

## **CHAPTER SIX: PUBLIC HEALTH AND SAFETY**

### **6.1 INTRODUCTION**

This chapter summarizes Master Plan provisions related to the community's public health and safety services and states both the Plan Description and Implementation Measures for Specific Plan III (SP III).

Chapter Eight: Energy and Telecommunications provides additional provisions for utilities, and Chapter Sixteen: Implementation addresses public services.

### **6.2 POLICE PROTECTION**

#### **6.2.1 Master Plan Summary**

The Master Plan addresses the safety and security of the community and the protection of property through law enforcement, community education, and the solicitation of community involvement. The standard for police protection that shall be provided is 1.5 sworn officers per 1,000 population or such other levels that may be specified in the General Plan consistent with the standards for urban communities within San Joaquin County, and any additional needs determined by the community. Police dispatching will be sited outside the residential neighborhoods and located to maximize the ability of police to adequately serve all portions of the community.

Police protection will be provided by the San Joaquin County Sheriffs Office under a contract with the Mountain House Community Services District (MHCSO). The contract terms will comply with County requirements and the standards of the Police Protection Plan required by the Master Plan and prepared by the MHCSO. Local emergency dispatching shall be coordinated by the MHCSO pursuant to the provisions of the MHCSO Emergency Preparedness Plan.

#### **6.2.2 Specific Plan III Description**

Specific Plan III (SP III) does not include any police facilities within the planning area. It is assumed that a permanent law enforcement substation, as required by the Master Plan, will be constructed as part of the future MHCSO Administrative Building in the Town Center, or at another location outside SP III as determined by the MHCSO.

#### **6.2.3 Implementation Measures**

- a. The MHCSO shall provide police protection services at a level of is 1.5 sworn officers per 1,000 population or other such levels set forth by Community Approvals, MHCSO's Police Protection Plan and applicable provisions of any Services Agreement. Community Approvals are all County and MHCSO discretionary approvals and permits, and implementation ordinances and actions taken for the Mountain House community. This also includes the subsequent plans and

programs that were prepared as required by the Master Plan and the Master Plan Development Agreement between the County and Trimark Communities, LLC.

## **6.3 FIRE PROTECTION**

### **6.3.1 Master Plan Summary**

The Master Plan requires adequate fire protection and emergency response for the entire community at reasonable cost through quick response times and the reduction of fire risks. The MHCS D is to provide for an urban level of fire protection service and emergency response either as a direct provider or by contracting for services. Fire protection will be provided by the Tracy Rural Fire Protection District under a contract with the MHCS D in compliance with County General Plan requirements and the standards of the Fire Protection Plan required by the Master Plan and adopted by the MHCS D. Fire stations will be strategically located adjacent to Arterial roadways to provide efficient access and site distance and offer adequate fire protection to all portions of the community.

### **6.3.2 Specific Plan III Description**

Fire protection will be provided by the City of Tracy Fire Department under a contract with the MHCS D. The contract complies with County requirements and the standards of the Fire Protection Plan required by the Master Plan and prepared by the MHCS D. There are no fire stations planned within SP III. The nearest fire station will be within Neighborhood D off Mascot Road by the planned High School site. Local emergency dispatching will be coordinated by the MHCS D to meet provisions of the MHCS D Emergency Preparedness Plan.

### **6.3.3 Implementation Measures**

- a. The MHCS D shall provide fire protection services at a level set forth by Community Approvals, MHCS D's Fire Protection Plan and applicable provisions of any Services Agreement.
- b. Local emergency dispatching shall be coordinated by the MHCS D pursuant to the provisions of the MHCS D Emergency Preparedness Plan.

## **6.4 MEDICAL EMERGENCY AND EMERGENCY PREPAREDNESS**

### **6.4.1 Master Plan Summary**

The Master Plan encourages the development of high quality medical services within Mountain House including emergency medical service and transport. It is anticipated that a full-service hospital will want to locate in the community sometime after 50% buildout, and that private medical offices and emergency care centers will locate in the community as demand increases.

Medical facilities are to locate at sites that are easily accessible to residents and workers and appropriate for such uses, including business parks and mixed use and commercial areas. Medical

Facilities are to be designed to appear as office type uses with adequate parking. Urgent care centers, hospitals, and other facilities providing emergency medical care will be situated on Arterial roadways, preferably along the Mountain House Parkway corridor, to provide direct access from Arterials and minimize the impact of ambulance and other traffic on nearby residential neighborhoods.

The Master Plan includes provisions to ensure that the community is adequately prepared to respond to natural disasters and other emergencies, including those involving releases of hazardous materials associated with freight transport along railroads. An emergency preparedness and response plan has been prepared and adopted for Mountain House. Safety and protection services will be provided to the community in the event of fire and natural disasters and emergencies resulting from accidents, including emergencies involving releases of hazardous materials.

#### **6.4.2 Specific Plan III Description**

Medical emergency and emergency preparedness will be provided at a level consistent with what is provided on a County-wide basis.

#### **6.4.3 Implementation Measures**

- a. Medical offices shall be allowed to locate in business parks, and commercial land use areas. Such uses shall be designed and configured to appear as office type uses with adequate parking.
- b. Urgent care centers, hospitals, and other facilities providing emergency medical care shall be permitted in commercial and/or business park areas. Such uses shall be situated on Arterial roadways, and shall be located and configured to minimize the impact of ambulance and other traffic on nearby residential neighborhoods. A major roadway, landscape easement, or other effective buffer shall separate such uses from residential and other sensitive land uses. Access to such facilities shall be provided from Arterial streets and shall be separate from neighborhood access points.

### **6.5 ANIMAL CONTROL**

#### **6.5.1 Master Plan Summary**

The Master Plan requires that all animals are properly controlled and protected through interim and long-term facilities for animal control. Animal control services shall be provided on-site when demand requires, either through the existing County program or through a MHCSO-operated program.

Initial urban services will be provided by the County animal control facility on a contract basis, and an animal control facility or expansion of existing County facilities to accommodate normal domestic

animals, as well as the occasional wild animal problem, shall be provided. Long-term animal control including on-site facilities may be provided directly by the MHCS D if determined feasible.

### **6.5.2 Specific Plan III Description**

SP III does not include any specific provisions for location of animal control facilities within the planning area. Animal control services are provided by the County within the community.

### **6.5.3 Implementation Measures**

The MHCS D shall be responsible for coordinating any animal control requirements for the community, until such time as demand requires that Mountain House communities have their own facilities.

## **6.6 WASTE MANAGEMENT**

### **6.6.1 Master Plan Summary**

The Master Plan requires the new community to provide for adequate waste management, reduce waste volumes to County landfills, and encourage a comprehensive recycling program within Mountain House. All development within Mountain House is to be consistent with the regional hazardous waste management program as adopted by the County. Hazardous materials are to be properly handled and disposed of, and chemicals and other hazardous materials used at the water and wastewater treatment plants will be handled safely.

Recycling will be performed in a manner that is consistent with the County's plan and reflects the State mandated, integrated waste management program, as revised. Handling, use and storage of hazardous chemicals will be carried out in compliance with all applicable safety standards and coordinated with County programs.

### **6.6.2 Specific Plan III Description**

The MHCS D is providing, through contract, all waste management services for the community. The MHCS D has implemented several programs for waste management collection, recycling and disposal including a Solid Waste Ordinance and Franchise Agreement. A site for waste transfer and composting functions will be located as the MHCS D determines necessary within the Old River Industrial Park area in the northern area of the community.

### **6.6.3 Implementation Measures**

- a. All implementing projects shall comply with the applicable provisions of the MHCS D Waste Management Ordinance and Standards.

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- b. Waste collection shall be performed in a manner consistent with the County’s plan and that reflects the State-mandated, integrated waste management program, and with any revisions implemented in the future.
  - c. Handling, use and storage of hazardous chemicals shall be carried out in compliance with all applicable safety standards and coordinated with County programs.
  - d. Areas for recycling containers or adequate provisions to ensure on-site recycling opportunities shall be incorporated into each appropriate Tentative Map.
  - e. Recyclable construction waste, such as wood and metal, shall be separated and arrangements shall be made with the MHCSD for collection. Recycling of construction wastes shall be made part of the construction specifications for contractors.

## **6.7 POTENTIAL SITE HAZARDS**

### **6.7.1 Oil Lines and Natural Gas Pipelines**

#### **6.7.1.1 Master Plan Summary**

The Master Plan identifies several underground oil and natural gas pipelines within the SP III planning area including:

- a. A PG&E owned 8-inch diameter natural gas pipeline, which runs north along Mountain House Parkway,
- b. A PG&E owned 26-inch diameter natural gas pipeline, which runs northwest to southeast, and crosses Grant Line Road in the southern portion of the project,
- c. A PG&E owned, 36-inch diameter natural gas pipeline is located adjacent and parallel to the existing 26-inch diameter PG&E natural gas pipeline,
- d. A Chevron owned 18-inch diameter crude oil pipeline located adjacent and parallel to the existing 26-inch diameter PG&E natural gas pipeline,

The Master Plan includes provisions to protect against fuel releases that could negatively impact the quality of groundwater resources, soils, and public health and property, and to minimize the risk of human injury or property damage in the event of an explosion and/or fire at a natural gas pipeline. Specific Plans are required to include an updated map and assessment.

The MHCSD has prepared the Emergency Pipelines Safety Plan, which provides mapping and assessment of pipelines within the community and complies with the requirements of the San Joaquin County Office of Emergency Services.

#### **6.7.1.2 Specific Plan III Description**

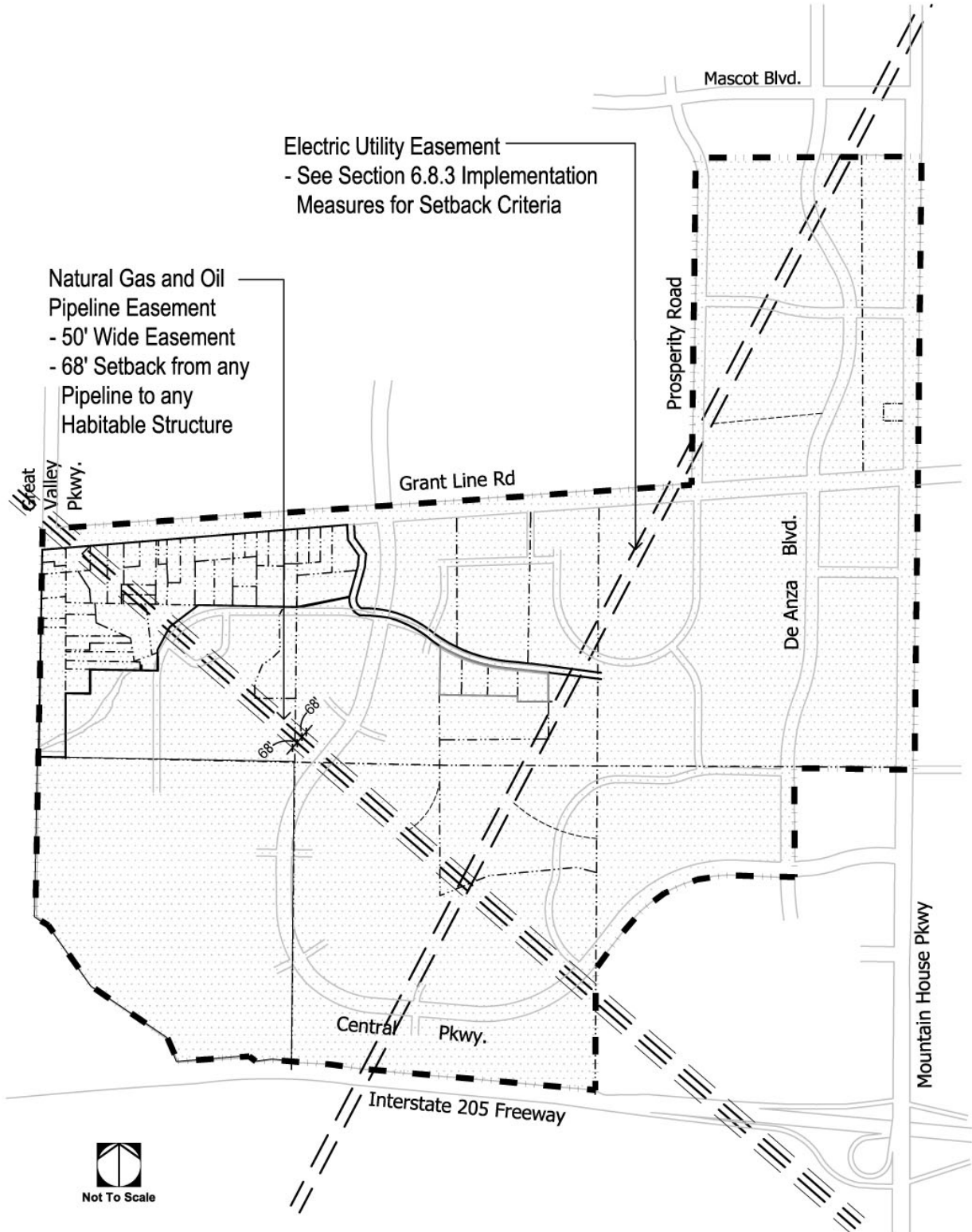
SP III has two pipeline easement corridors within the planning area. All pipelines are anticipated to remain in their existing alignments. A pipeline risk analysis was conducted for SP III addressing the two underground PG&E natural gas pipelines and the one underground Chevron crude oil pipeline, which are contained within the 50-foot total easement crossing the southwest corner of the site. The

pipeline risk analysis study concluded that a setback of 68 feet from any pipeline within the easement to any habitable structures would reduce the risk level to less than one in a million. The open space corridor along the oil and gas pipeline easement provides for most of the required residential buffer area. No additional setback or no-build zone is needed to separate industrial and office structures from the pipeline easement boundaries to achieve the same risk level (See Figure 6-1: Gas Pipeline and Electrical Easement Conditions).

As discussed in Chapter Five, the California Department of Education has increased the hazards risk assessment setback between school sites and pipelines to 1,500 feet. The two K-8 schools in Neighborhood A/B are located at least 1,500 feet from the oil and gas pipelines. The joint use areas within the Neighborhood Park are also located outside the 1,500-foot setback.

### **6.7.1.3 Implementation Measures**

- a. Prior to the approval of any Tentative Map located within 500 feet of any fuel pipeline, development plans shall be submitted for coordination with the owners of the pipelines. A site assessment shall be prepared by a qualified professional in compliance with the requirements of the County Environmental Health Department for areas located within 500 feet of any pipeline. If contamination is identified, an investigation and remediation shall be undertaken in accordance with the requirements of the County and the Regional Water Quality Control Board.
- b. The class location designation of a pipeline should be reviewed and revised by the PUC for any high pressure gas pipelines that would be proximate to residential development. Alternative routes for any future gas pipelines easements should be identified by the developer and approved by the PUC.
- c. All habitable residential structures shall maintain a minimum 58' setback from the easement edge as set forth in the SP III Pipeline Risk Analysis to achieve a risk level of less than one in a million.
- d. All development shall comply with the MHCS D Emergency Pipelines Safety Plan. Prior to any construction, appropriate plans, operating procedures and safeguards shall be undertaken to ensure safety in the area of fuel lines and pipelines.
- e. A Preliminary Environment Assessment (PEA) shall be prepared by a qualified hazardous materials consultant for the school located near the Lucky J Dairy, if required by the California Department of Education (CDE). The PEA shall be prepared in accordance with CDE and Department of Toxic Substances Control (DTSC) requirements and shall be reviewed and approved by CDE, DTSC, the San Joaquin County Community Development Department (SJCCDD), and the Lammersville School District. If these agencies determine, based on the PEA, that the school site does not meet CDE siting requirements, the proposed school shall be developed at a different location either in the College Park site, subject to clearance by a new PEA to be funded by the developers. If the new school site is required, the developers shall be responsible for processing the required amendment to the College Park SP III and obtaining and dedicating the new school site to the school district. The assessment and analysis would be conducted in accordance with CDE requirements and would be under separate CEQA documentation.



**FIGURE 6.1: GAS PIPELINE AND ELECTRICAL EASEMENT  
CONDITIONS**

## **6.7.2 Livestock Waste Management**

### **6.7.2.1 Master Plan Summary**

To protect the environment and the public from exposure to water contamination by dairy and ranch waste, the Master Plan states that physical contact to livestock waste by the public will not be allowed. Specific Plans will address existing dairy operations within 1000 feet of proposed residential development to determine if such a development would be impacted by the proximity of the dairy operations.

### **6.7.2.2 Specific Plan III Description**

SP III has two dairies within its planning area, one north and one south of Grant Line Road adjacent to Mountain House Parkway. Both dairies are planned for development and tentative subdivision maps have been submitted for these properties during the Specific Plan review process. It is anticipated that the dairies will be removed during the first phases of development within SP III.

### **6.7.2.3 Implementation Measures**

- a. No direct drainage connection shall be made which allows nuisance runoff from existing dairies to enter into the MHCS D's public storm drainage system.
- b. Prior to approval of a Tentative Map, the applicant shall submit plans for approval of the Planning Commission to terminate dairy and other livestock operations within the site and clean up any contamination to meet standards of the County Health Department, Regional Water Quality Control Board, and other applicable State and County standards and ordinances.
- c. Dairy and other livestock operations should contain all operational and flood flows on-site.

## **6.7.3 Soils, Geologic and Seismic Hazards**

### **6.7.3.1 Master Plan Summary**

To minimize the adverse impacts from soils, geologic hazards and seismic occurrences, and to reduce soil erosion and sedimentation as a result of construction activities, the Master Plan requires that project residents and workers will be made aware of seismic hazards and informed of ways to reduce these hazards. Adequate efforts will be made during design and construction of urban improvements, including buildings, to control or eliminate, if possible, soil erosion and sedimentation associated with construction activities.

The Master Plan also required an Earthquake Preparedness Plan, which was prepared in compliance with the requirements of the San Joaquin County Office of Emergency Services and adopted by the MHCS D as part of the Emergency Preparedness Plan.



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### **6.7.3.2 Specific Plan III Description**

Development of the College Park project could alter the existing drainage pattern of the site or area in a manner that could result in substantial erosion and sedimentation during project construction and operation. Compliance with Mountain House Master Plan (MHMP) policies, Mountain House Master Plan (MHMP) mitigation measures, and Phase I and II National Pollutant Discharge Elimination System (NPDES) permit requirements, including the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) that outlines Best Management Practices (BMPs) to be followed to minimize erosion and sedimentation, would avoid substantial erosion and sedimentation during project construction and operation. No adverse effects on the capacity and performance of the storm drain system would occur.

### **6.7.3.3 Implementation Measures**

- a. Design and construction of urban improvements, including buildings, shall be designed to control or eliminate soil erosion and sedimentation associated with construction activities, consistent with established BMPs, State law and County standards.
- b. All implementing projects shall comply with the applicable provisions of the MHCS D Emergency Preparedness Plan.
- c. The applicant shall prepare and submit a Geotechnical Engineering Report to comply with all California laws designed to minimize the potential adverse seismic safety effects of an earthquake.
- d. In order to mitigate the potential for liquefaction and expansive soils at the project sites, all structures shall be supported foundations designed to accommodate the predicted ground deformation as set forth in the project's Geotechnical Engineering Report. The applicant shall also design all infrastructure improvements to include flexible connections where critical underground utilities enter buildings to accommodate the anticipated differential ground movements.
- e. The applicant shall use a Seismic Zone Factor of "4" for the design of emergency and critical facilities which shall be documented in building permits issued for such facilities.
- f. The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that will describe the measures or practices to control pollutant runoff. The SWPPP must be prepared and implemented prior to start of construction

### **6.7.4 Other Potential Hazards**

#### **6.7.4.1 Master Plan Summary**

The Master Plan states that public health and safety problems due to abandoned oil and gas wells, agricultural facilities and canals should be avoided, and the environment and the public health and safety of the community should be protected from the potential harmful effects of the residues of pesticides and herbicides that may be present as a result of past agricultural activities.

Potential hazards existing on the site will be identified and avoided as part of the community development. Such hazards include abandoned gas exploration wells, and agricultural facilities and canals. State listed bio-accumulative pesticides that exceed soil concentration thresholds will be remediated through approved procedures.

#### **6.7.4.2 Specific Plan III Description**

The proposed project would include construction activities which could unearth or otherwise disturb pre-existing hazardous materials at the project site. Development of the proposed project would involve grading, excavation, dewatering, demolition, and other construction activities at the College Park site and off-site infrastructure locations. The project has a history of agriculture use, including the use of pesticides, herbicides, fuels, and other hazardous materials.

The records search conducted in the Administrative Draft Environmental Impact Report (ADEIR) did not identify any listed hazardous materials sites on the College Park property or in the Grant Line Road expansion areas.

The proposed project would not result in the development of schools in close proximity of any pipelines. The nearest pipeline to the two proposed K-8 schools is located approximately 2,400 feet west of the proposed Neighborhood B school and beyond the Department of Energy's (DOE) 1,500 pipeline risk assessment requirement for schools.

The proposed project would not result in the development of residential uses in close proximity of PG&E natural gas pipelines in Mountain House Parkway. The closest residential uses to these pipelines would be the medium density residential (RM) proposed north of Grant Line Road and west of De Anza Boulevard which would be located approximately 600 feet from the pipeline and separated from the pipeline by proposed limited industrial uses.

The proposed project would comply with DOE school setback requirements from electrical transmission lines. While the project would result in development of residential uses in close proximity to electrical transmission lines, project compliance with the requirements of the Mountain House Master Plan (MHMP) and Mitigation Monitoring Program (MMP) would avoid significant adverse EMF-related health effects.

#### **6.7.4.3 Implementation Measures**

- a. Potential hazards shall be identified and avoided as part of the community development. Such hazards include abandoned gas exploration wells, and agricultural facilities and canals.
- b. State listed bio-accumulative pesticides that exceed soil concentration thresholds shall be remediated through approved procedures.
- c. The applicant shall take corrective actions, such as well abandonment and soil remediation, if required, for all abandoned gas exploration wells or other previously recorded sources of hazardous and toxic substances on and within 500 feet of the project area to meet County and State standards.

- d. The applicant shall take corrective actions for the presence found in excess of the allowable amounts of any fuel, pesticide, herbicide, or chemical residue on or under the soil that is listed on the State or Federal list of toxic materials. Corrective actions shall be conducted in accordance with the requirements of the County Environmental Health Department and the applicable State Agency.
- e. The applicant shall reduce the attractive nuisance such canals may pose through fencing, signage, restriction of access from the Tentative Map area or other means.
- f. Water wells shall be retrofitted or properly abandoned prior to construction.
- g. The applicant shall test all existing structures on the project site for lead content and asbestos-containing building materials prior to demolition and approval of a demolition permit. If it is found that painted surfaces contain lead-based paint and/or the structures contain asbestos materials, the applicant shall prepare a Demolition Plan for the safe demolition of all site structures. The Demolition Plan shall address both on- and off-site chemical and physical hazards. Prior to demolition, the applicant shall remove all hazardous building materials in accordance with all applicable guidelines, laws, and ordinances.

## **6.8 ELECTRIC AND MAGNETIC FIELDS**

### **6.8.1 Master Plan Summary**

The Master Plan requires provision of public health information about electric magnetic fields (EMF's). EMF information will be provided to the residents and occupants of structures located adjacent to existing or proposed transmission line easements within the community. New power system facilities will be planned, designed and constructed to minimize the public's exposure to EMF's, and the community will be developed in compliance with EMF standards established by responsible state and federal regulatory agencies. Elementary and high school sites will be located an adequate distance from transmission lines to meet setback criteria adopted by the California Department of Education.

### **6.8.2 Specific Plan III Description**

The PG&E Rio Oso-Tesla electrical transmission line runs through SP III. As of the writing of this document, no specific EMF-related setback requirements have been established by any Local, State or Federal Agency. However, SP III implements the setbacks adopted by the Master Plan.

Restrictive uses are allowed within the 50' wide power line easement pending review by PG&E Maintenance and Construction department. Although the easements are building restricted, playground equipment properly grounded could be accepted and restrictive landscaping is allowed. Sidewalks and trail systems as well as lighting could be implemented.

### **6.8.3 Implementation Measures**

- a. Minimum setbacks will be established from the edge of the Rio Oso-Tesla power line easement for other uses as follows.

Residential dwelling units	25 feet
Non-residential structures	10 feet
Parking and storage areas	No setback

- b. School sites shall be located an adequate distance from transmission lines easements to meet the setback criteria adopted by the California Department of Education as part of the Tentative Map approval process for each phase which contains a school facility. Easement setbacks at the time of adoption of SP III are as follows:

50-133 kV line	100 feet
220-230 kV line	150 feet
500-550 kV line	350 feet

- c. If a site proposed for development contains an electrical transformer, a Development Permit submittal for an application requiring environmental assessment shall include a letter from PG&E stating whether existing electrical transformers on the site contain PCBs and whether there are any records of spills from such equipment. If PCB-containing equipment (50 to 500 parts per million PCBs in the oil) or PCB equipment (over 500 parts per million) were identified, this equipment shall be replaced with non-PCB containing equipment prior to construction. Any identified spill areas shall be evaluated for cleanup.
- d. Approval from PG&E Maintenance and Construction department is required when planning the possible landscape and recreation use of the Tower Line Easements. (Refer to Appendix B: General Guidelines for Use of PG&E Tower line Easements)

## **6.9 ASBESTOS**

### **6.9.1 Master Plan Summary**

To protect the public from exposure to asbestos-containing materials, the Master Plan requires that structures built prior to the 1970's or suspected of containing asbestos containing materials be surveyed and abated as required by State and County guidelines and regulations.

### **6.9.2 Specific Plan III Description**

SP III contains numerous residential structures that could be removed as part of future development. The majority of these structures are in Grant Line Village where many might remain for years to come. Structures that will be removed or renovated as part of a project shall be screened or surveyed for asbestos-containing materials. A demolition permit is required prior to building demolition.

### **6.9.3 Implementation Measures**

- a. Structures that would be removed or renovated as part of the project shall be screened or surveyed for the presence of asbestos-containing materials. Removal of structures shall only occur after obtaining a demolition release form. If asbestos is present, renovation and/or demolition shall be undertaken only by licensed asbestos abatement contractors trained in proper asbestos removal and disposal procedures.
- b. A demolition permit approved by the Community Development Department and Environmental Health Department shall be required prior to all proposed building demolition.

## **6.10 MOSQUITO ABATEMENT**

### **6.10.1 Master Plan Summary**

The Master Plan provides mosquito abatement measures for all potential breeding areas within the Mountain House Creek community. Detention basins, lakes, and all potential standing water areas will be designed using sound ecological methods employed to reduce and, to the extent possible, eliminate mosquito production consistent with Master Plan Appendix 6-A.

### **6.10.2 Specific Plan III Description**

SP III contains storm drainage and storage facilities, interim surface drainages, and the possibility of water features that would contain standing water.

### **6.10.3 Implementation Measures**

- a. All drainage basins, corridors and other potential standing water areas shall be designed to comply with the requirements of Master Plan Appendix 6-A or more current standards required by the MHCS D in coordination with the San Joaquin County Mosquito Abatement District.