

Meadow Pines Estates Mobilehome Park EMERGENCY & SAFETY PLAN

Address: 23750 Carson Drive, Pioneer, California 95666

Total Spaces: 50

1. PURPOSE AND SCOPE

This Emergency & Safety Plan establishes procedures for responding to emergencies affecting residents, property, and access infrastructure within Meadow Pines Estates Mobilehome Park. The plan is designed to support compliance with applicable California Fire Code (Title 24), local Authority Having Jurisdiction (AHJ) requirements, and applicable California Health & Safety Code provisions governing mobilehome parks.

This plan is intended for use by park management, emergency responders, and residents.

2. PARK OVERVIEW

Meadow Pines Estates Mobilehome Park consists of 50 residential spaces with a primary internal roadway system connecting all units to designated exit routes.

Key Access Characteristics:

- **Park Office Location: Space 45**
 - **One primary official exit: Carson Drive → Highway 88**
 - **One secondary/emergency-use exit route: Through Space 17 to private roadway connection**
 - **Secondary route transitions into Woodfern Drive and may connect to:**
 - **Carson Drive**
 - **Woodfern → Lodestar Way → Van De Hei Ranch Road → Highway 88**
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3. EVACUATION ROUTE PLAN

3.1 Primary Evacuation Route (Standard Use)

Residents evacuate via internal park roads to:

- Carson Drive (official park entrance/exit)
- Continue to Highway 88

This is the default evacuation route unless obstructed.

3.2 Secondary / Emergency Evacuation Route

When the primary exit is blocked or unsafe:

- Route through Space 17 shall be used as an emergency passage point
- Exit onto private connecting roadway leading to Woodfern Drive
- From Woodfern Drive, evacuation may proceed via:
 - Carson Drive, OR
 - Woodfern → Lodestar Way → Van De Hei Ranch Road → Highway 88

Important Operational Note:

This route should be maintained as passable for emergency evacuation use at all times.

4. SITE MAP REQUIREMENT (ATTACHMENT A)

A current site map must be maintained and displayed in the park office and provided to emergency responders upon request.

The map shall include:

- All 50 spaces clearly numbered
 - Roadways and directional flow
 - Primary exit to Carson Drive
 - Emergency route via Space 17
 - Connection to Woodfern Drive and downstream road network
 - Utility shutoff locations
 - Any fire hydrants or water access points
 - Designated assembly areas
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5. EMERGENCY COMMUNICATION PLAN

5.1 Alert Methods

The park will utilize one or more of the following:

- SMS/text alert system
- Phone call tree
- On-site verbal notification (staff patrol vehicle)

5.2 Activation Authority

Emergency alerts may be initiated by:

- Park management
- Designated on-site emergency personnel
- First responders when directed

5.3 Backup Communication

If power or cellular systems fail:

- Physical door-to-door notification will be used
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6. EMERGENCY CONTACT LIST (ATTACHMENT B)

(To be posted in office and maintained current)

- Fire Department (Amador County / CAL FIRE jurisdiction as applicable)
 - Local Sheriff's Office
 - Emergency Medical Services (EMS)
 - Gas Utility Provider (if applicable)
 - Electrical Utility Provider
 - Water System Operator
 - Septic System Service Provider
 - Park Manager (24/7 contact)
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7. UTILITY SHUTDOWN PROCEDURES

7.1 Water System

- Main shutoff valve location: At park entrance next to space #1, under metal covering
- Authorized personnel only unless emergency conditions exist

7.2 Electrical System

- PG&E pedestals located on each space
- Home power shutoff on electrical panel
- Shutoff only by qualified personnel or utility responders

7.3 Gas

- Propane tanks, if used, are located on each space
- Only shut off if leak, fire, or directed by emergency services

7.4 Septic

- Septic systems and leach lines are located underground. Two spaces share a septic tank.
- Maintenance of septic systems only by qualified personnel

8. FIRE PREVENTION & HAZARD MITIGATION

The following controls are enforced:

- No open burning except where legally permitted
- BBQ and propane use restricted per fire season advisories
- Vegetation must be maintained to reduce fuel load
- Storage of flammable materials must comply with fire code
- Driveways and access routes must remain clear at all times

Seasonal wildfire readiness inspections will be conducted as required.

9. FIRE LANE AND ACCESS REQUIREMENTS

- Internal roads must remain unobstructed for emergency vehicle access
- Space 17 emergency route must remain passable when designated as emergency egress

- No permanent obstruction may block turning radii or evacuation flow
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10. ASSEMBLY AREAS

Primary assembly area:

- Designated open area outside immediate park structures: Mailboxes/Brick building

Secondary assembly area:

- Alternate safe zone identified by management depending on hazard direction
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11. SPECIAL NEEDS ASSISTANCE PLAN

Residents requiring assistance include:

- Mobility-impaired individuals
- Elderly residents requiring support
- Residents with medical dependency equipment

Assistance plan includes:

- Pre-identified residents (confidential list maintained by management)
 - Volunteer assistance assignments during evacuation
 - Emergency services (911) backup support
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12. TRAINING AND DRILLS

- Emergency evacuation map distributed annually
 - Staff training includes:
 - Evacuation coordination
 - Utility shutoff procedures
 - Emergency communication protocols
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13. PLAN MAINTENANCE

This plan must be:

- **Reviewed annually**
- **Updated whenever infrastructure, road access, or utilities change**
- **Revised after any major emergency event**

Revision history must be maintained by park management.

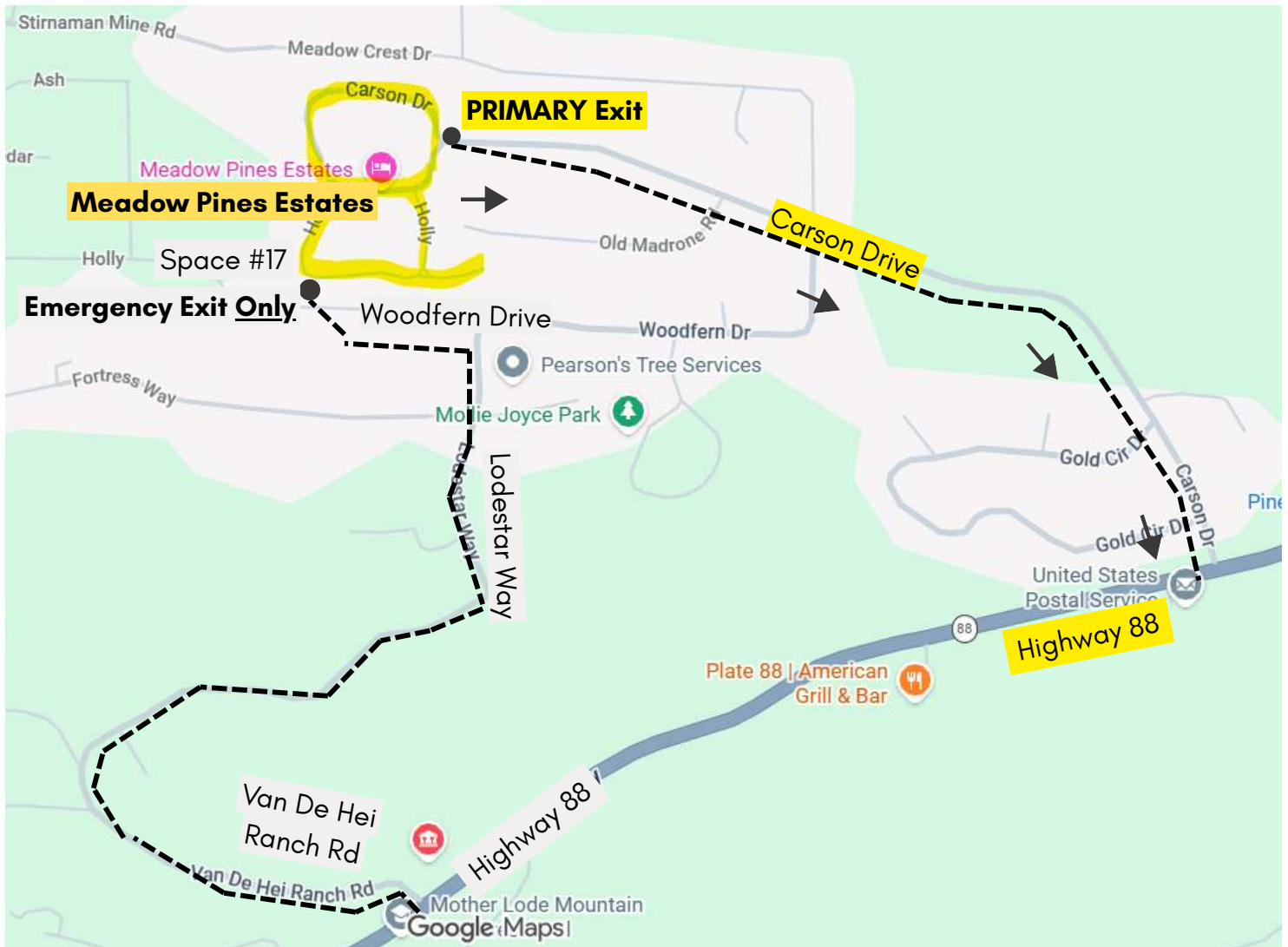
14. DECLARATION

This Emergency & Safety Plan is intended to provide structured emergency preparedness guidance for Meadow Pines Estates Mobilehome Park. Final approval and enforcement requirements may be subject to review and modification by the local Fire Authority Having Jurisdiction (AHJ) and other regulatory agencies.

END OF DOCUMENT

MEADOW PINES ESTATES EMERGENCY EVACUATION ROUTES

READ CAREFULLY BEFORE AN EMERGENCY! If an evacuation is ordered, follow the instructions below immediately. Do not delay to gather non-essential items.



PRIMARY EXIT: Carson Drive → Highway 88

Directions:

1. Leave your space immediately.
2. Follow park roads toward the main exit at Carson Drive.
3. Turn onto Carson Drive.
4. Continue to Highway 88 (CA-88).
5. Leave the area and do not stop in or near the park.

Use this route unless told otherwise.

IMPORTANT SAFETY RULES

- Do NOT block roads or park entrances.
- Do NOT return to your home once you leave.
- Drive slowly and follow instructions from emergency personnel.
- Keep headlights on if visibility is reduced (smoke/dust).

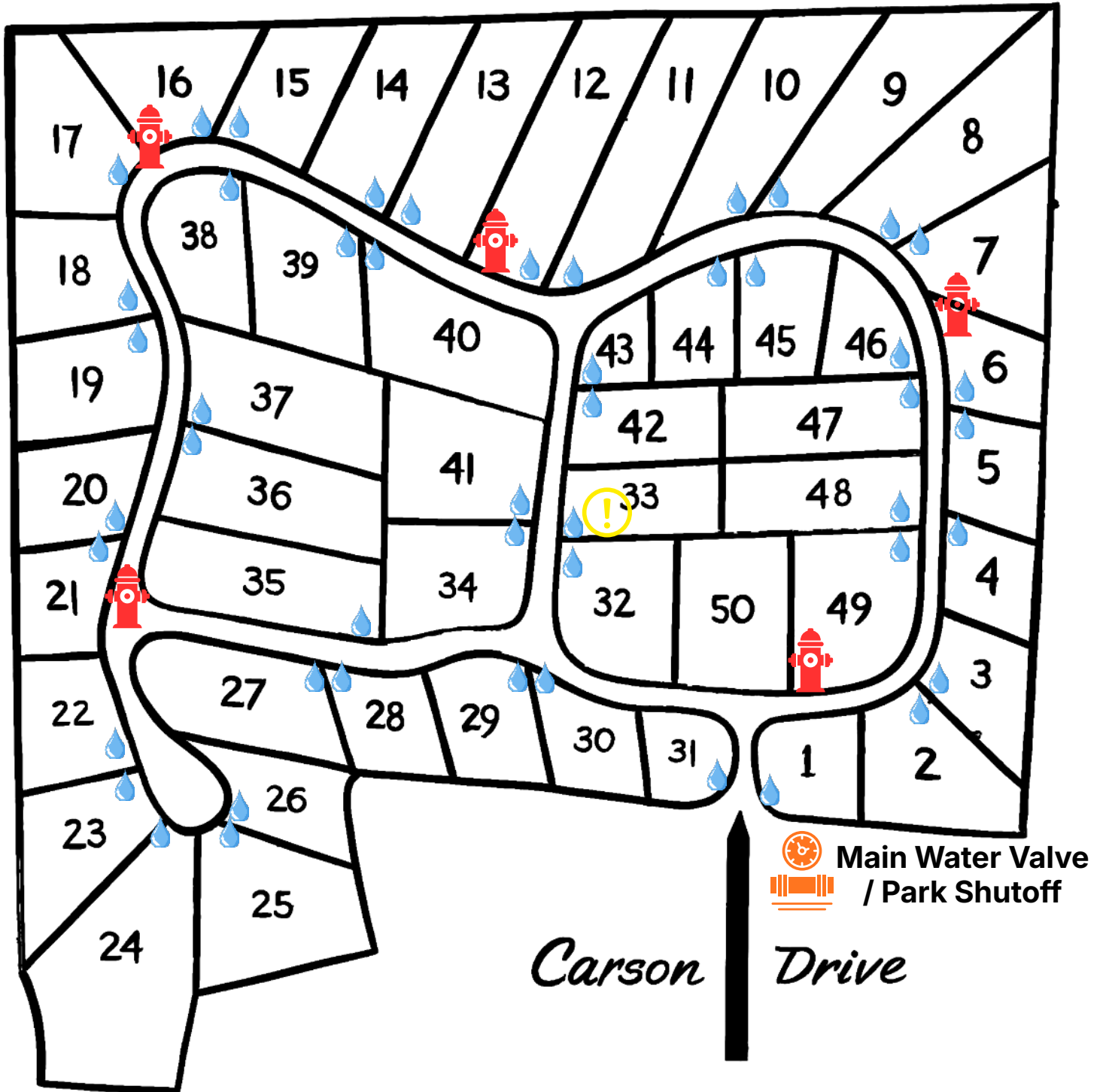
EMERGENCY BACKUP EXIT: Space #17 → Woodfern Drive → Lodestar Way → Van De Hei Ranch Road → Highway 88 (ONLY IF DIRECTED OR MAIN EXIT IS BLOCKED)

Directions:

1. Exit your space and follow internal park roads toward Space #17.
2. Take the exit at Space #17 onto the private road.
3. Continue onto Woodfern Drive.
4. Follow Woodfern Drive to Lodestar Way.
5. Continue to Bonanza Road.
6. Turn onto Highway 88 (CA-88) and leave the area.

Only use this route if directed by park staff or emergency personnel.

Meadow Pines Estates Park Hydrants and Meters



! Emergency Assembly Area

Water Meter / Water Shutoff

Fire Hydrant

Meadow Pines Estates Emergency Contact List



Immediate Emergency Services

- **Emergency (Fire / Medical / Police):** 911
 - **Amador County Sheriff (Non-Emergency):** (209) 223-6500
 - **CAL FIRE Amador-El Dorado Unit:** (209) 223-6712
 - **Onsite Park Manager: Melissa Hopper** (209) 295-7482 OR (209) 560-6195 (text)
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Electric Utility

Pacific Gas & Electric (PG&E)

- Outages & Emergencies:
1-800-743-5002
- General Customer Service:
1-800-743-5000

Propane Companies

Kamps Propane Phone: (209) 296-5544

AmeriGas Phone: 1-800-805-0659

Ferrellgas Phone: 1-888-337-7355

OPQ Propane Phone: (209) 295-3837

Placer Propane Phone: (916) 791-7898

Water / Septic / Pump Services

Sweet Pea Septic Phone: (209) 267-0112

Speedy's Potable Water Service

- Phone: (209) 598-6116
- Emergency water delivery

Fire / Disaster Coordination

- **Amador Fire Protection District:** (209) 223-6391
- **Cal OES (State Emergency Coordination):** (916) 845-8911

Roads / Public Works

Amador County Public Works: (209) 223-6429

- (Road closures, storm damage, access issues)

Medical Facilities (Nearest)

Sutter Amador Hospital (Jackson): (209) 223-7500