

CHAPTER SIX: PUBLIC HEALTH AND SAFETY

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CHAPTER SIX: PUBLIC HEALTH AND SAFETY

6.1 INTRODUCTION

Public services shall be provided as described by the Master Plan, with provisions to serve the buildout of Specific Plan I as described in this chapter.

6.2 POLICE PROTECTION

At an urban level of development, it is anticipated that the County's Sheriff's Department will provide police protection at an urban level of service as specified in the Master Plan and at the level of service in comparable communities within San Joaquin County consistent with the General Plan. The decision regarding the provision of a first phase police facility shall be made when the community's population reaches 7,500 people consistent with the Master Plan and the Police Protection Plan.

6.3 FIRE PROTECTION

At an urban level of development, urban level of fire protection consistent with the Fire Protection Plan and the General Plan will be provided by the Tracy Rural Fire Protection District under contract with the CSD. Interim facilities and equipment will be provided by the CSD under the terms of the contract. The contract terms will comply with County requirements and the Fire Protection Plan required by the Master Plan.

The first permanent fire station will be provided when needed to meet the provisions of the Fire Protection Plan and the General Plan.

Policies:

- a) An interim fire protection facility shall be provided by the Tracy Rural Fire District at a site to be identified by the CSD prior to approval of the first Development Permit and consistent with the provisions of the Fire Protection Plan.

Implementation:

- a) Interim Facility. The interim facility shall be operational on a schedule consistent with the provisions of the Fire Protection Plan.
- b) Documentation of Institutional Arrangement. Documentation shall be provided prior to approval of the first Development Permit pertaining to finalized institutional arrangement, fire flow data, and funding and ownership of stations from construction through buildout.
- c) Permanent Fire Station. The Fire Protection Plan shall include provisions to ensure that the first permanent fire station shall be provided when 1,800 dwelling units have been constructed and occupied or as determined by the Fire Protection District and the CSD consistent with the Fire Protection Plan and the General Plan.

6.4 MEDICAL EMERGENCY AND AMBULANCE

Medical emergency and ambulance service shall be obtained through existing County contracts and developed as needed.

6.5 ANIMAL CONTROL

This service will be contracted through the County for the buildout of Specific Plan I.

6.6 POTENTIAL SITE HAZARDS

Figure 1.5: Potential On-Site Sources of Public Hazard, identifies the location of potential public hazards within the Specific Plan Area. Procedures for the handling of these hazards and related implementation measures are covered in the Master Plan. Known potential hazards within the Specific Plan Area are limited to the following.

6.6.1 Abandoned Gas Well

The abandoned natural gas well at the north edge of Neighborhood G is located approximately 300 feet outside the development area (see Figure 1.5: Potential On-Site Sources of Public Hazards). Since this is less than the 500-foot minimum separation specified in the Master Plan, a field soils test will be required with the submittal of the first Tentative Map in Neighborhood G.

6.6.2 Gas Line

The eight-inch natural gas line running through the eastern end of the Central Mountain House subarea will require relocation prior to development of the office-commercial parcel through which it passes. A joint relocation plan coordinated between the developer and the utility company shall be submitted with the first Tentative Map in Neighborhood F impacted by this alignment.

6.7 WASTE MANAGEMENT

An adequate site, currently estimated to be 10 acres, has been reserved for waste transfer and composting purposes in the Old River Industrial Park (see Figure 13.3: Wastewater Treatment and Public Use Site Area). Although the site may not be needed for a waste transfer station for some time, it can be used for community green waste composting purposes.

Implementation:

- a) Community Green Waste and Re-Use. At least one acre of the site reserved for the waste transfer station shall be made available for community composting and re-use of green waste.