

CHAPTER SIX
PUBLIC HEALTH AND SAFETY

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CHAPTER SIX: PUBLIC HEALTH AND SAFETY

6.1 INTRODUCTION

The purpose of this chapter is to lay out the structure for the provision of public health and safety services at project completion, regardless of the initial service provider. Chapter Sixteen: Public Service Provisions, provides additional provisions on public services.

6.2 POLICE PROTECTION

An urban level of police service consistent with standards for comparable communities within San Joaquin County as identified in the Police Protection Plan and consistent with the San Joaquin County General Plan, will be provided in the community at an urban level of development. Such services will initially be provided by contract with the San Joaquin County Sheriff's Department, with supplementary private contracts for certain duties. The current police protection is provided at a rural level of service by the San Joaquin County Sheriff's Department.

Assumptions:

- a) The policies and objectives contained in this chapter are based on the assumption that there will be 5,400 calls for service per year at buildout.

Objective: To provide for the safety and security of the community and the protection of property through aggressive law enforcement, community education, and the solicitation of community involvement.

Policies:

- a) At an urban level of development, the standard for police protection shall be provided at an urban 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 comparable urban communities within San Joaquin County, and any additional needs determined by the community.
- b) Police dispatching shall be located to maximize the ability of police to serve all portions of the community. Dispatching shall be sited where safe and efficient access is available and shall not be located within residential Neighborhoods.

Implementation:

- a) Police Facility. A police facility shall be provided in the community. The police facility may be part of a larger multi-purpose building.
- b) Interim Staffing. Police protection shall at least initially be provided by contract with the County for the San Joaquin County Sheriff's Department.

- c) Description of Police Services. A detailed description of police services shall be prepared as part of the Police Protection Plan and the contract between the MHCS D and the County for the Sheriff's Department, as may be updated from time to time. The contract shall be prepared prior to submittal of the first Development Permit.
- d) Communications. Local police dispatching shall be included within the Mountain House community if found viable by the Sheriff's Department and the MHCS D.
- e) Timing of Arrangements. A proposal for institutional and funding arrangements for providing police services shall be submitted at the time of formation of the MHCS D, as well as phasing of on-site police services, if required.
- f) Special Security Issues. Each Specific Plan shall address any special security issues unique to its area, unless adequately addressed in the Park and Open Space Plan.

6.3 FIRE PROTECTION AND EMERGENCY RESPONSE

The cost of fire safety service depends upon desired response times, quality, and quantity of service, as well as environmental conditions.

The MHCS D will 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 MHCS D in compliance with County General Plan requirements and the standards of the Fire Protection Plan required by the Master Plan and prepared by the MHCS D.

Services will be provided through a combination of interim and permanent facilities, as determined by the Fire Protection Plan, in terms of timing and facility needs. Interim services will be provided from existing fire stations augmented by interim on-site facilities if needed.

The need for the second or third station may be modified based upon provision of fire sprinklers in homes or other technological advances.

Assumptions:

- a) At community buildout, it is estimated that approximately 2,200 responses may be experienced annually. Approximately 80% will be of a medical nature, 10% for hazardous materials, and 10% for fires and other events.

Objective: To provide fire protection and emergency response for the entire community at reasonable cost through quick response times and the reduction of fire risks consistent with the Fire Protection Plan.

Policies:

- a) At an urban level of development, the community shall provide an urban level of fire protection service and emergency response either as a direct provider or by contracting for services at a level consistent with standards for comparable communities in San Joaquin County, the Fire Protection Plan, and the General Plan.
- b) Fire risks shall be reduced as a result of inspections, programs in fire prevention, pre-fire planning, training, and the adoption of objectives and standards for these programs.
- c) Fire fighting capabilities shall be developed suitable for the community's specific needs.
- d) Fire stations shall be strategically located so as to offer fire protection to all portions of the community consistent with standards included in a Fire Protection Plan and the General Plan. Such facilities shall be located adjacent to Arterial roadways to provide for efficient access and site distance. Station locations shall be determined in accordance with the Fire Protection Plan, prior to the approval of each Tentative Map. Public Lands shall be made available for the stations.

FIGURE DELETED

FIGURE 6.1 - FIRE STATION LOCATIONS - DELETED

Implementation:

- a) MHCSD Fire Service. The MHCSD has fire protection powers.
- b) New Fire Stations. Fire stations shall be provided to meet the adopted Fire Protection Plan and the General Plan.
- c) Location of Fire Stations. Fire stations shall be strategically located so as to offer fire protection to all portions of the community to meet the adopted Fire Protection Plan and the General Plan. Station locations shall be determined prior to the approval of each Tentative Map. Public Lands shall be made available for the stations.
- d) Structure Types. The size and types of commercial buildings constructed within Mountain House shall dictate the fire equipment needs. Structures higher than two stories shall require additional specialized equipment, and, if proposed, shall require an evaluation of added needs.
- e) Fire Protection Standards. Any necessary standards for fire protection shall be contained in the MHCSD Fire Protection Plan or agreements and consistent with the General Plan.

Issues addressed in the standards shall include:

- Construction shall meet or exceed the Building Code and the Fire Code. Additional or specialized fire suppression equipment may need to be provided as a condition of construction for those uses not protected by available equipment;
 - Implementation of public education, public safety, and fire prevention through adoption of regulations and policies;
 - Regulations for weed abatement and elimination of potential fire hazards in industrial waste materials; and
 - A hazardous material labeling program and classification system.
- f) Communications. A communications system that provides for coordinating fire and police as well as utilities shall be established.
 - g) Fire Protection Plan. A Fire Protection Plan shall be accepted by the County before submittal of the first Development Permit. (Accepted in 2002)

6.4 MEDICAL SERVICES

Medical services are normally private operations which require a critical population base before private operators will locate within a community. In the early phases of Mountain House development, residents will likely utilize existing facilities and doctors in nearby cities. As the community grows, medical care will develop in response to market demand.

Emergency medical services within the County are currently provided through a combination of fire protection services and private vendors. As noted in the Fire Section, paramedic services shall be included as part of Mountain House's community services. Initially, a private ambulance service shall be used for transport. First response shall be done by the fire department, in cooperation with trained paramedics.

Assumptions:

- a) It is assumed that eighty percent (80%) of the calls, as noted in the Fire Section, will be of a medical nature.
- b) It is anticipated that a full service hospital will want to locate in the community sometime after 50% buildout.
- c) Private medical offices and emergency care centers will be naturally drawn to the community as demand increases.

Objective: To encourage the development of high quality medical services within Mountain House.

Objective: To provide emergency medical service and transport as needed to serve the community.

Policies:

- a) Medical facilities shall be permitted to locate within the community at sites which are easily accessible to residents and workers and which are appropriate for such uses.
- b) Medical offices shall be allowed to locate in business parks, mixed use, and commercial land use areas, except for commercial freeway service areas. Such uses shall be designed and configured to appear as office type uses with adequate parking.
- c) Urgent care centers, hospitals, and other facilities providing emergency medical care shall be permitted in commercial and/or business park areas, except for commercial freeway service areas. Such uses shall be situated on Arterial roadways, preferably along the Mountain House Parkway corridor, 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.

Implementation:

Emergency Medical Preparedness Program. Mountain House shall incorporate into its emergency medical preparedness program the use of paramedics in each of the fire companies with supplemental transport service by a private contractor or as

specified in the Fire Protection Plan. Additional emergency response shall be in accordance with the Emergency Medical Services System Pre Hospital Emergency Medical Care Personnel Act (EMS Act).

6.5 EMERGENCY PREPAREDNESS

Mountain House's long term concept is to have all Public Safety personnel respond in a coordinated manner to all emergencies.

Hazardous materials are addressed in Section 6.8: Potential Site Hazards.

Assumptions:

- a) It is assumed that Mountain House will experience one natural disaster every 10 years.

Objective: To insure that the community is prepared to respond to natural disasters.

Objective: To be prepared to respond to emergencies, including those involving releases of hazardous materials, associated with freight transport along railroads.

Policies:

- a) Safety and protection services shall 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.
- b) Emergency responses shall be provided for the community for the protection of the public.

Implementation:

- a) Emergency Preparedness Plan. An Emergency Preparedness Plan (or Incident Action Plan) shall be prepared as required by the County Office of Emergency Services (OES) or an agreement shall be executed which provides for the preparation of the plan, prior to the first Development Permit. The plan shall provide for routine training programs and drills to be conducted on an annual basis, and shall be maintained by the MHCSD.
- b) Natural Disaster Response. Response shall be by fire staff with backup by OES staff. Earthquake preparedness and flood response training shall be an integral part of the emergency preparedness and response program.
- c) Buffer Zones along Railroads. Specific Plans shall 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 shall include safety criteria for determining buffer zone widths north of Byron Road where residential uses are proposed.

- d) Requirements for Businesses along Railroads. Specific Plans shall contain requirements for businesses and public institutions located adjacent to the railway buffer zones to maintain emergency contingency and evacuation plans in the event of a railway accident.
- e) Railway Accident Component. The emergency preparedness and response plan required by OES shall include a component on emergency response to railway accidents, including those involving releases of hazardous materials. This component shall be consistent with provisions in implementation measures c) and d) above.

6.6 ANIMAL CONTROL

The Mountain House community will require animal control for domestic animals and for wild animal habitat.

Objective: To ensure that all animals are properly controlled and protected.

Policy:

- a) Animal control services shall be provided on-site when demand requires, either through the existing County program or through a MHCSO-operated program.

Implementation:

- a) Interim Staffing. Initial urban services will be provided by the County animal control facility on a contract basis.
- b) Animal Control Facility. 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.
- c) Long Term Facilities. Long term animal control including on-site facilities may be provided directly by the MHCSO if determined feasible.

6.7 WASTE MANAGEMENT

Solid waste generated by the new community will be managed in accordance with the goals of the California Integrated Management Act of 1989, as amended from time to time. The Act calls for a 50% reduction in the solid waste stream going to landfills by the year 2000. This reduction goal can only be achieved through conservation, source reduction, recycling practices, and green waste recycling.

Conformance with the Act is the responsibility of the County Public Work's Solid Waste Division. Mountain House is within the Tracy waste area: within this area the County has contracted with Delta Disposal for residential waste collection.

To meet the requirements of the Act, the County has developed a rural plan for source reduction, recycling, and composting as a means of reducing the waste stream. All solid waste in Mountain House will be taken to the Tracy Materials

Recovery and Transfer Facility located south of the City of Tracy. All recyclables are recovered, and green waste is composted, with remaining waste trucked approximately 45 miles to the Foothill Sanitary Landfill located at the eastern edge of the County, which is estimated to have capacity for the next 40 years.

Although the Transfer Facility has been planned to accommodate projected growth in the south County area (both incorporated and unincorporated areas), it is anticipated that this transfer facility will reach “full operating capacity” by approximately 2010. This will necessitate an expansion of the facility and/or construction of additional transfer facilities. It is proposed that a 10-acre site be reserved in the public land use area of the Old River Industrial Park if expansions to the Tracy facility do not occur. If the site is not required, the area can be designated for other purposes.

The Solid Waste Division has also implemented a program to comply with the law as it relates to the disposal of household hazardous wastes such as paint, oil, solvents and antifreeze. This program is regional in nature and includes the area of Mountain House. This Master Plan does not propose any program in addition to that already provided by the County.

The County Office of Emergency Services must be provided with information on any toxic spills in the community. The Fire Department shall maintain records and locations of toxic materials and maintain close coordination with the County Office of Emergency Services.

Hazardous wastes that may be generated by the water and wastewater treatment plants have not been included in the County’s regional program and require tailored provisions for their disposal. A “Hazardous Materials Management Plan” will be developed for Mountain House to address the unique waste requirements generated from these facilities.

Assumptions:

- a) The amount of waste generated by this project, at build-out, will be reduced by 50% over what would currently be generated, per the requirements of the State’s Integrated Waste Management Act of 1989.
- b) All development within Mountain House shall be consistent with the regional hazardous waste management program as adopted by the County.
- c) A “Hazardous Materials Management Plan” will be adopted prior to approval of a Development Permit for either the water or the wastewater treatment plants.

Objectives:

- a) To provide for adequate waste management, reduce waste volumes to County landfills, and encourage a comprehensive recycling program within Mountain House.

- b) To provide for an on-site materials recovery facility, if required, when the current Tracy Materials and Recovery Transfer Station reaches “full operating capacity”.
- c) To make the site reserved for the materials recovery facility available in the interim for on-site composting of green waste and re-use within the community.
- d) To provide for proper handling and disposal of hazardous materials.
- e) To ensure the safe handling of chemicals and other hazardous materials used at the water and wastewater treatment plants.

Policies:

Residential and Green Waste

- a) Recycling shall be mandated in order to reduce waste volumes.
- 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.

Hazardous Waste

- c) Handling, use and storage of hazardous chemicals shall be carried out in compliance with all applicable safety standards and coordinated with County programs.

Implementation:

- a) 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 in the Old River Industrial Park 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 town, this property shall be made available for other public uses.
- b) 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.
- c) Provisions for Recycling. Areas for recycling containers or adequate provisions to ensure on-site recycling opportunities shall be incorporated into each appropriate Tentative Map.
- d) Recyclable Construction Waste, such as wood and metal, shall be separated and arrangement shall be made with the County, or on-site

recycling services, for collection. Recycling of construction wastes shall be made part of the construction specifications for contractors.

Residential and Green Waste

- e) Curbside Recycling. Mountain House will participate in the curbside recycling program set up by the County. This program will include, but not be limited to curbside collection of:
- Aluminum;
 - Plastic;
 - Glass;
 - Paper, and
 - Green waste.
- f) 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.
- g) Garbage and Recycling Contract. Initially the community will participate in the garbage and recycling contract set up by the County for other unincorporated properties in the Tracy area.

Household Hazardous Waste

- h) Household Hazardous Waste Management. The Mountain House community shall develop an overall recycling program which shall include a household hazardous waste drop-off program. The program shall include the following elements:
- The option of using the Tracy Materials Recovery and Transfer station as a drop-off for all recyclable household hazardous waste such as used oil, oil filters, automotive batteries and used antifreeze; and
 - Compliance with the regional hazardous waste material program. There shall be coordination through a public information program to implement the work performed by the County. Information describing types of hazardous materials and methods of properly disposing of these materials shall be distributed to the public.

Hazardous Materials from Treatment Plants

- i) Hazardous Materials from Treatment Plants. A Hazardous Materials Management Plan shall be developed for submittal with State permits for the water treatment facility and for the wastewater facility. This plan will address the disposal of potentially hazardous chemicals used in the water and the wastewater treatment and reclamation facilities. The management plan shall be based on the State Health and Safety Code Chapter 6.95, Division 20, Section 25500. Included will be chemical inventory sheets of all the chemicals used and/or stored on-site. The information will be provided on forms provided by the County with the intent to identify every potentially

hazardous material used at the plants. The Plan shall also comply with the requirements of the County Office of Emergency Services.

j) Contents of the Hazardous Materials Management Plan. The Plan shall include the following requirements:

- Storage of hazardous chemicals shall be carried out in compliance with all applicable safety regulations and designed in accordance with the Uniform Fire Code.
- A locked storage area shall be designated for each chemical with protection from fire. Incompatible chemicals shall not be stored in the same area.
- The handling of hazardous materials shall only be done by qualified personnel. Authorized personnel shall be required to wear proper safety attire for the type of chemical being handled.
- The appropriate ventilation and respiratory protection shall be provided for the type of chemicals that will be utilized.

6.8 POTENTIAL SITE HAZARDS

6.8.1 Fuel Lines and Pipelines

The natural gas transmission lines which traverse the site transport flammable and explosive material under pressure. To protect the public's health and adjacent properties, the operation and safety of high pressure gas pipelines is regulated by the California Public Utilities Commission (PUC).

Leaks or spills associated with existing and abandoned hazardous liquid pipelines could affect the subsurface soil and groundwater quality at the site and subsequent excavation in the vicinity of the pipelines might uncover unknown releases. To protect the public's health and adjacent properties, the operation and safety of hazardous liquid pipelines is regulated by the State Fire Marshall.

Within the project area, there are several underground fuel pipelines (see Figure 1.8: Pre-Development (1993) Site Constraints), 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.

Objective: To protect against fuel releases which could negatively impact the quality of groundwater resources, soils, and public health and property.

Objective: To minimize the risk of human injury or property damage in the event of an explosion and/or fire at a natural gas pipeline.

Policies:

- a) Prior to any construction, appropriate plans, operating procedures and safeguards shall be undertaken to ensure safety in the area of fuel lines and pipelines.
- b) A Pipeline Safety Plan shall be included in the “Emergency Preparedness Plan” and shall comply with the requirements of the San Joaquin County Office of Emergency Services. This plan shall include, at a minimum, a program for compliance with the implementation measures of this section and shall include the mapping and assessment of pipelines within Specific Plan I boundaries as specified in Implementation (b).

Implementation:

- a) Site Assessments. For areas located within 500 feet of any 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 requirements of the County and the Regional Water Quality Control Board. (See Figure 1.8: Pre-Development (1993) Site Constraints.)
- b) Mapping of Pipelines. Figure 1.8: Pre-Development (1993) Site Constraints provides a map showing the general location of all existing and abandoned fuel lines. For areas located within 500 feet of any pipeline, more detailed and accurate mapping of pipelines

shall be provided and the potential impact of the fuel lines on the area shall be assessed prior to submittal of a Tentative Map within Specific Plan I. Other Specific Plans shall include an updated map and assessment.

- c) Review by Owners. Prior to the approval of any Tentative Map located within 500 feet of any pipeline, development plans shall be submitted for the review and approval of owners of buried fuel pipelines that are located within 500 feet of the boundary of the map area. As part of the development plan review and approval:
- Owners of high pressure gas pipelines shall be responsible for ensuring that the operation and condition of their pipelines are in compliance with PUC regulations for proposed land uses on and adjacent to their easement.
 - Operators of hazardous liquids pipelines shall be responsible for ensuring that the operation and condition of their pipelines are in compliance with State Fire Marshal regulations for proposed land uses on and adjacent to their easement.
- d) Class Location Designation. The class location designation should be revised by the PUC for any high pressure gas pipelines that would be proximate to residential development. Alternative routes for future gas pipelines should be identified by the developer and approved by the PUC.

6.8.2 Livestock Waste Management

Two dairy farms exist within the Master Plan area. Both are located along Mountain House Parkway near the intersection with Grant Line Road (see Figure 1.5: 1993 Cropping Patterns Map).

As urban development occurs within close proximity to existing dairies, the public health and safety may be affected by contamination from dairy waste to the surface and ground water.

Objective: To protect the environment and the public from exposure to water contamination by dairy waste, and to limit the exposure of the public to dairy waste.

Policy:

- a) Physical contact to dairy waste by the public shall not be allowed.

Implementation:

- a) Site Assessment. Specific Plans shall address existing dairy operations within 1,000 feet of proposed residential development to determine if such a development would be impacted by the proximity of the dairy operations.

6.8.3 Soils, Geologic and Seismic Hazards

Potential geological and seismic hazards are earthquakes and soil erosion. Background Reports to Chapter 1 contain information on seismicity, soils classifications (including a soils map), and soils properties. Grading standards are addressed in Chapter Four: Development and Design.

Soils and erosion standards are addressed by existing regulations of various agencies. The Subdivision Map Act requires that a preliminary soils report, based upon adequate test borings, be prepared for every subdivision for which a Final Map is required. Section 9-900.3 of the San Joaquin County Development Title has adopted the provisions of the Subdivision Map Act for all divisions of land within San Joaquin County.

The State Water Resources Control Board (SWRCB) has published a handbook covering Best Management Practices (BMP) that include the reduction of storm water pollution as a result of construction activities, including excessive erosion and sedimentation. The SWRCB requires all parties engaged in construction activities to:

- a) File a Notice of Intent (NOI) to the SWRCB prior to the start of construction. The NOI certifies that the permittee will comply with conditions of the States' general construction permit.
- b) Prepare Storm Water Pollution Prevention Plan (SWPPP) that will describe the measures or practices that will control pollutants. The SWPPP must be prepared and implemented prior to start of construction.

Objective: To minimize the adverse economic, social and physical impacts from soils, geologic hazards and seismic occurrences.

Objective: To reduce soil erosion and sedimentation as a result of construction activities.

Policies:

- a) Project residents and workers shall be made aware of seismic hazards and informed of ways to reduce these hazards.
- b) Adequate efforts shall 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.

Implementation:

- a) Earthquake Preparedness Plan. A community earthquake preparedness plan shall be included in the "Emergency Preparedness Plan" and shall comply with the requirements of the San Joaquin County Office of Emergency Services.

6.8.4 Other Potential Hazards

Other potential hazards include agricultural lands and water wells with pesticide/herbicide residues present, abandoned gas exploration wells, and canals (see Figure 1.8: Pre-Development (1993) Site Constraints.)

In the case of the agricultural lands within the boundary of Mountain House, pesticide and/or herbicide residues may be present. It is also possible that local concentrations of pesticide and/or herbicide chemicals may be present at sites where the materials have been stored or discarded over the many decades that this area has been farmed. It is also possible that additional pesticide or herbicide concentrations could build up prior to actual development of a particular area.

Objective: To avoid public health and safety problems due to abandoned oil and gas wells, agricultural facilities and canals.

Objective: To protect the environment and the public health and safety of the community from the potential harmful effects of the residues of pesticides and herbicides that may be present as a result of past agricultural activities.

Policies:

- a) Potential hazards existing on the site 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.

Implementation:

- a) 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. See Figure 1.8: Pre-Development (1993) Site Constraints).
- b) 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 (i.e., Regional Water Quality Control Board, California Dept. of Toxic Substances Control, etc.).

- c) 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

Electric Magnetic Fields (EMF) are invisible fields of force created by electric voltage (electric fields) and by electric current (magnetic fields). EMF's exist in a wide variety of areas, including in appliances, homes, schools and offices, and near electric power transmission lines.

Currently there is no scientific consensus that exposure to EMF's is detrimental to health. The California Department of Education has taken a conservative approach in evaluating potential elementary and high school sites located near electric power transmission lines. Their May 1993 notice entitled "Policy Related to High Voltage Power Lines" recommends minimum school site setbacks. The minimum setbacks are specified in Chapter Four of this Master Plan.

Figure 1.8: Pre-Development (1993) Site Constraints illustrates the location of tower lines. Within the Master Plan area, possible sources of EMF's from existing and proposed electric power transmission facilities include:

- a) The Weber-Herdlyn 60 kV electric power transmission lines, within a 30-foot easement, which run northwest to southeast across the northern portion of the project, parallel to Old River. This facility is being proposed by the master developer for relocation along Byron Road.
- b) The Rio Oso-Tesla 230 kV electric power transmission lines, within a 75-foot easement, which run northeast to southwest across the eastern portion of the project.
- c) Proposed 500 kV electric power transmission lines, within a 192.5 foot easement, which is adjacent and parallel to the existing Rio Oso-Tesla electric power transmission lines. However, PG&E has halted the Rancho

Seco-Tesla project. No commitment on the future plans for relinquishing their 192.5-foot easement has been determined.

Objective: To protect the public health from the potential harmful effect of exposure to EMF's.

Objective: To provide EMF information to the residents and occupants of structures located adjacent to existing or proposed transmission line easements within the community.

Policies:

- a) New power system facilities shall be planned, designed and constructed to minimize the public's exposure to EMF's.
- b) The community shall be developed in compliance with EMF standards established by responsible state and federal regulatory agencies.
- c) Elementary and high school sites shall 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).
- d) Minimum setbacks shall 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; and
 - Parking and storage areas no setback.

Implementation:

- a) 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 or 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.
- b) Public Information. On an annual basis, public information material shall be compiled 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.

- c) Relocation of Weber-Herdlyn Line. The 60-kV Weber-Herdlyn line shall be relocated to an alignment that parallels the Mococo railroad line. The proposed realignment shall 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.
- d) Additional Residential Setbacks. Additional setbacks for residential uses shall 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) shall include an analysis of potential EMF hazards for residential uses using the best available information. If indicated, appropriate setbacks from the powerline easement shall be established for these Neighborhoods at the Specific Plan stage.
- e) 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.

6.10 ASBESTOS

Objective: To protect the public from exposure to asbestos-containing materials.

Policy:

- a) Demolition or renovation of structures that were built prior to the 1970's or are suspected to incorporate asbestos-containing materials shall be surveyed and abated as required by State and County guidelines and regulations.

Implementation:

- a) 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 San Joaquin Valley Air Pollution Control District (SJVAPCD) 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.

- b) 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

Urbanized areas experience mosquito infestations from off-site sources or from on-site sources which have not been drained, especially wetland restoration or other wildlife habitat creation projects. As mosquitoes can take as little as three weeks to hatch under favorable conditions, the creation of wildlife habitat, such as Mountain House Creek corridor, could produce large numbers of mosquitoes unless properly designed. Restored or created wetlands, therefore, provide the most significant potential for mosquito production on-site after development.

Appendix 6-A: Mosquito Abatement provides additional provisions on this topic.

Objective: To provide mosquito abatement measures for all potential breeding areas within the Mountain House Creek corridor.

Policy:

- a) The Mountain House Creek corridor and other potential standing water areas shall be designed using sound ecological methods employed to reduce and, to the extent possible, eliminate mosquito production consistent with Appendix 6-A.

6.12 PHASING AND COSTS

6.12.1 Capital Facility Cost and Phasing

Police and Fire

Over \$4.7 million will be expended to provide police and fire facilities, vehicles, and equipment in Mountain House. One police substation and two fire stations will be built in the community for a total cost of approximately \$4.0 million. One temporary fire facility is included in the capital costs. More than \$700,000 will be used to purchase fire trucks, ambulance and rescue vehicles, patrol cars, and staff cars.

Initial fire protection will be provided either from existing Tracy Rural Fire District facilities or from interim facilities located near the community. Criteria to be used in determining the facilities timing shall include the County's General plan requirements, the Fire Protection guidelines, existing facilities and their anticipated use rates, anticipated impacts of growing traffic on response times, actual and anticipated development and the finalized locating of the various stations.

A temporary fire facility will be provided prior to the construction of permanent facilities. Additional or expanded stations will be added consistent with the General Plan and the Fire Protection Plan. It is

anticipated that the first fire station will be built when there are approximately 1,800 homes in the community.

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 services 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).

Medical Facilities

It is assumed that private medical offices, emergency care centers, and hospitals will want to locate in Mountain House; as these facilities are assumed to be managed by private operators, no public facility costs are anticipated. However, supplemental paramedic services are intended to be provided by the fire department serving Mountain House. Therefore, these costs will be included in the PFP. One rescue vehicle will be purchased during the first year residential units are developed.

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.

6.12.2 Operations and Maintenance

Police and Fire

Police and fire service will initially be provided through agreements with the San Joaquin County Sheriff's Department and the Tracy Rural Fire Protection District. The fire stations currently staffed by the Tracy Rural Fire Protection District are adequate to provide the response time for initial protection requirements in the first phase of development. Staffing levels will be increased as the population in the community increases to maintain a required level of service established in the Fire Protection Plan.

Maintenance of police and fire stations and vehicles will be the responsibility of the agency providing the service. Costs for both operations and maintenance are factored into the fiscal analysis in the PFP.

Medical Services

As discussed above, hospital and medical care will be provided by private operators. Paramedic ambulance service will be provided via the County EMS system and supplemental first responder paramedics via the fire protection provider.

Animal Control

Staffing, etc., for animal control will be provided by the County either directly or through a contractual agreement as the need arises.

Waste Management

Waste management is assumed to be contracted through private vendors, who will collect fees for providing the service. Therefore, there are no costs included in the fiscal analysis for waste management services. Any transfer of this service to the community assumes that it would only be done if it provided for cost savings and fees for the construction of facilities.

6.13 SPECIFIC PLAN REQUIREMENTS

The following list is a compilation of all Specific Plan requirements contained in this chapter.

- a) Special Security Issues. Each Specific Plan shall address any special security issues unique to its area, unless adequately addressed in the Park and Open Space Plan.
- b) Buffer Zones along Railroads. Specific Plans shall 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 shall include safety criteria for determining buffer zone widths north of Byron Road where residential uses are proposed.
- c) Requirements for Businesses along Railroads. Specific Plans shall contain requirements for businesses and public institutions located adjacent to the railway buffer zones to maintain emergency contingency and evacuation plans in the event of a railway accident.
- d) Pipelines Site Assessments. For areas located within 500 feet of any pipeline, a preliminary site assessment shall be prepared prior to submittal of each Specific Plan 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 requirements of the County and the Regional Water Quality Control Board.

- e) Mapping of Pipelines. Figure 1.8: Pre-Development (1993) Site Constraints provides a map showing the general location of all existing and abandoned fuel lines. For areas located within 500 feet of any pipeline, more detailed and accurate mapping of pipelines shall be provided and the potential impact of the fuel lines on the area shall be assessed. For Specific Plan I, the map and assessment shall be prepared prior to submittal of the first Development Permit. Other Specific Plans shall include a map and assessment.

- f) Relocation of Weber-Herdlyn Line. The 60-kV Weber-Herdlyn line shall be relocated to an alignment that parallels the Mococo railroad line. The proposed realignment shall 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.

- g) Site Assessment for Dairy Operations. Specific Plans shall 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.

- h) Residential Setbacks from Powerlines. Additional setbacks for residential uses shall 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) shall include an analysis of potential EMF hazards for residential uses using the best available information. If indicated, appropriate setbacks from the powerline easement shall be established for these Neighborhoods at the Specific Plan stage.

