

CHAPTER SIX: PUBLIC HEALTH AND SAFETY

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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 SP II.

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

6.2 POLICE PROTECTION

Master Plan Summary

The Master Plan addresses the safety and security of the community and the protection of property through aggressive law enforcement, community education, and the solicitation of community involvement. The standard for police protection shall be provided at a level of 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 Sheriff's Office under a contract with the MHCSO. The contract terms will comply with County requirements and the standards of the Sheriff Protection Plan required by the Master Plan and prepared by the MHCSO. Each Specific Plan will address any special security issues unique to its area, unless adequately addressed in the *Parks, Recreation and Leisure Plan*.

Plan Description

It is assumed that a permanent law enforcement substation, as required by the Master Plan, may be constructed as part of the future MHCSO Administrative Building in the Town Center, or at another location as determined by the MHCSO, subject to the provisions of the MHCSO Police Protection Plan and Services Agreement.

SP II Implementation Measures

1. **Provision of Police Protection.** The MHCSO shall provide police protection services for the Community pursuant to the provisions of the Community Approvals, MHCSO's Police Protection Plan and applicable provisions of any Services Agreement.
2. **Police Sub Station Facility.** If needed, the MHCSO may provide a police sub station facility per the requirements and provisions of the Community Approvals, MHCSO Police Protection Plan and any applicable Services Agreement. The specific timing, location, and design parameters will be determined by the MHCSO.
3. **Emergency Communications.** Local emergency dispatching shall be coordinated by the MHCSO pursuant to the provisions of the MHCSO Emergency Preparedness Plan.

6.3 FIRE PROTECTION

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 MHCSD 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 Fire Protection Provider under a contract with the MHCSD in compliance with County General Plan requirements and the standards of the Fire Protection Plan required by the Master Plan and prepared by the MHCSD. 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. Station locations will be determined in accordance with the Fire Protection Plan, prior to the approval of each Tentative Map. Public Lands will be made available for the stations.

Plan Description

Fire protection will be provided by the Fire Protection Provider under a contract with the MHCSD. The contract complies with County requirements and the standards of the Fire Protection Plan required by the Master Plan and prepared by the MHCSD.

Per requirements of the MHCSD, the Master Plan, and future Conditions of Approval for the SPII Tentative Maps, Trimark will be funding and possibly constructing on behalf of the MHCSD, the second permanent fire station and equipment, as part of the implementation of Specific Plan II. The MHCSD and the Fire Protection Provider will jointly determine the best location for the fire station, which is generally envisioned to be located north of Byron Road near the intersection of future Mountain House Parkway and Central Parkway. The second fire station will be constructed at a time determined by the MHCSD to fulfill the Master Plan requirements, as well as the MHCSD's Fire Protection Plan requirements.

SPII provides adequate public land for a fire station, as required by the Master Plan (see land zoned for public facilities in Figure 3.2: SPII Zoning and Table 3.1: SPII Land Use Summary).

SPII Implementation Measures

1. **Provision of Fire Station.** One permanent fire station shall be provided by the MHCSD as part of the implementation of Specific Plan II. The Fire Station shall be provided by the MHCSD in accordance with the provisions of the Community Facilities Fee Ordinance, and the service standards of the MHCSD's Fire Protection Plan. The specific location, timing and operational requirements shall be determined by the MHCSD pursuant to the MHCSD's Fire Protection Plan. The fire station location will be determined prior to the approval of Tentative Maps.
2. **Emergency Dispatching.** Local emergency dispatching shall be coordinated by the MHCSD pursuant to the provisions of the MHCSD Emergency Preparedness Plan.

6.4 MEDICAL EMERGENCY AND AMBULANCE

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 be naturally drawn to 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.

Plan Description

Ambulance services is provided by San Joaquin County through contracts with service agencies. The San Joaquin County Sheriff Department is currently providing police services via an agreement with MHCSD. All other public services will be provided through the MHCSD. See Section 6.2: Police Protection for further discussion of law enforcement.

SPII Implementation Measures

1. **Provision of Emergency Medical Services. Medical emergency and ambulance services and facilities shall conform to the requirements of the MHCSD Emergency Preparedness Plan and Fire Protection Plan.**
2. **Additional Service Vehicle Equipment. MHCSD service vehicles, as specified by the MHCSD, shall conform to the requirements of the MHCSD Emergency Preparedness Plan and Fire Protection Plan, as applicable.**

6.5 EMERGENCY PREPAREDNESS

Master Plan Summary

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.

Specific Plans are to establish buffer zones between structures proposed in areas adjacent to railroads and the track right-of-way to reduce potential public safety impacts from railway accidents. The Specific Plan for Neighborhood J will include safety criteria for determining buffer zone widths north of Byron Road where residential uses are proposed.

Plan Description

Figure 4.7: Railroad/Bryon Road Sections illustrates the proposed setback condition for residential uses adjacent to the Bryon Road corridor.

On the north side within Neighborhood J, the setback includes a fence or wall at the railroad property line, a 50-foot buffer with berm and planting, and a fence or hedge with residential units beyond. Because of the grade relationships in this area, the residential lots will be approximately six feet below the elevation of Byron Road and the Union Pacific Railroad tracks. Therefore, the berm will be approximately eight feet high relative to the rear yard elevation, making the top of the berm approximately 2 feet higher than the train tracks and Byron Road. Within the buffer area and generally on the south side of the berm will be a six foot wide trail connecting under Central Parkway to the North Community Park.

On the south side, the lots will be located adjacent to the Bryon Road right-of-way line and will generally be three to five feet above the elevation of Byron Road and the Union Pacific Railroad tracks. The face of curb will be situated approximately 22 feet from the roadway right-of-way. A sound wall at the right-of-way line will separate the residential lots in Neighborhood H from the Bryon Road corridor. The height of this wall will be the minimum required for noise mitigation.

SPII Implementation Measures

1. **Requirements for Businesses along Railroads.** The MHCS D will implement and maintain, as part of the MHCS D Emergency Preparedness Plan, emergency contingency and evacuation plans for all businesses located directly adjacent to the Union Pacific Railroad right of way.
2. **Buffer Zones along Railroads.** Figure 4.7: Railroad/Bryon Road Sections depicts a standard railroad edge grading and landscape treatment to be used along the north side of the Union Pacific Railroad line when this line is directly adjacent to residential land uses. This detail shall be implemented as part of the applicable subdivision and improvement plans associated with any implementing residential project adjacent to the railroad corridor.

6.6 ANIMAL CONTROL

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 MHCS D-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.

Plan Description

When demand requires, the MHCS D will provide animal control services at a location within Mountain House, as required by the Master Plan.

SPII Implementation Measures

1. **Animal Control Provision.** The MHCS D shall be responsible for coordinating the provision of animal control services for the Community. This service shall be capable of accommodating normal domestic animals as well as the occasional wild animal problem. It may consist of an expansion of existing County facilities, until demand requires an on-site facility within Mountain House.

6.7 WASTE MANAGEMENT

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.

An on-site materials recovery facility will be provided, if required, when the current Tracy Materials and Recovery Transfer Station reaches “full operating capacity”. The site reserved for the materials recovery facility will be available in the interim for on-site composting of green waste and re-use within the community. 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 is mandated in order to reduce waste volumes. Waste collection 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.

Plan Description

The MHCS D is providing, through contract, all waste management services for the community. The MHCS D has already implemented several programs for waste management collection, recycling and disposal including a Solid Waste Ordinance and Service Provider Permit. In accordance with the MHCS D service requirements, Trimark will make available for the MHCS D, at the MHCS D’s discretion, sufficient land for waste transfer and composting functions within the overall 50-acre public site within the Old River Industrial Park area.

SPII Implementation Measures

1. **Waste Management Service from MHCS D.** All implementing projects shall comply with the applicable provisions of the MHCS D Waste Management Ordinance and Standards.
2. **Materials Recovery Facility Site.** An adequate site shall be reserved, currently estimated to be 10 acres, within the 50-acre site designated for Public uses on the north side of Bethany Road for a materials recovery facility. If the Tracy Materials Recovery and Transfer Facility has reached full operating capacity, this site shall be developed. If the current transfer facility site is expanded so that the Mountain House site is not needed to accommodate the present or future waste transfer demands of the entire community, this property shall be made available for other public uses.

3. **On-Site Transfer Facility Land Area.** The size of land(s) to be allocated for the on-site transfer station, recycling, and composting center(s) shall be determined on the basis of the actual waste generation rates and projected recycling rates to meet State-mandated reductions in solid waste disposal.
4. **Provisions for Recycling.** Areas for recycling containers or adequate provisions to ensure on-site recycling opportunities shall be incorporated into each appropriate Tentative Map.
5. **Recyclable Construction Waste.** Recyclable construction waste, such as wood and metal, shall be separated and arrangements shall be made with the MHCS D for collection. Recycling of construction wastes shall be made part of the construction specifications for contractors.
6. **Community Composting.** An area within the materials recovery facility site (one-acre minimum area) shall be set aside and made available for community recycling of green waste. An on-site chipper and front end loader will process green waste for re-use within the project site.

6.8 POTENTIAL SITE HAZARDS

6.8.1 Fuel Lines and Pipelines

Master Plan Summary

The Master Plan identifies several underground fuel, oil, and natural gas pipelines including:

- a) A PG&E owned 6 and 8-inch diameter natural gas pipeline (Line #176), which runs northwest to southeast, crosses Byron Road and Mountain House Parkway, and is being proposed for relocation along Byron Road and Central 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 6-inch diameter petroleum products pipeline located along the Byron Road right-of-way,
- e) A Chevron owned 18-inch diameter crude oil pipeline located adjacent and parallel to the existing 26-inch diameter PG&E natural gas pipeline,
- f) A Kinder Morgan owned 12-inch diameter crude oil pipeline located within the Union Pacific Railroad right-of-way.

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 MHCS D 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.

Plan Description

Six active and two abandoned fuel-related pipelines exist within the boundaries of Specific Plan II (see Figure 6.1: Potential Site Hazards). The active pipelines consist of three petroleum product pipelines and three PG&E natural gas pipelines.

The three active petroleum pipelines include:

- Two within the Byron Road and Union Pacific Railroad corridor (one owned by Chevron/Texaco and one owned by Kinder Morgan) and
- One Chevron/Texaco-owned pipeline that runs northwest through the southwest corner of Neighborhood C, near the future intersection of Great Valley Parkway (formerly Marina Boulevard) and Grant Line Road.

The three active natural gas pipelines are owned by PG&E and include:

- A distribution gas line that runs northwest through Neighborhoods H, I and J, and
- A pair of transmission gas lines that parallel the Chevron/Texaco pipeline through the southwest corner of Neighborhood C, near the future intersection of Great Valley Parkway (formerly Marina Boulevard) and Grant Line Road.

The two abandoned petroleum product pipelines consist of:

- An abandoned and partially removed Shell petroleum products pipeline that transects Neighborhoods C, D, and B from northwest to southeast and is roughly parallel to and approximately 4,000 feet to the northeast of the southern active Chevron/Texaco pipeline, and
- An abandoned petroleum product pipeline that was owned by Chevron and was removed from the south side of Byron Road.

Except for the PG&E gas distribution line, all active pipelines located north of Specific Plan I are anticipated to remain in their existing alignments. No development is being proposed directly adjacent to the Byron/UP corridor pipelines.

The existing PG&E gas distribution line will be rerouted to follow future MHCSA arterial roadway alignments as development in the pipeline area occurs per the Facilities Agreement between the MHCSA and PG&E, and no transmission pressure gas lines will exist in the community north of Grant Line Road. The subdivision and development of Neighborhood C will have to conform to State and Local safety regulations for proximity to the Chevron/Texaco and PG&E gas and petroleum lines to the south, and Specific Plan II locates the Neighborhood C School outside the State mandated setback for this facility. It is anticipated that potential additional environmental precautions may be disclosed as part of the County's environmental review process for Specific Plan II.

As discussed in Chapter Five, the California Department of Education has increased the requirement for setbacks between school sites and pipelines to 1,500 feet. Specific Plan II locates the 16-acre Neighborhood H school property at least 1,500 feet from the Chevron pipeline located adjacent to Byron Highway. The joint use area within the Neighborhood Park is located within the 1,500-foot setback.

For more detailed information about pipelines, refer to the Emergency Pipelines Safety Plan, the Pipeline Location Study and Limited Site Assessment.

SPII Implementation Measures

1. **Pre-Construction Safeguards.** Prior to any construction, appropriate plans, operating procedures and safeguards shall be undertaken to ensure safety in the area of fuel lines and pipelines, consistent with the MHCSD Emergency Preparedness Plan (see Emergency Pipelines Safety Plan).
2. **Site Assessments.** For areas located within 500 feet of any fuel pipeline, a preliminary site assessment shall be prepared prior to submittal of a Tentative Map by a qualified professional in compliance with the requirements of the County Environmental Health Department. If contamination is identified, an investigation and remediation shall be undertaken in accordance with the applicable requirements of the County and the Regional Water Quality Control Board.
3. **Review by Owners.** Prior to the approval of any Tentative Map located within 500 feet of any fuel pipeline, development plans shall be submitted for the coordination with the owners of the pipelines (see Emergency Pipelines Safety Plan).

6.8.2 Livestock Waste Management

Master Plan Summary

To protect the environment and the public from exposure to water contamination by dairy waste, the Master Plan states that physical contact to dairy 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.

Plan Description

The Master Plan requirements related to livestock waste management will be implemented by SPII through the implementation measures listed below.

SPII Implementation Measures

1. **County Livestock Facility Regulation.** The County Environmental Health Department shall work with the Regional Water Quality Control Board to enforce applicable regulations which mandate Dairy operations to contain all operational and flood flows on-site.
2. **Livestock Drainage Nuisance Restriction.** No direct drainage connection shall be made which allows nuisance runoff from existing Dairy's to enter into the MHCSD's public storm drainage system.

MOUNTAIN HOUSE SPECIFIC PLAN II

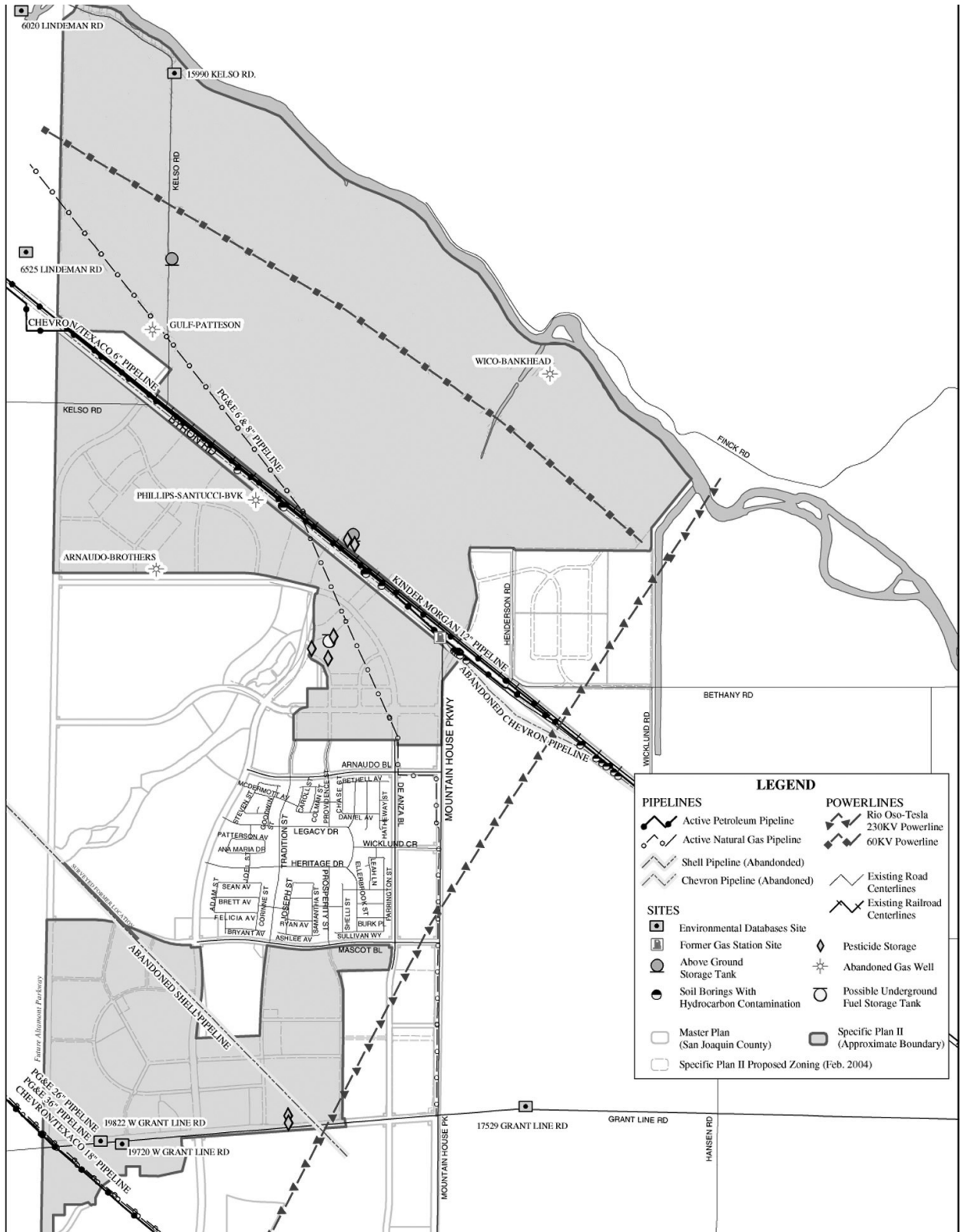


FIGURE 6.1 – POTENTIAL SITE HAZARDS

6.8.3 Soils, Geologic and Seismic Hazards

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*.

Plan Description

Potential hazards associated with soils, geologic and seismic hazards will be analyzed and addressed as part of implementing Tentative Map process.

SPII Implementation Measures

1. **MHCS D Earthquake Preparedness**. All implementing projects shall comply with the applicable provisions of the MHCS D Emergency Preparedness Plan.
2. **Tentative Maps**. All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, Chapter 9-905: General Provisions (Subdivision Regulations) and 9-905.11: Geotechnical Reports.

6.8.4 Other Potential Hazards

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.

Plan Description

Figure 6.1: Potential Site Hazards identifies information for the SPII Plan Area, including the location of storage tanks, soil borings, and abandoned facilities.

SPII Implementation Measures

1. **Mapping of Abandoned Gas Wells**. With the submittal of a Tentative Map, other than a "Preliminary" Map, the applicant shall include a map showing

the approximate location of abandoned gas exploration wells or other previously recorded sources of hazardous substances on and within 500 feet of the project area, and a report on a field and records inspection so that the County can determine if the County's procedures for well abandonment and remediation have been followed. Corrective actions, such as well abandonment and soil remediation, if required, must be completed prior to recordation of a Final Map or the issuance of a building permit for the affected area, whichever occurs first.

2. **Site Searches/Assessments.** With the submittal of Tentative Map, other than a "Preliminary" Map, the applicant shall submit a Site Assessment prepared in accordance with ASTM Standards to assess the presence 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. A component of the required site assessment shall be an investigation of the location and condition of currently used and abandoned water wells. Wells shall be retrofitted or properly abandoned prior to construction. If any residues are found in excess of the allowable amounts, then a program of corrective action will be undertaken and implemented prior to recordation of the Final Map. Corrective actions shall be conducted in accordance with the requirements of the County Environmental Health Department and the applicable State Agency (Regional Water Quality Control Board, California Dept. of Toxic Substances Control).
3. **Canals.** Environmental assessments of Tentative Map applications shall include an evaluation of the safety considerations of open canals within a half mile of the map area. Means shall be taken to reduce the attractive nuisance such canals may pose through fencing, signage, restriction of access from the tentative map area or other means.

6.9 ELECTRIC AND MAGNETIC FIELDS

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 (see siting criteria in Chapter Five: Education, Child Care and Library Services).

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

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

The 60-kV Weber-Herdlyn line will be relocated to an alignment that parallels the Mococo Railroad line. The proposed realignment will be shown in the first residential Specific Plan north of Byron Road. The alignment will be located as far as possible from any residential land uses and will be relocated prior to the issuance of any residential building permits north of Byron Road.

Additional setbacks for residential uses will be established if future research indicates that such setbacks are necessary to ensure the public health and safety. Each Specific Plan adjacent to the Rio Oso-Tesla easement that contains residential development (i.e., Neighborhoods A, B and D) will include an analysis of potential EMF hazards for residential uses using the best available information. If indicated, appropriate setbacks from the powerline easement will be established for these neighborhoods at the Specific Plan stage.

Plan Description

The PG&E Rio Oso overhead electrical transmission line runs through a small portion of the SPlI Area within Neighborhood D. The Weber-Herdlyn 60 kV electric power transmission line runs northwest to southeast through the area north of Byron Road parallel to Old River, and is under consideration for relocation along Byron Road.

As of the writing of this document, no specific EMF-related setback requirements have been established by any Local, State or Federal Agency. Therefore, no specific setback between residential and the PG&E facility is proposed. However, as these neighborhoods are subdivided, future studies and requirements could be established which may dictate the requirement for setbacks at that time.

Figure 6.1: Potential Site Hazards identifies the location of transmission line easements in the SPlI Plan Area. Figure 8.1: SPlI Electrical System illustrates the proposed electrical backbone system for the SPlI Area.

SPlI Implementation Measures

- 1. School Facility EMF Requirements. School sites shall be located an adequate distance from transmission lines 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.**
- 2. Implementation of EMF Standards. The California Department of Education is currently the only responsible state regulatory agency which has adopted EMF Standards. No EMF regulations for standards will be applied to any land use other than schools until such time as official regulations or standards have been established. In the future, if the California Department of Health Services or other responsible state or federal regulatory agencies should adopt EMF standards, such standards shall be incorporated into development plans for the community. Such standards may include required residential building setbacks for living quarters (excluding storage buildings and garages) and may or may not result in fewer units in affected neighborhoods.**
- 3. Public Information. On an annual basis, public information material shall be compiled by the MHCS D on the potential health problems**

caused by exposure to EMF's from all sources, including overhead transmission lines. The public information packet shall be provided to residents or occupants of structures located adjacent to existing or proposed transmission line easements located within the Mountain House community.

4. **Possible PCB Contamination.** 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.
5. **Relocation of Weber-Herdlyn Line.** The 60-kV Weber-Herdlyn line shall either be abandoned, or relocated to an alignment that runs and between the Byron Road and Union Pacific Railroad line rights of way. The line may be relocated in phases. The line must be relocated when proposed residential development encroaches within 50 feet.

6.10 ASBESTOS

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.

SPII Implementation Measures

1. **Asbestos Screening.** 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 from SJVUAPCD and a demolition permit approved by the Planning Division of the Community Development Department and Environmental Health Department. If asbestos were present, renovation and/or demolition shall be undertaken only by licensed asbestos abatement contractors trained in proper asbestos removal and disposal procedures.
2. **County Demolition Permit.** A demolition permit, to be approved by the County Community Development Department and Environmental Health Department shall be required prior to all proposed building demolition.

6.11 MOSQUITO ABATEMENT

Master Plan Summary

The Master Plan provides mosquito abatement measures for all potential breeding areas within the Mountain House Creek corridor. The Creek corridor and other 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.

SPII Implementation Measures

1. **MHCSD Mosquito Abatement Requirements.** 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 MHCSD in coordination with the San Joaquin County Mosquito Abatement District.

6.12 PHASING AND COSTS

Master Plan Summary

Police and Fire

A temporary fire facility will be provided prior to the construction of permanent facilities. It is anticipated that the first fire station will be built when there are approximately 1,800 homes in the community and will be expanded when there are 4,200 homes and three neighborhoods developed. The first phase of the second station will be needed when there are approximately 9,400 homes in Mountain House; the facility will be expanded when 12,000 units have been built.

It is anticipated that the decision regarding whether to establish an on-site police substation will be made by the police services provider and the MHCSD when the community's population reaches approximately 7,500. The final decision will rest with the Sheriff's department based on the department's success in meeting urban levels of service without an on-site station, consistent with any contract for police service and consistent with standards for service in comparable communities within San Joaquin County and the General Plan.

Fire protection and police vehicles will be purchased on an as-needed basis throughout development of the community, starting in the first few years. Cost estimates assume that sites for fire stations and the police substation will be dedicated. A detailed facility cost and phasing plan is provided in the Public Financing Plan (PFP).

Animal Control

Initially, animal control will be provided by the County on a contract basis, and current County facilities will be used. However, as the community grows, an on-site animal control facility may be required; a \$300,000 facility is expected to be built when approximately two-thirds of the Master Plan land uses have been developed. The community will be expected to provide or pay the cost of any needed facilities.

Plan Description

The Master Plan requirements related to phasing and costs will be implemented by SPII through the implementation measures listed below.

SPII Implementation Measures

1. **Phasing and Costs.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCSD and Trimark Communities, Master Plan Development

**Agreement between San Joaquin County and the Master Developer,
MHCSD Capital Improvement Program, and applicable development
fee Ordinances.**