positions.
- If safely possible, ensuring that chain barriers on all maintenance or emergency roads are removed.
- Keeping the Chair of the Emergency Planning Committee or the designated representative advised of new residents (name, address, and phone number).

CVPOA EMERGENCY PLAN

Committee Member Responsibilities

Committee members work together to identify potential emergency situations and work with residents and others to plan for a response to such situations. Committee members provide information and answer emergency planning questions from residents in their area. When needed and if practical, they also help ensure that gates and chain barriers are opened when the Community Manager and/or staff are not available.

RESIDENT RESPONSIBILITIES

While the Emergency Planning Committee provides residents with information and education to help prepare for an emergency, residents themselves are responsible for developing their own personal emergency plans. Given that the number of evacuation routes available to Champagne Village is limited, a carefully thought-out written plan is very important.

The Emergency Planning Committee provides assistance to residents to help prepare their own plans, as well as provide useful links and outside resources, including the websites listed below. Residents are strongly encouraged to perform the following:

Prepare a Personal Disaster Plan

The San Diego County Office of Emergency Services has prepared a [Personal Disaster Plan](#) that offers a comprehensive step-by-step process to prepare an emergency plan. An electronic version of this document can be found at **readysandiego.org** (follow any of several links on this site to the PDF document). This website provides useful information for personal emergency planning.

Receive Emergency Alerts

Residents should register their cell phones with [AlertSanDiego](#). While land line phones are already registered with the Reverse 911 system, cell phones are NOT automatically registered. The AlertSanDiego system notifies county residents of imminent emergency and evacuation information. Go to **readysandiego.org/alertsandiego/**, then click on **Register Now**.

Watch for Red Flag Warnings

Red flag fire weather warnings are issued by the National Weather Service. During high-risk fire weather, a red flag is placed in the Mail Center across from the Village Hall, and another pair is placed near the Main entrance to Champagne Village. Be on the lookout for these flags, and be prepared to quickly evacuate in the event of a wildfire.

Check Watch Duty

The Watch Duty app can be downloaded to your cellphone and computer. This is a map of wildfire activity in the western United States. It shows the location of fires as well as the status and size of the fires, as well as evacuation warnings and orders. It also displays the areas under red flag warnings. This is generally the most reliable source of information unless a formal evacuation order is issued.

POTENTIAL EMERGENCY SITUATIONS

Fires

Planning, preparing, and responding to wildfires are a major objective of the local and state fire agencies. The California Department of Forestry and Fire Protection (CAL FIRE) is the state

CVPOA EMERGENCY PLAN

agency, and the Deer Springs Fire Protection District (DSFPD) is the local agency for Champagne Village. For routine fire, accidents, and medical emergencies, the DSFPD normally responds from Station #1 on Circle R Drive, north of Champagne Village, and occasionally from Station #2 on Mesa Rock Road, near Deer Springs Road and I-15.

The Deer Springs Fire Safe Council (DSFSC) is a nonprofit organization whose objectives include educating the public about fire safety, and supporting DSFPD through grants and equipment acquisition.

Residents are encouraged to remain alert during periods of high-risk fire weather. Red flag fire weather warnings are issued by the National Weather Service, and typically occur during periods of high Santa Ana winds, low humidity, and warm to hot temperatures. During such a warning, a red flag is placed in the Mail Center across from the Village Hall, and a pair is placed near the Main entrance to Champagne Village. The status of these warnings can be tracked at the National Weather Service website (noaa.gov). On this website, enter **92026-6438** in the **Find Local Weather** link at the top left area of the page. Weather hazards, including red flag warnings, will be posted in red on the local weather page.

The Santa Ana Wildfire Threat Index (SAWTI) website (fsapps.nwcg.gov/psp/sawti) also presents detailed weather risk assessments for four Southern California coastal zones, including Zone 3 – San Diego.

Current information on fires is available at Watch Duty. This is generally the most reliable source of information unless a formal evacuation order is issued.

Earthquakes

Earthquakes present unpredictable hazards to Champagne Village. Major earthquakes could damage homes (particularly the foundations of our manufactured homes), rupture the propane lines, disrupt power, and trigger landslides. Earthquakes generally come with no warning, although the potential for aftershocks following a major quake is likely.

Severe Weather and Flooding

Portions of Champagne Village lie within the floodplain of the south fork of Moosa Creek. This is the creek that enters the south end of Champagne Village by the RV parking area, and runs north past the dog park and picnic area into the storm channel that runs between Sycamore Lane and Live Oak Lane into the Oaks Golf Course in Welk Resorts.

Be aware that heavy rainfall may result in localized flooding. While unlikely, heavy rainfall could loosen boulders on the hillsides east of the Village, creating a risk for landslides. Similarly, heavy rains could create mudslides. Heavy rainfall can also loosen the soil under trees and result in their toppling. This is exacerbated during windy weather. Recognize that during heavy rains, Ironwood View may become impassable where Moosa Creek normally flows under the road south of the Dog Park. Do not drive through the flowing water, even when barricades are not in place. Residents are strongly encouraged to turn around and exit on Ironwood View to Lawrence Welk Drive.

High winds create the potential for toppling trees, particularly during or shortly after heavy rainfall. High winds can blow away patio umbrellas and canopies, and can also result in structural damage, particularly to carports.

CVPOA EMERGENCY PLAN

Hazardous Materials

Within the Village, hazardous material releases are very unlikely. Potential scenarios include a propane release from the system that serves the older areas of Champagne Village. This could create a potential fire hazard in the Village. Another potential (yet unlikely) scenario is a hazardous vapor cloud resulting from a traffic accident along I-15 involving hazardous materials. Indeed, an accident involving a truck carrying ammonia and bleach resulted in a fire and a toxic spill on I-15 near Pala Mesa in 2006. Depending on the situation, sheltering in place may be the best option. Evacuation should be attempted only if a safe route is available.

Health Emergency and Pandemic

The COVID-19 pandemic of 2020 raised significant awareness of the risk of a health emergency. While planning and preparation for pandemics is critical, it is important to recognize that different viruses and bacteria can be transmitted via different pathways, and that effective strategies for prevention will vary.

As a 55+ community, Champagne Village includes residents normally at a higher risk from viral and bacterial diseases, including epidemics. Serious attention and a corresponding level of planning is warranted when the potential exists for an outbreak.

During a pandemic, residents should heed the directives and mandates of both county and state officials. The Champagne Village Board should follow them as well – and that if needed, the Board would convene an Executive Council to rapidly respond to the situation and notify all residents of changes. If needed, the Board would also implement emergency rules, closings and procedures.

Extended Regional Power Outages

Normally, power outages are unpredictable, occurring without warning. Planning and preparing for them can, therefore, be difficult. San Diego Gas & Electric may, if needed, take preventive steps of shutting down power in areas with a high wildfire risk. In these cases, they will typically issue alerts up to several days in advance. Power outages may also result from earthquakes and severe storms that down power lines.

To the extent that some outages might be predictable, Village residents should be ready in the event of an outage:

- Keep portable personal devices, such as smartphones, tablets, and laptop computers fully charged. Consider a solar charger.
- Have extra batteries on hand.
- Safeguard refrigerated and frozen foods, if possible. Make ice in the freezer once an alert is announced.
- Have cash on hand and fill up your car, since gas pumps and ATMs in the area may not function during an outage.
- Keep on hand a manual can opener, flashlights, and battery- or solar-powered radio. Avoid the use of candles: these provide light, but can also create a fire hazard.

CVPOA EMERGENCY PLAN

EMERGENCY EVACUATION

In the event of an emergency that forces evacuation, residents are responsible for their own evacuation route and plan. **The Emergency Planning Committee is not responsible for directing actual evacuation activities, although committee members may assist if they choose to do so.** Residents cannot rely on either the Board or the Emergency Planning Committee to provide evacuation services.

Legal authority and responsibility to order a community-wide evacuation falls under the Sheriff's Department. The Sheriff's Department makes the decision in consultation with other emergency response and law enforcement agencies, most notably the Deer Springs Fire Protection District and CalFire.

Planning for Evacuation

The chaos of an imminent evacuation is NOT the time to start planning for it. The best time to plan is NOW, during normal quiet times, with the assistance of family and friends. Creating a plan with the input of all household members is the most effective method, and all household members should be familiar with it. Periodically reviewing and modifying the plan when needed keeps it viable and relevant.

Residents who may need assistance during evacuation should contact neighbors or local relatives and acquaintances to discuss their needs. Similarly, residents concerned about neighbors who may need assistance should discuss this with them in advance.

Some residents may prefer to prepare a go-kit that they keep permanently, that is ready to leave with at any time. This is best for residents who are likely to become anxious when an actual emergency occurs. Others may prefer to pack a go-kit when there is an identifiable emergency situation on the horizon. However, this will take time and requires good organizational skills (a list kept near the door is always helpful). Also, the time required to pull together the contents of a go-kit would take valuable time that could otherwise be used to evacuate quickly.

Consider the following for your go-kit. What you place in your kit is a personal decision, since what's important for one person may be unimportant to another. Whatever you choose, creating the list before an actual emergency is the most critical step.

- Cash, credit cards, and checkbook

- Important documents

- Driver's license
- Passport
- Social security card
- Birth certificate
- Insurance and ownership documents (home and auto)
- Medical records and ID cards
- Photos or a video of valuable belongings

- Personal items

- Prescription medications
- Toothbrush and toothpaste
- Soap, shampoo, deodorant, lotions, shaving supplies, sanitizers, and masks

CVPOA EMERGENCY PLAN

Sleep equipment (e.g., CPAP)
Kleenex and toilet paper

Comfortable clothing (for up to a week)

Pet supplies

Veterinary records and licenses/identification
Carrier or cage
Leash
Food and veterinary medicines

Laptop computer, tablet, and/or backup computer storage devices
Phone and charger
Drinking water

Getting Ready to Evacuate

Some hazards arrive with no warning, such as earthquakes, while others may provide an advanced warning. The amount of time afforded by the warning can range from mere minutes, such as a nearby fast-moving wildfire, up to several days, such as the onset of fire weather predicted by the National Weather Service. When an emergency that might require an evacuation becomes likely, residents should make their preparations to evacuate as soon as they can. If time allows, residents should fill their car gas tanks, since traffic bottlenecks could occur on Champagne Boulevard during an evacuation.

Evacuating

During a major emergency event, the Sheriff's Department is formally authorized for issuing evacuation orders, based on consultation and recommendations from the incident commander (fire protection district personnel). Sheriff personnel will direct Village-wide evacuations, but will not likely be able to provide individual evacuation services.

The potential need to evacuate can be inferred from the Watch Duty app, and the app will list evacuation zones once an evacuation is ordered. This app also lists zones under a warning with the potential to escalate to an evacuation order. Watch Duty also has a link to the Genasys Project that provides additional details about evacuation areas.

Emergency Planning Committee members or CV staff may send one-call phone informational messages about nearby threats, but these are not formal evacuation orders. The intent of these messages is to raise awareness of emergency situations and allow as much time as possible for residents to conduct their evacuations.

In the event of a major emergency, all residents should follow the directions of the law enforcement and fire protection district officers. Secure your home and lock your doors. Residents with propane should shut off the supply to their home. Leave the Village by the most expeditious route unless otherwise directed.

During normal daytime hours, the kiosk staff on duty will ensure that access gates into and out of the Village are set in the open position if an evacuation is ordered. At other times, procedures are in place such that the maintenance staff or kiosk staff can open all gates. In the event of a power failure, the main gate and the Welk gate open automatically.

CVPOA EMERGENCY PLAN

Residents are encouraged to evacuate as soon as they can. This is particularly true for residents who would need assistance to evacuate or would experience anxiety and fear as a threat neared the Village. DO NOT WAIT for any evacuation orders: leave as soon as you can.

Given our location, evacuation is normally limited to Champagne Boulevard either north or southbound. If you cannot evacuate onto Champagne Boulevard or if traffic is bottlenecked, the Deer Springs Fire Protection District has designated the Welk Resorts golf courses as “temporary refuge areas”. Residents unable to leave the area should assemble there. Do not drive cars onto the courses. In unlikely situations, we may be directed to evacuate east up the hill into Hidden Meadows by way of Welk View Drive. This normally would not be a safe route during a Santa Ana wind condition.

SHELTER IN PLACE

In some emergencies, it may be necessary or even desirable to stay home. This essentially means to shelter in place. As experienced early in the COVID-19 pandemic, it was the recommended option.

In the event of a nearby vapor hazardous materials release, sheltering in place is often the best option. In this situation, bring all family and pets inside, shut all windows, doors, air vents, and fireplace dampers, and turn off air conditioning/heating units to prevent toxic vapors from entering your home.

Preparations to shelter in place vary with the type of emergency and its anticipated duration. It also depends on whether you are required to literally remain inside your home for the duration, or whether you are able exit your home and make periodic trips for supplies. In a situation where utility service is disrupted, be sure to have an adequate supply of bottled water and non-perishable food.

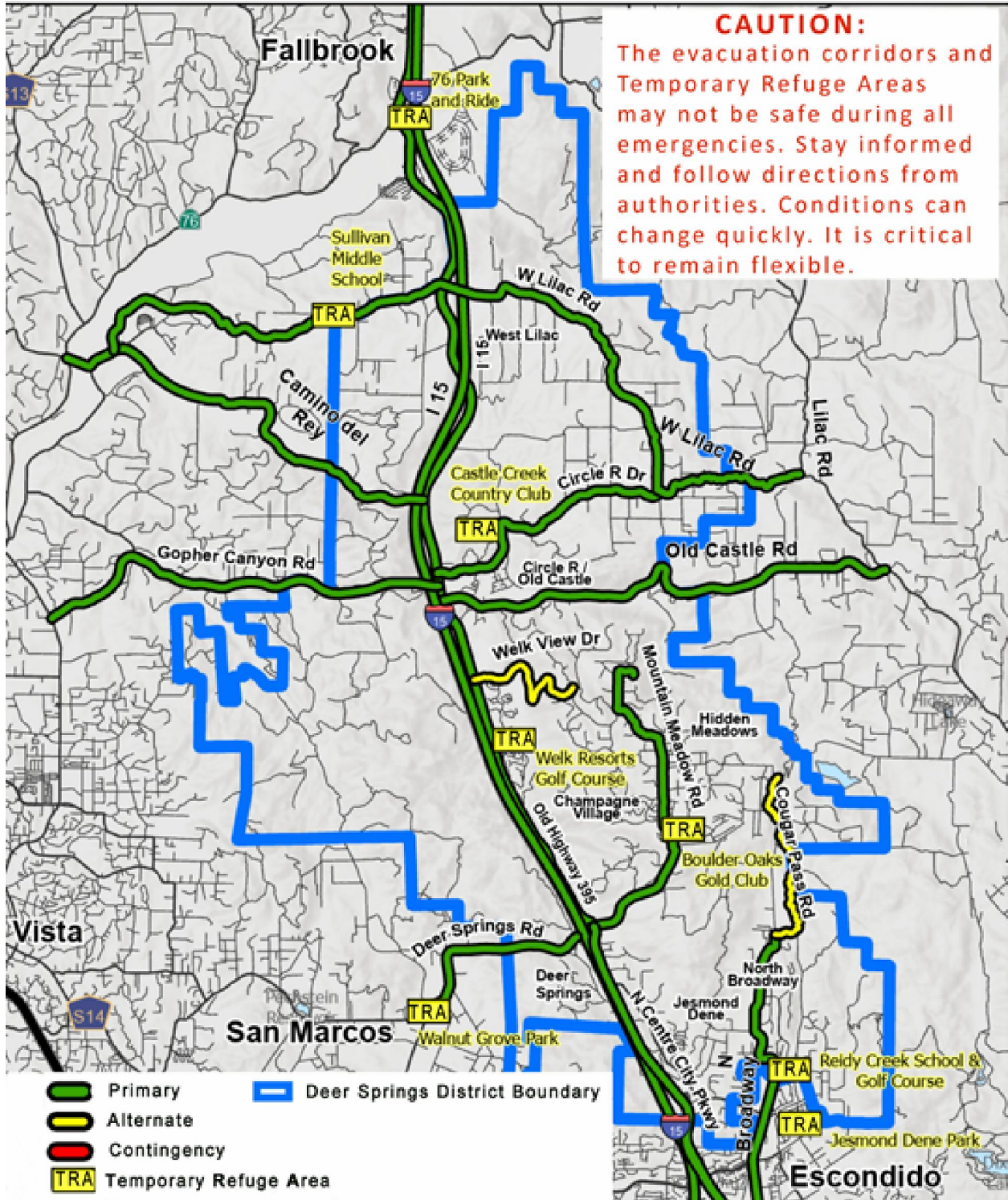
ADDITIONAL RESOURCES FOR EMERGENCY PLANNING AND EDUCATION

Watch Duty Wildfire Map	https://app.watchduty.org
Genasys Project (evacuations)	https://protect.genasys.com
CAL FIRE	fire.ca.gov
Deer Springs Fire Protection District	deerspringsfire.org
DS Fire Safe Council	dsfsc.org
Ready San Diego	readysandiego.org
Sheriff	sdsheriff.net
Highway Patrol	chp.ca.gov
Weather information	noaa.gov
Santa Ana Wildfire Threat Index	fsapps.nwccg.gov/psp/sawti
Earthquake Hazards	usgs.gov

ADDITIONAL INFORMATION

- **County of San Diego Office of Emergency Services Personal Disaster Plan**
- **Deer Springs Fire Safe Council Evacuation Map**
- **Evacuation Checklist**

Deer Springs Evacuation Map



Are you ready if we have to evacuate? An evacuation checklist

1. Transfer important document and photograph computer files (e.g., real estate and insurance files) to an external hard drive or thumb drive. If you have to leave your house, be sure to grab it. If you have items that can't be stored as a computer file (e.g., your passport), have them easily accessible in a single location so that they can be grabbed and loaded into a car quickly.
2. Pack suitcases with enough clothes to last you for several days.
3. Have all prescription medications in one spot so that you can grab them quickly to take with you.
4. Keep your car full of gasoline during fire danger days.
5. Keep a case of water and some snack foods handy so you can take them with you in the event you get stuck in traffic for a long time.
6. If you have pets, make sure you have everything you need to take them with you. (Collars, leashes, food, and car carriers, especially for cats)
7. Keep some cash with you, because if power goes out, stores will not be able to do electronic sales.
8. Have a driving plan for the quickest route to the freeway.
9. Close all windows and doors so that embers cannot get into the house.
10. Close all blinds and shut heavy curtains to help keep heat out of the house. (Note that light curtains do not effectively block heat.)
11. If you have propane, know how to shut off the supply line or tank before you leave.
12. When you leave, attach a note to your door that you have evacuated so that emergency personnel know your house is good and does not need to be searched.
13. **Create your own individualized checklist of all the things mentioned above so that you don't forget anything. Keep it handy, such as on the refrigerator or near the door.**
14. If told to evacuate, try to do so as quickly as possible. Pay attention to Watch Duty.
15. Even if you haven't been told to evacuate, but you feel uncomfortable, consider going into town, even for just a shopping trip or a meal out.
16. Unless life safety is an issue, do not turn around and head back home because you forgot something, as you may cause a traffic jam with people trying to escape.
17. Have a predetermined meeting spot in the event other family members are not home. For example, "we will all meet at Stone Brewing on Citracado Parkway in Escondido."
18. The fire may determine whether you go north or south on the freeway, so have a plan for each direction.
19. Try to use one car to evacuate. This will help alleviate traffic congestion and help you from getting separated from family members.
20. If you have a landline, you are already a part of the Sheriff's Department reverse 911 systems, and will be called if there is a significant emergency event in your area. Also, sign up your cell phone with AlertSanDiego (reverse 911 for cell phones) at <http://www.readysandiego.org/alertsandiego/>.
21. Keep a car charger for your cell phones in your glove box so you don't lose communications during an evacuation.
22. If you would need assistance while evacuating, talk to your neighbors beforehand to see if anyone would be able to assist you, since fire and law enforcement personnel might not be available during an actual emergency.

Adapted by Greg Lorton (Space 346), Champagne Village Emergency Planning Committee, from a list prepared by Captain Terry Heidmann of the Deer Springs Fire Protection District.

Emergency Planning and Awareness Information

Deer Springs Fire Safe Council website

<http://www.dsfsc.com/>

Deer Springs Fire Protection District website

<http://www.deerspringsfire.org/>

National Weather Service Wildfire Safety website

<http://www.weather.gov/safety/wildfire/>

Watch Duty

<https://app.watchduty.org>

AlertSanDiego (register cell phones for reverse 911)

<http://www.readysandiego.org/alertsandiego/>