Issue		Less Than Significant or No Impact	Potential Significant Impact Adequately Addressed in MEIR	MEIR Required Additional Review: No Significant Impact	Less Than Significant Impact Due to Mitigation Measures in Project Description	New Additional Significant Impact Not Addressed in MEIR	New Additional Mitigation Measures Required
5.7 Hazards. Would the project:							
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	❒	■	❒	❒	❒	❒
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	❒	❒	■	❒	❒	❒
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	❒	❒	❒	■	❒	❒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	■	❒	❒	❒	❒	❒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	■	❒	❒	❒	❒	❒
f)	For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	■	❒	❒	❒	❒	❒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	■	❒	❒	❒	❒	❒
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	■	❒	❒	❒	❒	❒

Setting

Introduction

The Master Plan requires that an Environmental Site Assessment be prepared and submitted with each Tentative Map. Phase I Environmental Site Assessment (ESA) reports have been prepared for Neighborhoods I and J.

These are the two neighborhoods of Specific Plan II for which Tentative Map applications have been filed and approved. The proposed project includes a revision to these Tentative Maps. The purpose of the Phase I reports is to conduct an appropriate inquiry into previous ownership and uses of the property to help in partially satisfying the *innocent landowner defense*[1] to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and to document those environmental conditions that could potentially affect development. At the time of this Initial Study, Limited Phase II Environmental Site Assessment Reports had been prepared for Neighborhoods I and J. The Phase II reports more closely evaluate potential contamination issues and contaminant exposure levels associated with historical agricultural land use practices at the sites evaluated.

Site Topography and Natural Features

Neighborhoods I and J are located in the upper San Joaquin River Valley of the Great Valley Geomorphic Province of California. The Great Valley is an alluvial plain that is drained by the San Joaquin and Sacramento Rivers through the San Francisco Bay.

Mountain House Creek is the primary drainage affecting runoff at Neighborhood J. Mountain House Creek originates in the uplands of the Diablo Range. The creek flows southwest to northeast through Neighborhood E, across the southeastern border of Neighborhood G, through the Town Center, and across the western boundary of Neighborhood L to Old River to the east of Neighborhood J.

Dry Creek begins east of the Mountain House community, north of Mountain House Creek, and just north of Kelso Road. The creek flows through Neighborhood I to Old River.

The ground surface in and around Neighborhoods I and J is generally level and slopes gently (less than one percent) northeast towards Old River. Ground surface elevations in the Mountain House community range from approximately 200 feet above mean sea level (MSL) along the southern boundary of the community to sea level near Old River.

Past and Present Land Use

Agricultural land uses have dominated Neighborhoods I and J since the early 1900s. The primary crop types cultivated at the project site include alfalfa, sugar beets, corn, and wheat (SJCCDD, 1994). Currently, much of the project site is fallow. Pesticides and herbicides have been used on the site due to past and

[1] The "innocent landowner defense" is the defense to the CERCLA liability. One of the requirements of this defense is that the party make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice."

present agricultural land uses and represent the greatest source of hazardous materials.

Existing structures on the project site include older farmhouses, rural residences, wells, and storage tanks. Some of these structures would remain intact and would be incorporated into the Mountain House community, while others would be demolished and cleared prior to project construction. While the exact ages of all buildings/structures to be torn down have not been determined, it is possible that some of these structures have asbestos-containing materials within them and/or lead-based paint on the exteriors. The project applicant is required to test all existing structures for asbestos and lead and obtain a demolition permit prior to all proposed building demolition. Existing structures within Neighborhoods I and J would be tested for lead or asbestos as a condition of approval prior to demolition.

On-Site Fuel Storage

Condor Earth Technologies conducted site reconnaissances at Neighborhoods I and J during the preparation of the Phase I ESA report for each respective neighborhood.

Several aboveground storage tanks (ASTs) were observed in Neighborhood I. Neighborhood I contains an approximately 300-gallon diesel-containing AST northeast of the eastern farm complex on Assessor Parcel Number (APN) 209-030-03. An approximately 500-gallon diesel-containing AST is located south of the metal barn on APN 209-030-18. A portable AST and several ASTs of varying sizes are stored in the northwestern area of the western farm complex on APN 209-030-18. Additionally, an approximately 20-gallon gas or diesel fuel tank for equipment was observed outside of the southeastern outbuilding in Neighborhood J.

The ASTs are considered to be a "recognized environmental condition" by American Society of Testing Materials (ASTM) standard practices. A "recognized environmental condition" means that hazardous substances or petroleum products are present or are likely present on a property and that there may be an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

Electrical Transformers

Between the 1930s and 1970s, PolyChlorinated Biphenyls (PCBs) were commonly used as a replacement for the oil bath in electrical transformers and capacitors. Studies have indicated that PCBs may be carcinogenic to humans. In 1976, concern over the toxicity and persistence of PCBs in the environment led Congress to enact the Toxic Substances Control Act (TSCA), which included, among other things, prohibitions on the manufacture, processing, and distribution in commerce of PCBs.

The Master Plan requires a letter from Pacific Gas & Electric Company (PG&E) stating whether existing electrical transformers on the site contain PCBs and whether there are any records of spills from such equipment. The Master Plan also requires that all PCB-containing equipment be replaced and that any identified spill areas be evaluated for clean-up.

Several electrical transformers were observed during the site reconnaissances for Neighborhoods I and J. Nine electrical transformers were observed in Neighborhood I, six of which were marked as non-PCB-containing. The remaining three transformers in Neighborhood I were not labeled. PG&E was contacted for verification that the transformers do not contain PCBs and for any information regarding possible PCB-containing spills. Verification by PG&E that these transformers are not PCB-containing is a condition of approval. If PCB-containing material is found, mitigation in the form of proper disposal will be necessary. The existing transformers will be replaced with non PCB-containing transformers. Three electrical transformers were observed in Neighborhood J. These transformers were labeled as non-PCB-containing.

Fuel-Related Pipelines

Six active and two abandoned fuel-related pipelines cross the Specific Plan II area. A 6-inch diameter Chevron/Texaco (Old Valley Pipeline) and a 12-inch diameter Kinder Morgan petroleum pipeline are located within the Byron Road/Union Pacific Railroad corridor, outside of Neighborhoods I and J. An abandoned Chevron pipeline was also located within this corridor but has been removed. A 6- and 8-inch diameter PG&E natural gas distribution line crosses through Neighborhoods I and J. Gas and petroleum pipelines that traverse the Specific Plan II area, including Neighborhoods I and J, have been mapped and are illustrated in Figure 5.7-1.

In 2001, Condor conducted a limited soil and groundwater investigation adjacent to Byron Road at the location of the Old Valley crude oil pipeline (OVP) to investigate the possible presence of petroleum hydrocarbons in soil related to the OCP. Contaminated soil was observed and detected in soil borings at depths ranging from four to 46 feet below ground surface (bgs). Ongoing investigation and remediation efforts associated with the OVP contamination are being conducted by Chevron Environmental Management Company in accordance with County and Central Valley Regional Water Quality Control Board (RWQCB) requirements.

Gas Wells

The Master Plan requires that a map showing the location of abandoned gas wells within 500 feet be submitted with the Tentative Map for each neighborhood. Abandoned gas wells were discussed in the Phase I ESA reports for Neighborhoods I and J.

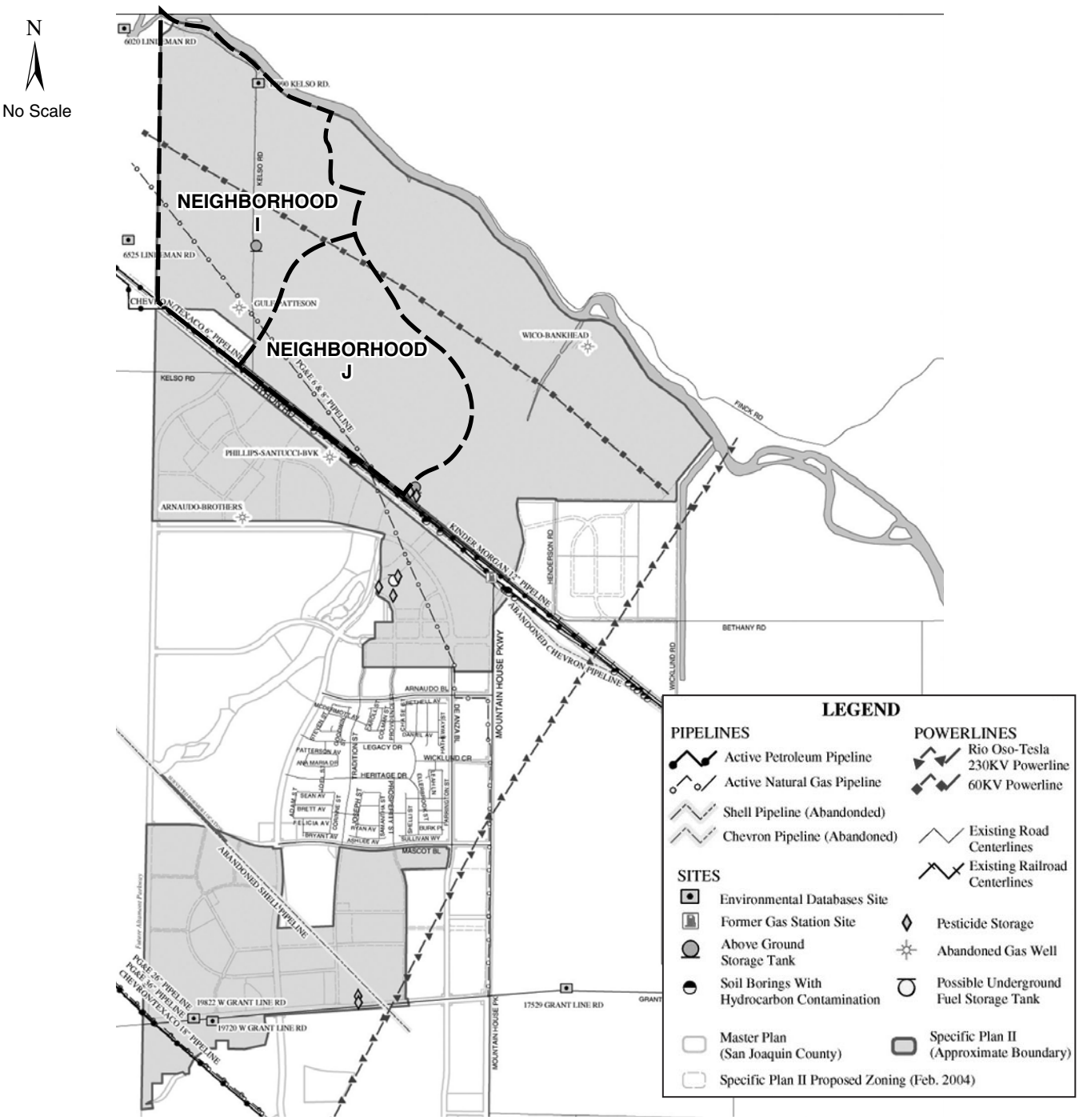

Figure 5.7-1

POTENTIAL SITE HAZARDS

SOURCE: SWA 2006

The mapping of abandoned gas wells and investigation of appropriate closures have been completed for Neighborhoods I and J. The closures included one plugged and abandoned dry hole on Neighborhood I. According to the Department of Oil, Gas, and Geothermal Resources records, all wells were plugged with cement to 5 feet below the ground surface (bgs), the casings were cut, and ¼-inch steel plates were welded on the tops of the casings. No productive gas wells currently exist within 500 feet of Neighborhoods I and J.

Additional Exterior Site Observations

Additional exterior site conditions were observed during the site reconnaissances in Neighborhood I by Condor Earth Technologies. Neighborhood I contains two farm complexes with private wells. Stained soil was observed in the graveled area south of one of the well houses and at the northwest corner of the westernmost barn (APN 209-030-30). A large pile of old tires and old bicycles and a large pile of brush, old wood, and household items were also observed on APN 209-030-03. A pile of what appeared to be melted tires was observed along the eastern boundary of APN 209-030-12. It is possible that soils underlying these areas contain hazardous materials.

No additional findings were noted for Neighborhood J.

Environmental Database Search

An electronic file search of available electronic records was conducted for Neighborhoods I and J by Environmental Data Resources (EDR) on behalf of Condor Earth Technologies, Inc. The search, encompassing all mapped hazardous and potentially hazardous sites in the vicinity of this portion of the study area, was conducted using the search requirements of the ASTM for Environmental Site Assessments. Search distances for each of the individual databases vary and are dependent on ASTM standards.

Additionally, non-confidential portions of reasonably obtainable and *practically reviewable*[2] records retained by federal, state, and local agencies for properties in the vicinity of Neighborhoods I and J were reviewed for potential environmental liability.

Site properties that were identified by the environmental database search and for which information was *practically reviewable* are described below under their corresponding neighborhood. Site properties discussed below do not represent a potential risk unless otherwise noted.

[2] According to ASTM 3.3.27 standards, "practically reviewable" information is information that is available in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

Neighborhood I. The following site properties were identified:

- Tracy O&M Complex, 15990 Kelso Road. This site was revealed in the AST database. The database contains registered ASTs but does not imply that accidental release of hazardous materials has occurred at the site. There is no record of accidental releases at the site. Thus, this site does not pose a risk for Neighborhood I.
- 18150 Kelso Road. Records for this site are available at the San Joaquin County Environmental Health Department (SJCEHD). File review indicated that a former farmhouse, well, and septic tank had been located on this property. An application for a lot line adjustment indicates that an adjustment was requested to allow the formation of a separate parcel for the Mountain House Community Services District (MHCSD) water treatment plant. In the process, the SJCEHD required the proper abandonment of a septic system and well after demolition and removal of the farmhouse. Thus, this site does not pose a potential risk to Neighborhoods I or J.
- MHCSD Water Treatment Plant, 18045 South Kelso Road. The MHCSD water treatment plant (WTP) is located at the southern edge of Neighborhood I. This plant has been the subject of separate environmental review (SJCCDD, 2000). The San Joaquin County Office of Emergency Services (OES) indicates the WTP has the following chemical inventory: aluminum sulfate, diesel, polymer, potassium permanganate, sodium hydroxide, and sodium hypochlorite. These chemicals are associated with operations at the WTP and are used in accordance with federal and state regulations. This site does not pose a potential risk to Neighborhood I.

Neighborhood J. No sites appear to pose potential risks to Neighborhood J.

Historical Use of Agricultural Chemicals

Agricultural chemicals (also referred to as agri-chemicals) are classified as "restricted" and "nonrestricted." There are several local, state and federal laws regulating the use of agricultural chemicals. In San Joaquin County, compliance with such laws is monitored primarily by the San Joaquin County Agricultural Commissioner's Office (SJCAO). The SJCAO requires that farmers using "restricted" chemicals obtain Private Applicator Certification and a Restricted Materials Permit. Private Applicator Certification is renewed every three years upon completion of a safety course on pesticide use and hazards. The Restricted Materials Permit gives farmers with Private Applicator Certification the right to possess and use "restricted" chemicals. Farmers are also required to submit a Notice of Intent (NOI) for both "restricted" and "nonrestricted" pesticide usage at least 24 hours before the application of such agri-chemicals. Every month, farmers are required to submit a Monthly Pesticide Use Report that provides specific information on the date, time, pesticide name, pesticide dilution, total area treated and rate of application.

The SJCAO maintains Pesticide Use Reports and Restricted Materials Permits on file for a period of five years. Table 5.7.1 lists agricultural chemicals previously used in the entire Mountain House community. This list was derived from past and present records available at the SJCAO for the Mountain House community.

Table 5.7-1
AGRICULTURAL CHEMICALS USED AT MOUNTAIN HOUSE

2, 4-DB	FC Herbicide Activator	Pounce
2,3-D Amine 4	FC Neutralizer	Paraquat
2,4-D Amine	Furadan	Prism
41-A	Furadan 4F	Progress
Accent	Garlon 3A	Pursuit W DG
Alochlor	Cramozene Extra Herbicide	Pyramin FL
Aluminum Phosphide	Herbicide 273	Sevin
Anthraquinone	Herbicide Activator	Strychnine
Auxigro	Lannate 90SP Insecticide	Systox
Bayleton 50% Dry Flowable	Lorsban 4E	Tough
Betamix	MCPA, Dimethyla	Toxaphene
Comite	Metasystox-R	Transline
Diazinon	Methyl Parathion	Trifluralin 10G
Dicamba	Methomyl	Trilin 10G
Direx 4L	NB 8-8-2	Velpar L Herbicide
Di-Syston	No Foam B	Warrior
Dusting Sulfur	Nortron SC	Weedestray
Epbest	Nutra Wet	Zinc Phosphide
FC Foliar Pride	Orthene	

Sources: Condor Earth Technologies, Inc., 2001, *Neighborhood E, Environmental Site Assessment Report, Mountain House, California* and *Neighborhood G, Environmental Site Assessment Report, Mountain House, California,* and San Joaquin County, 1994, *Mountain House Master Plan FEIR*.

Site Contamination Analysis

Potential contamination issues and contaminant exposure levels associated with historical agricultural land use practices at Neighborhoods I and J were evaluated in the Limited Phase II ESA reports for the neighborhoods.

Agricultural chemical contamination levels at Neighborhoods I and J were analyzed by soil sampling and laboratory analysis. The soils samples were analyzed for organochlorine pesticides and chlorinated herbicides. These substances are generally referred to as persistent organic pollutants (POPs), many of which have been banned. POPs are absorbed into water, air and soil. They are taken in and stored in the tissues of fish and animals, and eventually make their way to the top of the food chain. A number of POPs have been linked to birth defects and cancer in animals.

Soil samples were taken at each of the respective sites and analyzed for organochlorine pesticides and chlorinated herbicides.

Laboratory results for Neighborhood I and J indicate that no organochlorine pesticides or chlorinated herbicides were detected in soil samples collected from the sites. As no pesticides or herbicides were detected, there were no chemicals of potential concern identified. For this reason, a human health risk assessment was not conducted for these neighborhoods.

Electromagnetic Fields

Electromagnetic fields (EMFs) are invisible energy fields composed of electric and magnetic fields that are generated by electrical devices. EMFs are emitted by everything that uses and/or conducts electricity, including power lines, electrical wiring, computers, television, hair dryers, and household appliances. While electrical fields are weakened by materials that conduct electricity (including trees, buildings, soil, and human skin), magnetic fields pass through most materials and are therefore difficult to shield. Both electric and magnetic fields decrease as the distance from the source increases (California Department of Health Services, 1999).

Different forms of EMFs are produced by a variety of sources and may be differentiated based on their strength (frequency) and the ability of a particular EMF to cause ionization, a process that can produce molecular changes that can lead to damage in biological tissue and can potentially cause cancer. In the United States, electric energy facilities generate EMFs at a frequency of 60 hertz (Hz). Electromagnetic radiation ranging from 1 Hz to 300 Hz is considered to be extremely low frequency and nonionizing (OSHA, 2004).

Over the last 20 years, public concerns over the potential effects of EMFs on human health have resulted in several epidemiological, laboratory, and clinical studies. Some studies have suggested that there may be an association between electromagnetic fields and childhood leukemia. However, studies have not concluded that there is such a connection. At present, studies do not provide strong evidence for an association between EMF exposure and adult cancer or other forms of cancer in children (EMF RAPID, 2002).

In 1989 and 1993, the California Department of Education enacted requirements for setbacks from electrical transmission lines between new schools and the edge of the transmission easement (EHIB, 2004). These requirements were not based on specific health effects, but on the rationale that EMF radiation is reduced with increased distance from the source. There are no state or federal regulations that establish setbacks for other land uses. The setbacks required by the Department of Education for new schools are as follows:

- 100 feet from 50 to 133 kV lines;
- 150 feet from 220 to 230 kV lines; and

- 350 feet from 500 to 550 kV lines.

Despite the lack of state and federal regulations regarding setbacks from other land uses, the Master Plan (Section 6.3, page 194) designates the following setbacks for residential land uses from the edge of the Rio Oso-Tesla powerline easement located east of Neighborhoods I and J:

- 25 feet for residential dwelling units;
- 10 feet for non-residential structures; and
- no setback for parking and storage areas.

Significant Impacts Identified in 1994 MEIR

The 1994 MEIR identified significant and potentially significant public health and safety impacts of the Master Plan related to the following:

1) Public and environmental health may be affected by potential historic pesticide and/or herbicide residues in the environment, as well as by future pesticide and/or herbicide applications off-site.
2) Potential health impacts may result from public exposure to PCBs associated with transformers or electromagnetic fields associated with overhead electrical lines.
3) Asbestos, if present in existing farm structures, could cause adverse health impacts to workers during renovation and/or demolition.
4) Materials disposed of at the small household landfill on the site may have affected soil and groundwater quality.
5) Open water bodies within the project site could provide active breeding sites for mosquitoes, potentially causing an environmental nuisance condition and disease transmission.
6) The development of the project may increase the potential for public exposure to explosives, fire, or the release of materials during railway accidents on the railway line crossing the northern portion of the project site.
7) Increased development along the natural gas pipelines traversing the site could increase the risk of pipeline rupture and fire or explosion which could result in death and injury or property damage.
8) Improperly abandoned wells, wells without appropriate sanitary seals, and agricultural canals may act as conduits for agricultural chemical migration, potentially affecting surface and groundwater quality, or may represent a safety hazard.

Findings Related to Significant Impacts Identified in 1994 MEIR

In response to potential hazards associated with residual pesticides and/or herbicides, the Master Plan was changed to require that an ESA report prepared in accordance with ASTM standards be submitted with the submittal of each Tentative Map to assess the presence of any state or federal listed toxic materials (i.e., fuel, pesticide, herbicide, or chemical residue) in the soil. If any residues are found in excess of the allowable amounts, a program of corrective action must be implemented prior to recordation of a Final Map. Corrective actions must be conducted in accordance with the requirements of the County Environmental Health Department and all applicable state agencies. The project applicant has been in compliance with this requirement.

It should be noted that the 1994 MEIR recommended that aerial spraying be restricted within 500 feet of the nearest dwelling along the western site boundary. This component of the 1994 MEIR Mitigation Measure 4.10-1 was found unnecessary due to the setbacks of residences from the western site boundary.

The following measures were adopted into the Master Plan to address potential health impacts associated with public exposure to PCBs: (1) prior to each development permit submittal, the developer is required to request that PCB-containing electrical transformers be replaced with non-PCB-containing equipment and that any identified spill areas be evaluated for cleanup, and (2) the developer shall prepare an annual information packet that includes a summary of major studies regarding electric and magnetic field effects and a list of reference studies. PCB-containing electrical transformers have not been discovered at the project site. Verification by PG&E that all transformers are not PCB-containing is a condition of approval. If PCB-containing material is found, mitigation in the form of proper disposal will be necessary. These will be replaced with non PCB-containing transformers. An information packet that includes a summary of major studies regarding electric and magnetic field effects and a list of reference studies is a condition of approval.

The 1994 MEIR also recommended that any metal structures or objects within and adjacent to transmission line easements be grounded to avoid nuisance induction effects such as shocks. This component of the 1994 MEIR Mitigation Measure 4.10-2 was found not to be feasible in the findings adopted for the 1994 MEIR.

The following implementation measures were adopted into the Master Plan to address potential impacts associated with asbestos-containing building materials in existing structures: (1) all existing structures must be tested for asbestos-containing materials prior to demolition, and if asbestos is present, a licensed asbestos abatement contractor shall perform demolition; and (2) a demolition permit shall be required prior to any proposed building demolition. Existing structures within Neighborhoods I and J were not assessed for lead or asbestos

during the Phase I ESA reports for these neighborhoods, but will need to be tested prior to demolition as a condition of approval.

With respect to the household landfill located in the center of Mountain House, the 1994 MEIR recommended that the developer be required either to (1) conduct soil and groundwater sampling in and within 500 feet of the household landfill, or (2) conduct a health risk assessment to determine whether an engineered cap would effectively mitigate environmental and public health impacts associated with the landfill. This landfill was located outside of the Neighborhoods I and J area and therefore this mitigation does not apply to this Initial Study.

The 1994 MEIR recommended that general criteria, standards and maintenance schedules for mosquito abatement be developed in consultation with the Mosquito Abatement District and be incorporated into maintenance requirements for the project. The creation of a project-specific operations and maintenance program that describes mosquito abatement and other maintenance activities that would be necessary for the continued effectiveness of the basins is a condition of approval.

The 1994 MEIR recommended that potential hazards associated with public exposure to explosives, fire, or the release of materials during railway accidents be addressed through increased emergency response, prevention and preparedness. Implementation measures adopted into the Master Plan include (1) the establishment of buffer zones between structures proposed in areas adjacent to railroads and track rights-of-ways, (2) the requirement that businesses and public institutions located adjacent to railway buffer zones maintain emergency contingency and evacuation plans, and (3) the requirement that the Incident Action Plan for the project include a component on emergency response to railway accidents and release of hazardous materials. Railway buffer zones were established. An Emergency Operations Plan (EOP) has been prepared and was approved by the MHCSD in 1998.

The 1994 MEIR recommended that potential contamination of surface and ground water by improperly abandoned wells, wells without sanitary seals, and agricultural canals be addressed by requiring that (1) site assessments include an investigation of the location and condition of currently used and abandoned water wells, and (2) on-site agricultural canals and ditches be properly fenced and screened by the developer as required by the Byron Bethany Irrigation District (BBID) to eliminate site hazards. Site assessments performed for Neighborhoods I and J include the location and condition of currently used and abandoned water wells. Existing on-site agricultural canals will be removed prior to development. Thus, fencing of agricultural canals is not necessary.

Discussion Regarding Specific Plan II

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

During project construction, minor amounts of hazardous materials would be transported through the project area. Construction activities typically involve the use of potentially toxic substances, such as paints, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid the potential health and safety risks associated with hazardous materials. Furthermore, a Stormwater Pollution Prevention Plan (SWPPP) is required of the applicant to obtain coverage under the Phase I NPDES and will outline methods to protect against the accidental release of construction-related chemicals into site runoff. After project construction, minor amounts of hazardous materials would be used in residences and for maintenance of golf course and park areas; the latter would be subject to federal, State, and local laws and requirements. No additional mitigation measures are necessary.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Agri-Chemicals. The project area has been in agricultural production since the early 1900s. The potential contaminant level and associated human health risks associated with the use of agri-chemicals in Neighborhoods I and J were assessed in the Limited Phase II ESA reports for these neighborhoods. Laboratory analysis performed for Neighborhoods I and J did not indicate the presence of chemicals of potential concern in soil samples from these neighborhoods.

Storage Tanks/Soil Contamination in Neighborhoods I and J. Several diesel-containing aboveground storage tanks (ASTs) were observed in Neighborhood I. In addition, there is a 20-gallon gas or diesel fuel tank for equipment outside the southeastern building in Neighborhood J. Under the ASTM standard, the ASTs represent a "recognized environmental condition." Leakage from the ASTs could potentially result in the introduction of petroleum hydrocarbons to site soils and the subsequent introduction of petroleum hydrocarbons to local groundwater. Petroleum hydrocarbons are considered to be hazardous materials and care should be taken to prevent such substances from contacting soils and groundwater.

During the site reconnaissance for Neighborhood I, Condor observed stained soil in the graveled area south of one of the well houses and at the northwest corner of the westernmost barn (APN 209-030-03). The soil in these two areas was not tested during the Limited Phase II ESA report for this neighborhood. The possibility exists for soil and/or groundwater contamination from petroleum

products. Additionally, possible hazardous residuals could be present beneath the solid waste piles on the eastern portion of APN 209-030-23, on the eastern portion of APN 209-030-12, and/or beneath the debris and solid waste pile on APN 209-030-03.

Existing ASTs in Neighborhood I would be removed prior to development of this neighborhood. All diesel-containing ASTs would be abandoned in accordance with local and State requirements. Upon removal of the ASTs, soil samples would be collected from beneath the ASTs to ensure that these soils are clean in accordance with the Condor recommendations. It if is determined that soils beneath the tank(s) are contaminated, all potentially contaminated soil would be contained. Containment would be accomplished by excavating a relatively small area at the location of the AST. Excavation of all potentially contaminated soil would eliminate the "recognized environmental condition" associated with the ASTs. The soil would be properly disposed of in accordance with all state and federal regulations for petroleum-contaminated soil disposal.

Stained soil at the two locations in Neighborhood I (APN 209-030-03) would be tested prior to the issuance of grading permits to ensure soil and/or groundwater has not been contaminated by petroleum products. Soil testing would also be conducted beneath the debris and solid waste piles on the eastern portion of APN 209-030-23, in the eastern portion of APN 209-030-12, and on APN 209-030-03. If it is determined that these soils are contaminated, all potentially contaminated soil would be contained prior to the issuance of grading permits. Containment would be accomplished by excavating potentially contaminated soil and properly disposing of the soil in accordance with all state and federal regulations.

Fuel-Related Pipelines. All but one of the six existing fuel-related pipelines that traverse the Specific Plan II area would remain in their existing alignments. The 6- and 8-inch diameter PG&E gas pipeline that runs northwest through Neighborhoods I and J would be rerouted to follow future MHCSD arterial roadway alignments (Precision Planning, 2004). All development would conform to state and local regulations for proximity to gas and petroleum lines.

All school facilities in Mountain House are sited to conform to school regulations and setbacks for safety with respect to fuel-related pipelines (SWA Group, 2004). A buffer zone of 1,500 feet from natural gas pipelines is required for all new schools. No schools are proposed for Neighborhoods I and J.

The Master Plan requires that a Pipeline Safety Plan be incorporated into the Incident Action Plan for the Mountain House community as a condition of approval.

Asbestos and Lead in Structures. It is likely that the existing pre-1970s structures within Neighborhoods I and J contain potentially hazardous materials such as lead-based paint and/or asbestos-containing building materials. The

demolition of the structures during project development could release potentially hazardous materials into the environment through air, water, or soil and may pose a human health and environmental risk.

As required under the Master Plan, the applicant would test all existing structures in the project area for lead-based paint and asbestos-containing building materials prior to demolition. If it is found that painted surfaces contain lead-based paint and/or the structures contain asbestos materials, the applicant would prepare a Demolition Plan for the safe demolition of all site structures. The Demolition Plan would address both on- and off-site chemical and physical hazards. Prior to demolition, the applicant will remove all hazardous building materials, such as peeling, chipping, and friable lead-based paint and asbestos-containing building materials, in accordance with all applicable guidelines, laws, and ordinances. No additional mitigation measures are necessary.

Master Plan Provisions. Issues regarding the accidental release or upset of hazardous materials were addressed in the following Master Plan sections: 6.5 (Implementation Measures [a] and [b]) (Emergency Preparedness); 6.7 (Implementation Measure [e]) (Waste Management); 6.8.4 (Implementation Measure [b]) (Other Potential Hazards); and 6.10 (Implementation Measures [a] and [b]) (Asbestos).

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

School siting criteria with respect to hazardous materials were discussed in Master Plan Section 5.1.4 (Implementation Measures [a] and [b]) (School Siting Criteria). With implementation of these measures, no impacts associated with hazardous materials within one-quarter mile of proposed schools would occur. No schools are proposed in Neighborhoods I and J and no mitigation measures are necessary.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The environmental database review indicates that no portion of Neighborhoods I and J are considered to be hazardous sites. No impact would occur. No mitigation measures are necessary.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within the boundaries of an airport land use plan. The nearest airport is the Byron Airport, located approximately 5 miles northwest of the project site. The Byron Airport does not pose health risks to future residents of the Neighborhoods I and J area. Therefore, no safety impact would occur, and no mitigation measures are necessary.

f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No private airstrips are located within or near the Neighborhoods I and J area. No safety impact related to private airstrips would occur. No mitigation measures are necessary.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed project would not interfere with an emergency response plan or emergency evacuation plan. An Incident Action Plan for the Mountain House community has been prepared. No additional mitigation measures are necessary.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Neighborhoods I and J are not located in an area that is associated with wildland fires. No impact from wildland fires would occur. No mitigation measures are necessary.

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