

CHAPTER 3

PROJECT DESCRIPTION

This chapter describes the project evaluated in this Draft Environmental Impact Report (DEIR). The project must go through five distinct process steps, discussed separately below. The first component is the Mountain House New Community Draft Master Plan; the second component is the Mountain House Draft Specific Plan I for development of portions of the proposed new town; the third component is a series of General Plan Amendments to the San Joaquin County General Plan 2010; the fourth component is a series of zone reclassifications; and the fifth component is a series of text amendments to the San Joaquin County Development Title.

A preliminary Development Agreement is currently being prepared. A Development Agreement is a contract between the County and the developer defining the rights and obligations of each party in carrying out the provisions of the Master Plan and specific plans. The Development Agreement would be consistent with the County's General Plan and the Master Plan.

PROJECT LOCATION

The Mountain House New Community is located in San Joaquin County along the Alameda County-San Joaquin County border (Figure 3.1), approximately three miles northwest of the City of Tracy. Regional access to the site is from Interstate 205 (I-205), along the southern site boundary, and local access is from Grant Line Road and Byron Road, traversing the site, and Patterson Pass Road along the eastern site boundary (Figure 3.2).

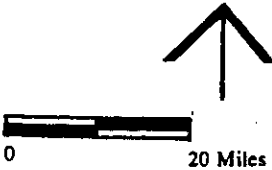
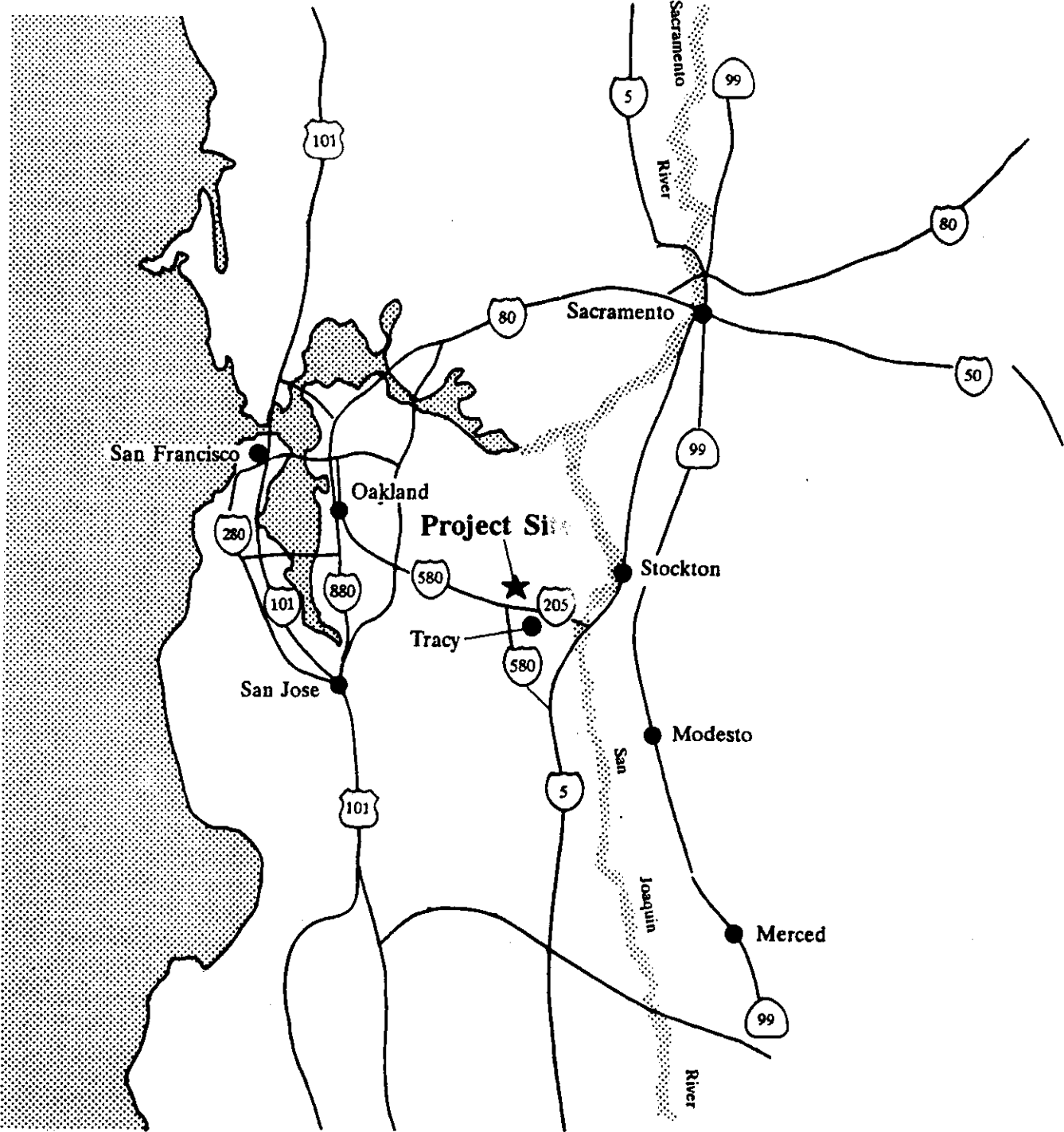
APPLICANT GOALS

The applicant, Trimark Communities, has developed overall goals for the development of the project site. The goals pertain both to the Draft Master Plan and Draft Specific Plan I. The general goals for each plan are listed below:

- Create a high quality environment where people of all economic levels can live and work.
- Develop a distinct and unique new community that is separate from existing communities.
- Develop Mountain House as a full service community that will accommodate a portion of the growth projected by the County's General Plan 2010 in an orderly, well-organized development pattern.

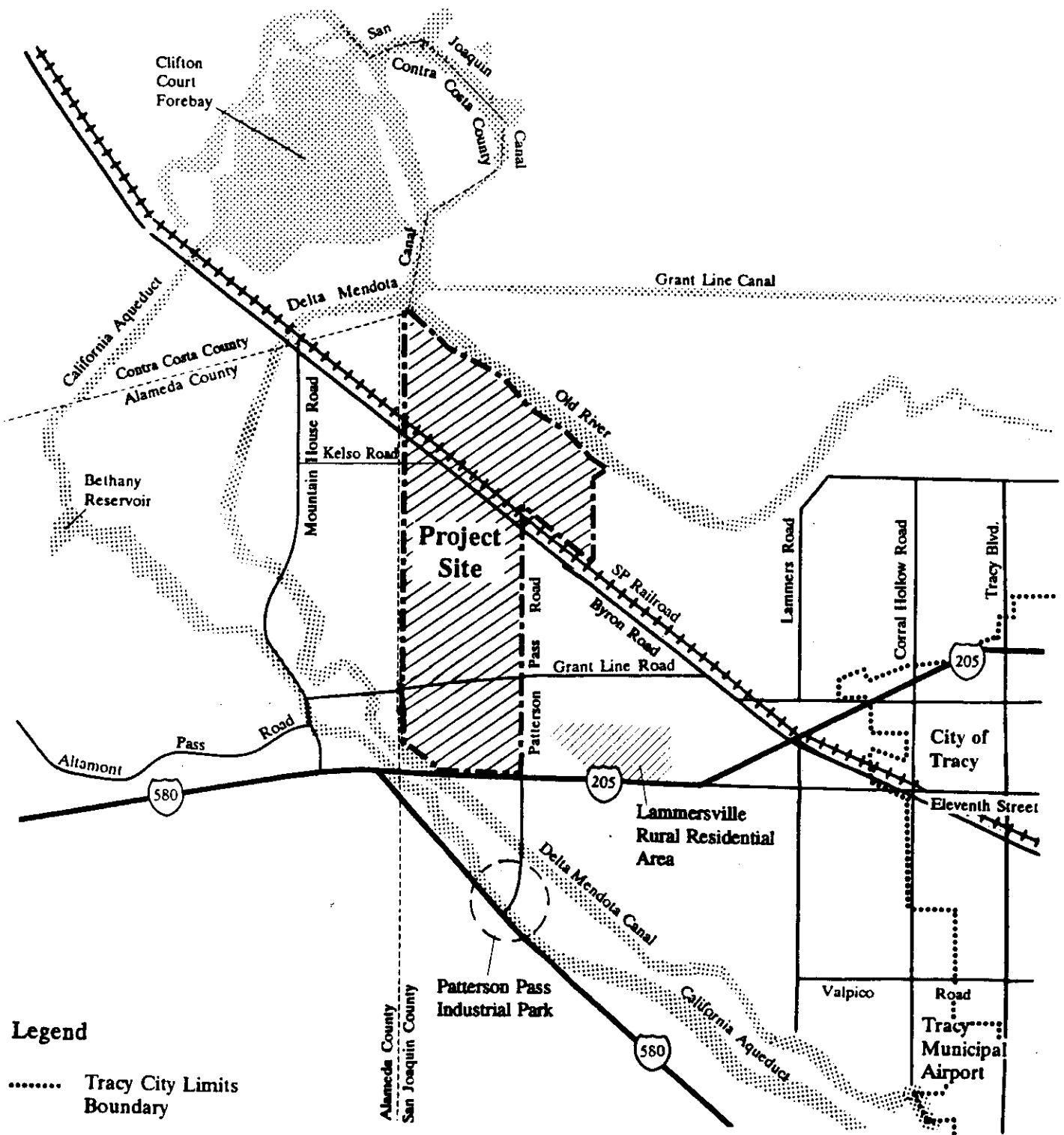
REGIONAL LOCATION

Figure 3.1



PROJECT LOCATION

Figure 3.2



Legend

..... Tracy City Limits Boundary

 Project Site



BASELINE

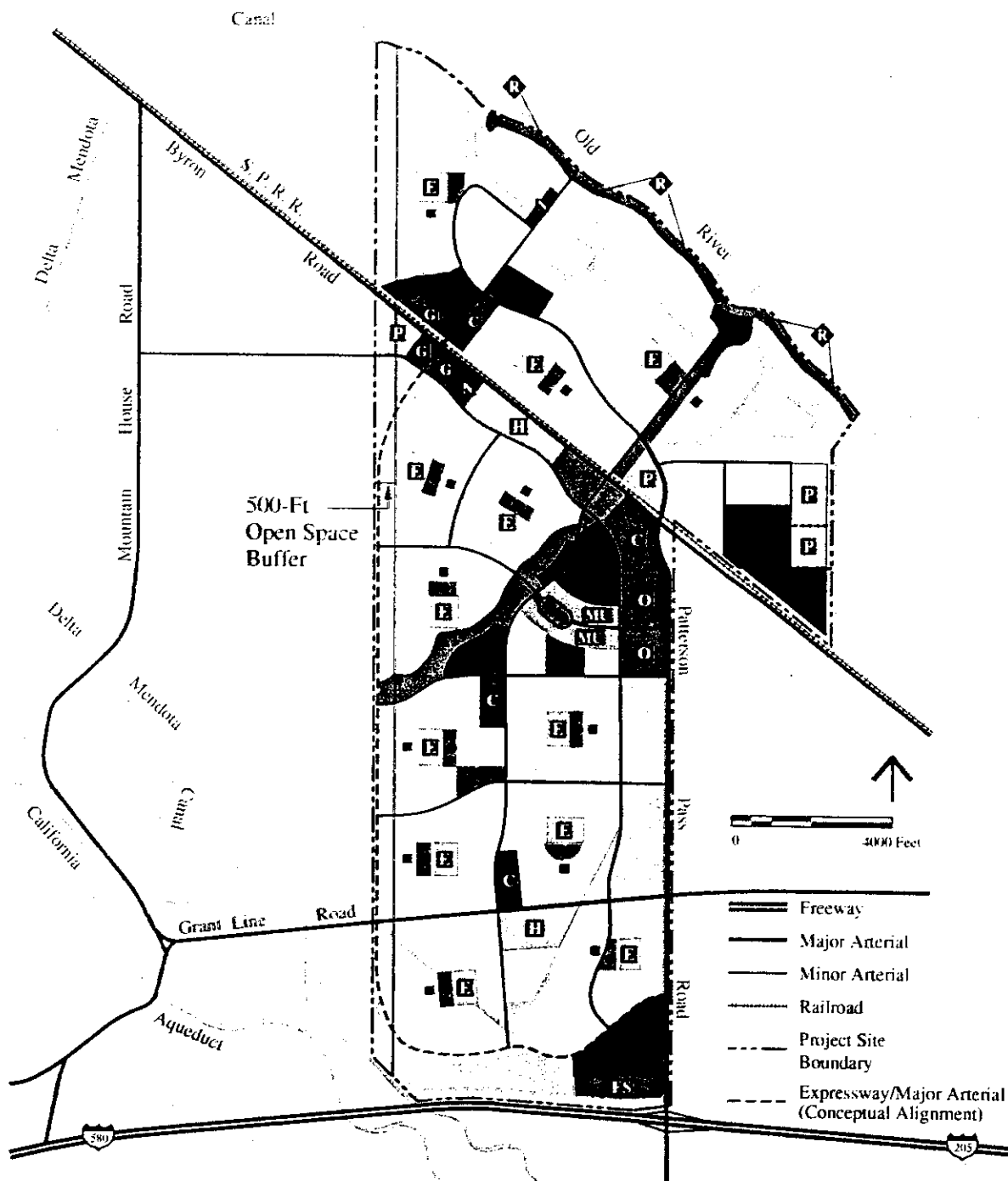
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- Provide for a lifestyle that is less reliant on the automobile, more involved with activities within the local community and neighborhoods, and more oriented to use of transit, bicycle, and pedestrian transport.
- Establish a balance of housing, employment, and a full range of services and infrastructure within the community, while encouraging interaction between land uses.
- Minimize impacts on the County's agricultural resources.
- Create attractive and diverse environments for living, working, and playing.
- Provide for a pedestrian-oriented character within and between residential neighborhoods, village commercial centers, and the Town Center.
- Provide an adequate supply of housing for all income groups in the community.
- Create a financially and fiscally viable community resulting in positive economic impact on the County.
- Establish a safe and efficient circulation system to accommodate the movement of people and goods, reduce environmental impacts, and advance the quality of life in the community.
- Provide adequate public services and facilities to serve the new community.
- Minimize impact on sensitive environmental resources.

GENERAL PLAN AMENDMENTS, ZONE RECLASSIFICATIONS, AND TEXT AMENDMENTS

In February 1993, the San Joaquin County Board of Supervisors approved a General Plan Amendment for the Mountain House New Community and an associated Land Use map (Figure 3.3). The proposed project seeks to revise the February 1993 approved Land Use map (Figure 3.4). Some adjustments in land measurements and the inclusion of Grant Line Village (along the western site boundary immediately south of Grant Line Road) in the site have resulted in minor corrections to total acreages (Table 3.1). The total acreage for the site is now measured at 4,784 instead of 4,667 acres. The most significant land use designation changes from the original plan are an increase in residential areas from 2,335 to 2,524 acres, and a decrease in open space areas from 814 to 759.5 acres.

As a result of the changes in acreages, the estimated number of residential units has increased from 15,994 to 16,105 (Table 3.2) and the population estimate has increased from 43,309 to 43,522 (Table 3.2) at full buildout of the project site. On the basis of specific job generation estimates for various land use categories, it is estimated that 21,925 jobs would be created at the time of project buildout,



RESIDENTIAL

- Low Density
- Medium Density
- Medium High Density
- High Density

COMMERCIAL

- Neighborhood
- Community
- General
- Freeway Service
- Office
- Mixed Use

PUBLIC

- Public or Institutional
- Elementary School
- High School

INDUSTRIAL

- Limited
- General

PARKS / OPEN SPACE

- Neighborhood
- Regional
- Community
- Resource Conservation
- Other Open Space
- Neighborhood Center

PROPOSED GENERAL PLAN MAP

Figure 3.4

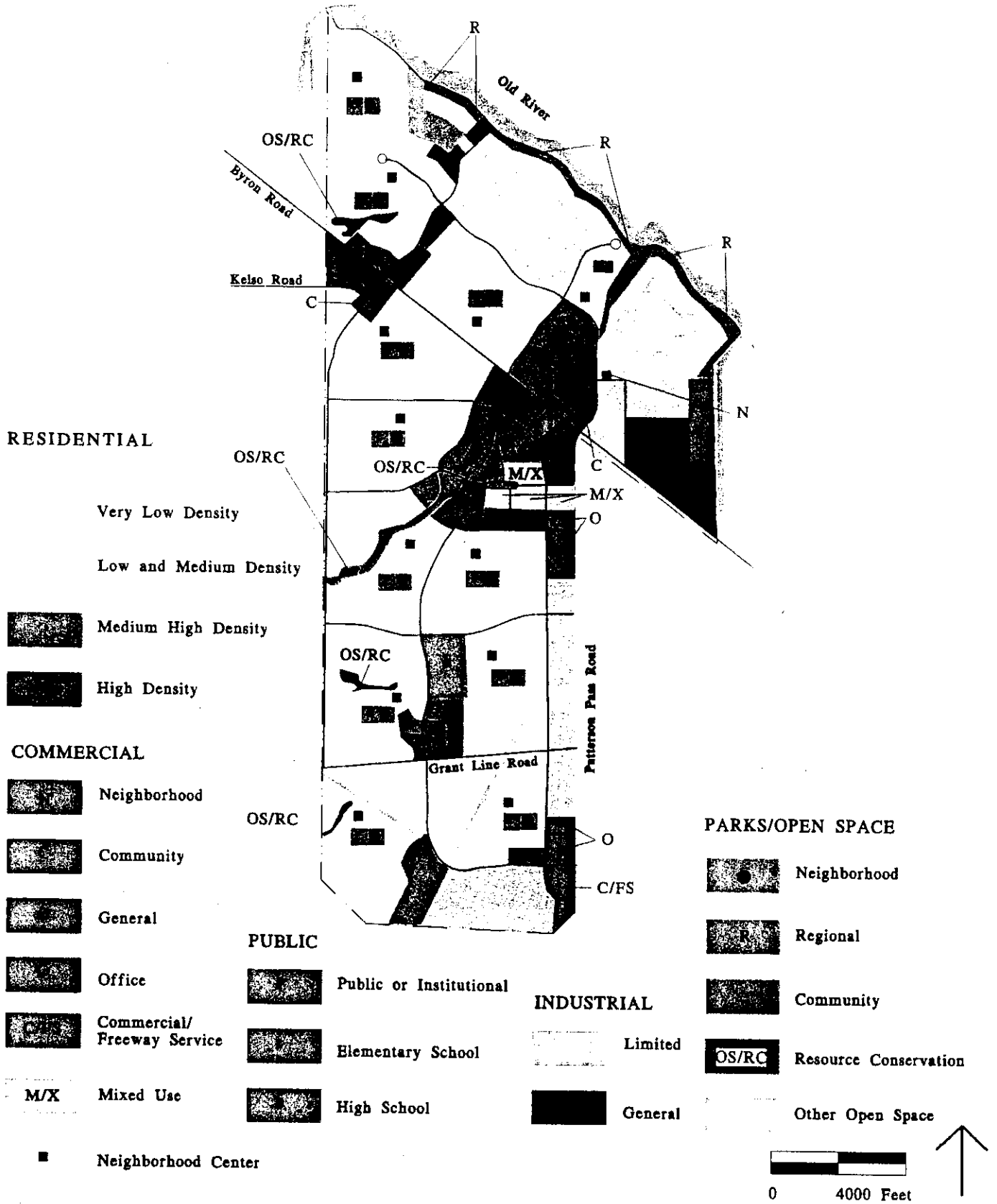


TABLE 3.1

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Land Use	Acres	
	Existing GP	Proposed GPA
Residential:		
Very low density R/VL	--	76 ¹
Low density R/L	1,075	1,088.5
Medium density R/M	1,054	1,153.5
Medium-high density R/MH	164	164 ²
High density R/H	42	42 ³
Mixed-use/Town Center	42	-- ⁴
Total	2,335	2,524.0
Commercial:		
Neighborhood commercial C/N	25	25
Community commercial C/C	88	88
General commercial C/G	36	36
Freeway service commercial C/FS	27	27
Office commercial C/O	56	56
Mixed-use/Town Center (M/X)	43	43
Total	275	275
Industrial:		
Limited industrial (north of Byron Road) I/L	317	73
Limited industrial (south of Byron Road) I/L	--	258
General industrial I/G	110	110
Total	427	441
Institutional:		
Elementary and middle schools	180	192
High schools	80	93
Churches/civic	--	8
Wastewater treatment plant	50	50
Water treatment plant	23	18.5
Transit station	15	9
Total	348	370.5
Open Space and Recreation:		
Neighborhood parks	60	60
Community parks	129	179.5
Regional parks	70	70
Resource conservation (wetlands)	40	23 ⁵
Other open space (golf course, marina, landscape easements, and buffers)	515	427
Total	814	759.5
Infrastructure (Roads and Railroads):		
Existing streets	40	--
Major streets right-of-way	411	378
Existing railroad right-of-way	17	36
Total	468	414
TOTAL ACRES	4,667	4,784.0

Source: The SWA Group, 1994a.

Notes: GP = General Plan
GPA = General Plan Amendment
-- = no designation

The acreages for the current General Plan do not include reductions due to the 500-foot buffer along the Alameda County line that was adopted as part of the General Plan 2010 map.

- ¹ This acreage includes existing rural residences on-site (Grant Line Village and others).
- ² Includes 4.5 acres for senior housing.
- ³ Includes 11.5 acres for senior housing.
- ⁴ Approximately 200 units of housing are planned for the Mixed-use/Town Center commercial area.
- ⁵ Does not include 1.76 acres within the Mountain House Creek Corridor/Community Park.

TABLE 3.2
RESIDENTIAL ACREAGES, DENSITIES, AND UNITS

Residential Category	Acres		Average Units/Acre		Number of Units		Population ¹	
	Existing GP	Proposed GPA	Existing GP	Proposed GPA	Existing GP	Proposed GPA	Existing GP	Proposed GPA
Very low density ^{2,3}	--	76	--	0.93	--	82	--	256
Low density ⁴	1,075	1,088.5	4.5	4.5	4,838	4,882	15,095	15,232
Medium density ⁵	1,054	1,153.5	8	7.1	8,432	8,217	22,766	22,186
Medium-high density ⁶	164	164	12	12	1,968	1,968 ⁸	3,936	3,936
High density ⁷	42	42	18	18	756	756 ⁸	1,512	1,512
Mixed-use/ Town Center	--	-- ⁹	--	--	--	200	--	400
Total	2,335	2,524			15,994	16,105	43,309	43,522

Source: The SWA Group, 1994a.

Notes: GP= General Plan
GPA= General Plan Amendment
-- = no designation

¹ Assumes an average density of 3.12 persons per household for very low and low density residential areas, 2.7 persons per household for medium density residential areas, and 2.0 persons per household for medium-high density, high density, Mixed-use/Town Center, and senior housing.

² This acreage includes existing rural residences on-site. The unit count assumes some in-fill development of the rural residential area.

³ Assumes a range of 0.5 to 2.0 units per acre.

⁴ Assumes a range of 2.0 to 6.0 units per acre.

⁵ Assumes a range of 5.5 to 10.0 units per acre.

⁶ Assumes a range of 10.0 to 15.0 units per acre.

⁷ Assumes a range of 15.0 to 40.0 units per acre.

⁸ These totals include 207 units of senior housing for high density and 54 units for medium-high density.

⁹ Approximately 200 units of housing are planned for the mixed-use/Town Center commercial area.

compared to 19,919 for the existing General Plan land use plan (Table 3.3).

APPLICATIONS

Several specific applications will be required for the project being analyzed in this EIR. In addition to the Draft Master Plan and Draft Specific Plan I, the applications will include:

- A General Plan Amendment to adjust the land use designations and map that were previously approved for the site and General Plan Text Amendments to ensure consistency among existing General Plan policies and specific provisions of the Mountain House Draft Master Plan and Draft Specific Plan I;
- A Zone Reclassification to change the zoning of the site from the current agricultural zoning to a variety of urban uses (for the areas to be developed in the first specific plan) or to an Interim Agriculture zone (AU-20) for areas to be developed in the future;

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- Development Title Text Amendments to ensure consistency between existing zoning and other regulations in the Development Title and specific provisions of the Draft Master Plan and Draft Specific Plan I; and
- A draft Development Agreement.

General Plan Map Amendment

The land use plan for the proposed new community is generally similar to the County General Plan 2010 map when the project received General Plan approval in February 1993. However, the relatively minor changes in the locations or general configurations of the specific land uses for the site will require a General Plan Amendment. A notable proposed land use change is the deletion of a 500-foot open space buffer along the western edge of the site.

Zone Reclassification

The project site is currently zoned General Agriculture (AG-40), an agricultural zone with a minimum lot size of 40 acres. The applicant proposes to rezone the portion of the site that is not part of Specific Plan I (see discussion below) to Agriculture-Urban Reserve (AU-20) with a minimum lot size of 20 acres. The AU-20 zone is intended to retain those areas, planned for urban use, in agriculture until development occurs. The land area included within the Specific Plan I boundaries is proposed for a range of urban zone classifications to correspond with the proposed Specific Plan for the area (Figure 3.5).

General Plan Text Amendments

A series of Text Amendments to existing General Plan policies would be required to ensure consistency between the County General Plan 2010 and some of the specific proposals in

TABLE 3.3

EMPLOYMENT BY LAND USE TYPE

Land Use	Jobs	
	Existing GP	Proposed GPA
Commercial:		
Neighborhood commercial ¹	602	600
Community commercial ¹	2,129	2,112
General commercial ¹	871	864
Office commercial ²	2,146	2,464
Freeway service commercial ¹	650	648
Mixed use ³	--	<u>2,193</u>
Total Commercial	8,882	8,881
Industrial:		
Limited industrial ⁴	8,285	10,231
General industrial ⁵	<u>1,497</u>	<u>1,540</u>
Total Industrial	9,782	11,771
Total Schools⁶	686	713
Total Recreation⁷	97	132
Total Public Facilities⁸	472	428
Total Jobs	19,919	21,925

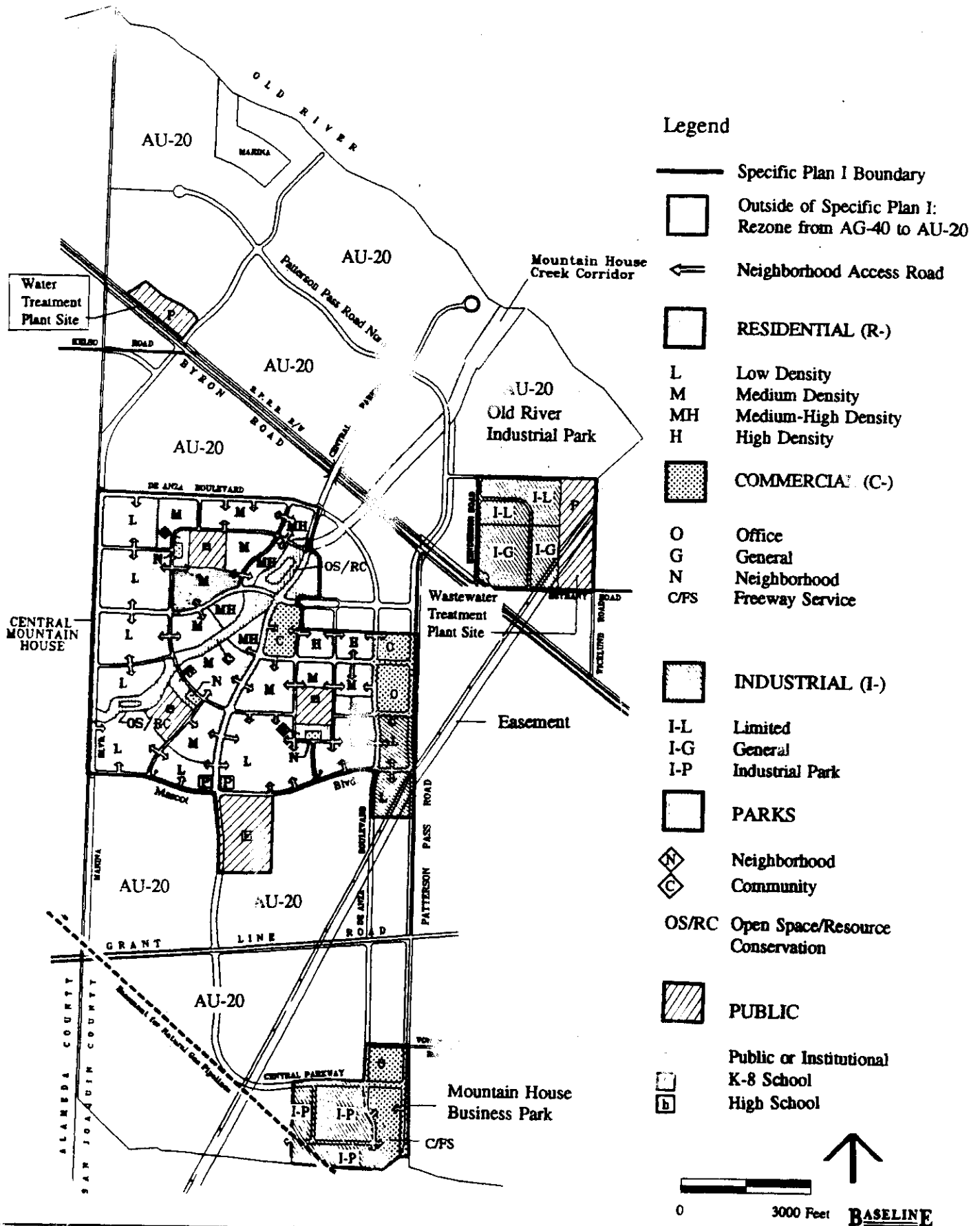
Source: The SWA Group, 1994a.

Notes: GP = General Plan
 GPA = General Plan Amendment
 -- = no designation
 Does not include construction-related employment or residents working out of their homes, such as telecommuters, agents, brokers, sales representatives, child care providers, and writers.

- ¹ Assumes 24 jobs per acre.
- ² Assumes 44 jobs per acre.
- ³ Assumes 51 jobs per acre.
- ⁴ Assumes 26 jobs per acre for 73 acres north of Byron Road and 32.3 jobs per acre for 258 acres south of Byron Road.
- ⁵ Assumes 14 jobs per acre.
- ⁶ Assumes 2.5 jobs per acre.
- ⁷ Assumes 1 job per 5 acres of park, 30 jobs for the golf course, and 10 jobs for the marina.
- ⁸ Assumes 5 jobs per acre for the wastewater and water treatment plants, and 5 jobs per acre for the transit center.

PROPOSED ZONE RECLASSIFICATION

Figure 3.5



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the Mountain House Draft Master Plan and Draft Specific Plan I. A complete description and analysis of the specific General Plan Text Amendments that would be required to ensure consistency with the project is included in Section 4.2, General Plan and Development Title Consistency (see Table 4.2-1). Some of the more minor inconsistencies between the developer's proposals and existing County policies may not require a General Plan Amendment, depending on the discretion of County staff in interpreting the plan.

Development Title Text Amendments

Several Text Amendments to the County Development Title would also be required to ensure consistency between existing zoning and other regulations in the Development Title, and specific provisions of the Draft Master Plan and Draft Specific Plan I. The Mountain House project contains certain features that do not conform to existing Development Title regulations, or that are not specifically allowed under the Development Title. A complete description and analysis of the specific Development Title Text Amendments that would be required to ensure consistency with the project is included in Section 4.2, General Plan and Development title Consistency (see Table 4.2-2).

Draft Development Agreement

Trimark Communities has requested that a Development Agreement be reviewed and adopted by the County as a part of the overall approval of the Draft Master Plan and Specific Plan I. The Development Agreement is a legally binding contract between a developer and the County that sets forth the legal responsibilities and obligations of both parties. The Development Agreement would incorporate the specific infrastructure improvements and other mitigation programs that the applicant would be required to construct or establish as the conditions of approval for the project. The Development Agreement would also outline the obligations that the County must adhere to in the granting of further approvals.

MASTER PLAN

The purpose of the Draft Master Plan for the Mountain House New Community is to provide overall guidance for future development of the entire site. The Draft Master Plan is divided into three sections:

- Goals and Development
- Public Services
- Public Works Infrastructure

Each of these sections describes in detail the goals and policies for each subject and the associated implementation measures to ensure that development occurs in accordance with the goals for the community. The goals and policies for the new community are included in Appendix C of this DEIR.

GOALS AND DEVELOPMENT

The Goals and Development section of the Draft Master Plan consists of 1) a Community Vision, 2) Land Use, and 3) Jobs/Housing and Affordable Housing Programs. The goals and policies for the project site are described below and specific goals and policies are included in Appendix C of this DEIR.

Community Vision

The Mountain House New Community is proposed as a self-sufficient community containing all necessary services for more than 43,000 people. The proposed project consists of 12 distinct neighborhoods (referred to as Neighborhoods A through K). Each neighborhood is approximately the same size, centered around a K-8 school and neighborhood park (Figure 3.6). The neighborhoods are sized to coincide with attendance boundaries for each school.

The project would contain three separate village centers, approximately 15 to 20 acres each, serving four neighborhoods each. The village centers would provide weekly shopping and other services for the neighborhoods and would also provide transit connections and facilities. Each of the three village centers would be connected by a central north-south parkway providing access to commercial centers, parks, golf courses, the Town Center, and Old River.

The Town Center would be located in the center of the project site along the eastern site boundary and adjacent to Mountain House Creek. The Town Center would include a community-serving shopping center, high-density residential and commercial land uses, civic center, and community park facilities. Development in the Town Center would be implemented in accordance with one specific plan to be prepared by the County, the Community Service District (CSD), or the property owner.

A Community Employment District would be located near the eastern site boundary (Figure 3.6). This district would include industrial and commercial land uses, including business parks.

A community edge would surround the community on all sides (Figure 3.6). An open space system would be developed along the Old River front and along Mountain House Creek. Neighborhood parks would be located within each neighborhood; additional community parks would be located around the Town Center and in Neighborhoods A and I. A regional park would be located in the northern portion of the site near Old River, adjacent to two proposed golf courses.

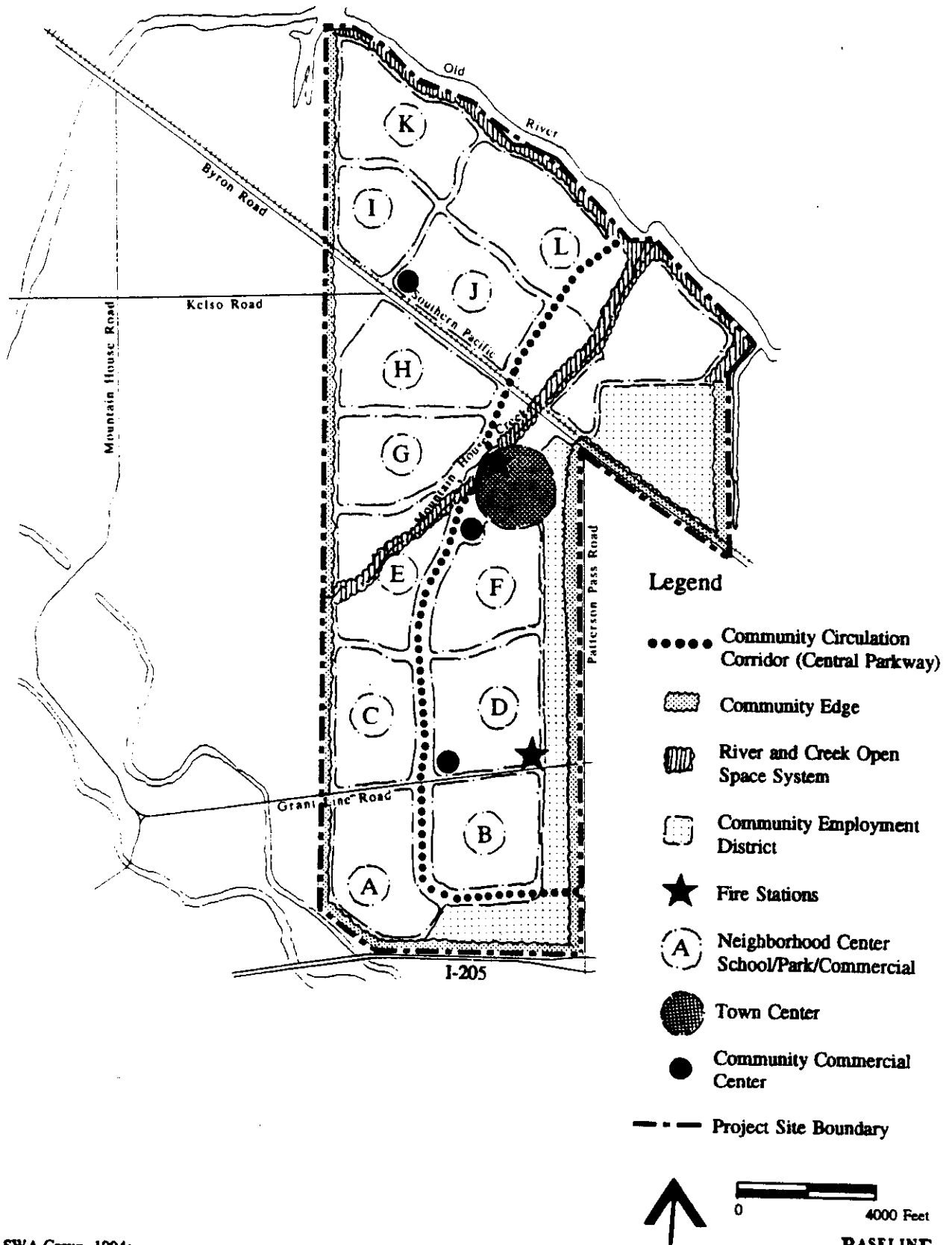
Land Use

The Draft Master Plan land use program establishes the general locations and categories for land uses for the entire project site, as well as on a neighborhood-by-neighborhood basis. The land use program also provides the primary circulation system and intersections with the future collector streets (Figure 3.4).

About 52 percent of the project site is proposed for residential development of varying densities. The commercial and industrial land uses would occupy about 15 percent of the site, open space,

COMMUNITY CONCEPT DIAGRAM

Figure 3.6

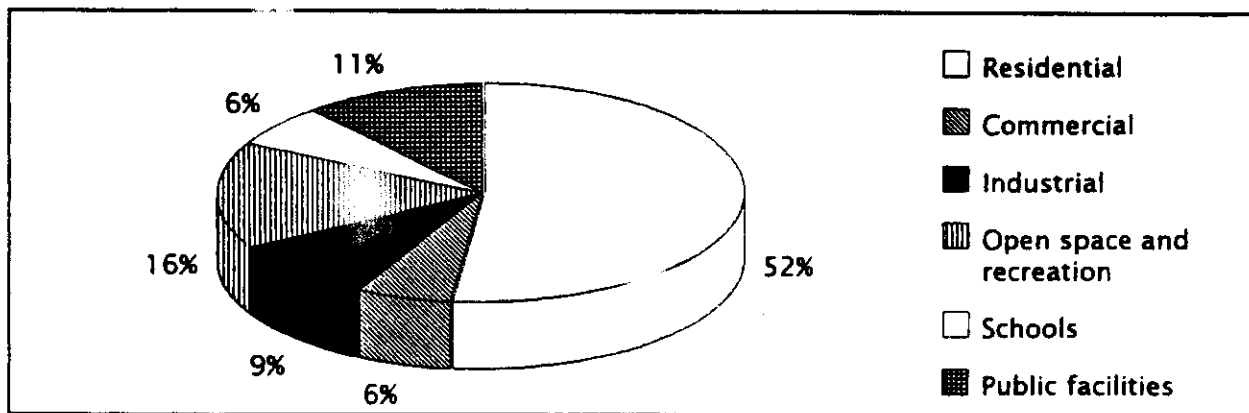


Source: The SWA Group, 1994a.

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recreation and resource conservation areas would occupy about 16 percent of the site, while the remainder would be used by schools and public facilities (Tables 3.4 and 3.5). The objectives, policies, and implementation measures for site development within each land use category are included in Appendix C of this DEIR and are summarized below.

TABLE 3.4
LAND USE CATEGORIES



Note: See Table 3.5 for acreages and specific land uses within each category.

Residential

Residential land uses would vary in density from Very Low Density, with an average of 0.9 dwelling unit per acre, to High Density (18.0 units per acre) (Table 3.5). The Very Low Density category would include the existing on-site residential areas (Figure 3.4). About 81.3 percent of the residential units would be within the Low to Medium Density categories (average densities of 4.5 and 7.12 units per acre, respectively). The High Density residential development would be around and near the Town Center and would include senior housing. Second units would be provided within all Very Low, Low, and Medium Density residential areas. A total of 6.5 percent of units in the residential areas would be second units, to be identified on Tentative Map submittals.

Commercial

Four types of commercial uses are proposed for the site, ranging from Neighborhood Commercial areas to Community Commercial shopping centers and offices. Each of the twelve neighborhoods (Figure 3.6) would contain an easily accessible neighborhood commercial area consisting of 1.5 acres. An interim commercial facility would be constructed before or at the issuance of the 500th building permit, and a permanent neighborhood commercial facility would be constructed before or at the issuance of the 1,000th building permit.

Three Community Commercial centers (15 to 20 acres each) would serve groups of four neighborhoods (up to about 5,000 homes) and would include relatively large shopping centers. In

TABLE 3.5

LAND USE PROGRAM

Land Use	Person/ du	Jobs/ Acre	Acres (%)	du (%)	Population	Jobs
Residential¹						
Very low density	3.12		76.0 (3.1)	82 (0.5)	256	
Low density	3.12		1,088.5 (43.1)	4,882 (30.3)	15,232	
Medium density	2.70		1,153.5 (45.7)	8,217 (51.0)	22,186	
Medium-high density	2.00		159.5 (6.3)	1,914 (11.9)	3,828	
Senior housing (medium)	2.00		4.5 (0.2)	54 (0.3)	108	
High density	2.00		30.5 (1.2)	549 (3.4)	1,098	
Senior housing (high)	2.00		11.5 (0.5)	207 (1.3)	414	
Town Center residential	2.00		-- --	200 (1.3)	400	
Total Residential			2,524.0 (100)	16,105 (100)	43,522	
Commercial						
Neighborhood commercial		24.0	25.0 (9.1)			600
Community commercial		24.0	88.0 (32.0)			2,112
General commercial		24.0	36.0 (13.1)			864
Freeway Service commercial		24.0	27.0 (9.8)			648
Office commercial		44.0	56.0 (20.4)			2,464
Town Center		51.0	43.0 (15.6)			2,193
Total Commercial			275.0 (100)			8,881
Industrial						
Limited industrial north of Byron Road		26.0	73.0 (16.6)			1,898
Limited industrial south of Byron Road		32.3	258.0 (58.5)			8,333
General industrial		14.0	110.0 (24.9)			1,540
Total Industrial			441.0 (100)			11,771
Open Space						
Neighborhood parks		0.2	60.0 (7.9)			12
Community parks		0.2	179.5 (23.6)			36
Regional parks		0.2	70.0 (9.2)			14
Golf courses (2)		30 ea	298.0 (39.2)			60
Marina/Other open space		10 ea	62.0 (8.2)			10
Wetlands			23.0 (3.0)			
Landscape buffers			3.0 (0.4)			
Easements			64.0 (8.4)			
Total Open Space			759.5 (100)			132
Schools						
K-8 (12 @ 16 acres each)		2.5	192.0 (67.4)			480
High school (2 @ 40 acres each)		2.6	93.0 (32.6)			233
Total Schools			285.0 (100)			713
Public Facilities						
Sewer/Waste utility area/Maintenance		5.0	50.0 (10.1)			250
Water treatment plant		5.0	18.5 (3.7)			93
Transit center and public		5.0	9.0 (1.8)			45
Churches/Institutional		5.0	8.0 (1.6)			40
Major street R.O.W.			378.0 (75.4)			
Railroad R.O.W.			36.0 (7.3)			
Total Public Facilities			499.5 (100)			428
TOTAL MOUNTAIN HOUSE			4,784		16,105	43,522
						21,925

Source: The SWA Group, 1994a.

Notes: -- = High density residential in Town Center

Mixed Use area

du = Dwelling units

R.O.W. = Right-of-way

The range of dwelling units per acre within each category is listed in Table 3.2

addition, the Town Center would accommodate about 33 acres of major shopping center facilities serving the entire community. Freeway Commercial areas would be destinations for freeway-oriented trips near the Patterson Pass Road/I-205 interchange and along the western site boundary between Kelso and Byron roads (Figure 3.4). Development of Freeway Commercial areas would be subject to the preparation of a Special Purpose Plan, as would Neighborhood Centers and Village Centers.

General Commercial areas would provide specialized commercial establishments for the entire community and would be located on arterial roads near major intersections; if located near the Alameda County line, they would have buffer zones or be compatible with adjacent agricultural operations.

Industrial

Industrial land uses are proposed to be separated into heavy industrial uses (General Industrial) and light industrial uses with limited nuisance and associated land use conflicts (Limited Industrial). The Limited Industrial areas would be zoned to accommodate business parks for high tech uses and/or light manufacturing. The General Industrial uses might include manufacturing, distribution, storage, and wholesale trade.

Site Boundaries

The Draft Master Plan also provides standards for development along the site boundaries. The "edge treatment" standards are specific to land uses proposed adjacent to the site boundary and vary in width and landscaping (for details refer to the Land Use section in this DEIR).

Jobs/Housing Program and Affordable Housing Program

The project proposes a jobs/housing ratio of 0.99 as a target at project buildout. This ratio is defined as the number of jobs to the number of employed residents. Job creation is proposed through a Passive Jobs Attraction Program and a Job Development Program. The effectiveness of the jobs/housing program would be evaluated prior to approval of each specific plan, as well as upon completion of 4,000, 8,000, 12,000, and 16,000 units (unless annual reviews have occurred).

The project includes an Affordable Housing Plan to ensure that the project would provide affordable housing for Mountain House employees. The Program includes using higher density residential development and smaller lot size housing for affordable housing; employer incentives for assisting workers with down payments; provisions for second units (up to 6.5 percent of total units) in the Very Low, Low, and Medium Density residential areas; and creation of the Mountain House Housing Trust Fund, which would make funds available to provide housing for low-income households.

PUBLIC SERVICES

Education and Child Care

The project would include twelve kindergarten through eighth grade (K-8) schools, to service each neighborhood, and two high schools. Each of the neighborhood K-8 schools would be located on about 16 acres of land adjacent to a neighborhood park, which would double as an athletic field. The two high schools (Figure 3.4) would each occupy about 46.5 acres of land. A stadium, shared by the two high schools, is proposed in a centrally-located community park. Lammersville Elementary School District and Tracy Joint Union High School District would serve the site. The project would include three dedicated child care sites either near the K-8 schools or within the Village Centers' commercial areas.

Public Health and Safety

The project includes policies for the protection of the public health and safety through various programs, such as police and fire services, medical services, emergency preparedness, animal control, waste management, hazardous materials management, protection from electric and magnetic fields, and mosquito abatement. The specific objectives, policies, and implementation measures are included in Appendix C of this DEIR, and the proposed programs are summarized below.

Police Protection

Police services would be provided to an urban level through a contract with the San Joaquin County Sheriff's Department supplemented by private contracts for certain duties. A police facility of 4,800 square feet will serve the community; the first phase of this facility would be provided when the community population would reach 7,500 people. The specific contracts with the Sheriff's Department would be finalized prior to submittal of the first Development Permit.

Fire Protection and Emergency Response

The project would provide two on-site fire houses (Figure 3.6) with a goal of a fire response time of three minutes or 1.5 miles. Urban fire protection services would be provided either by a direct provider or by contracting for services. Professional fire fighters and paramedics, augmented by cross-trained employees, would staff the fire houses at project buildout. Initially, the project would be served by the Tracy Rural Fire Protection District, on contract with the CSD if approval of detachment from the Tracy Rural Fire Protection District were approved by LAFCO at the time of the CSD formation. The CSD could later provide its own fire protection. Fire protection standards would be developed between the Tracy Rural Fire Protection District and the CSD and approved prior to the first Development Permit.

Medical Services and Emergency Preparedness

It is expected that a hospital would be constructed at 50 percent buildout of the community. Hospital, urgent care centers, emergency care facilities, and other medical facilities would be permitted land uses within several areas of the community.

It is expected by the applicant that the community may experience some form of natural disasters, such as earthquakes. An ~~Emergency Preparedness Incident Action~~ Plan would be prepared prior to submittal of the first Development Permit and would include annual training programs and drills.

Animal Control

Animal control would be provided by the County animal control facility when demand arose. The service would be from either an on-site facility or an expanded County facility. Wildlife management would be provided through a Wildlife Management Plan to be approved prior to submittal of the first Development Permit.

Waste Management

Solid and hazardous wastes would be generated by the occupants of the site. An objective of the project is to reduce wastes and encourage recycling in accordance with State and County requirements. Solid waste at the site would be brought to the Tracy Materials Recovery and Transfer Facility south of the City of Tracy. This facility may reach capacity in 2010. If the facility were not expanded, a 10-acre site would be reserved within the area designated for public lands in Old River Business Park for a transfer station to accommodate those portions of the project's waste stream that were not recycled. Household hazardous wastes at the site would be managed in accordance with County plans.

A Hazardous Materials Management Plan would be prepared for hazardous materials used at the proposed water and wastewater treatment plants; this Plan would be prepared prior to the submittal of the first Development Permit for either of the plants.

Potential Site Hazards

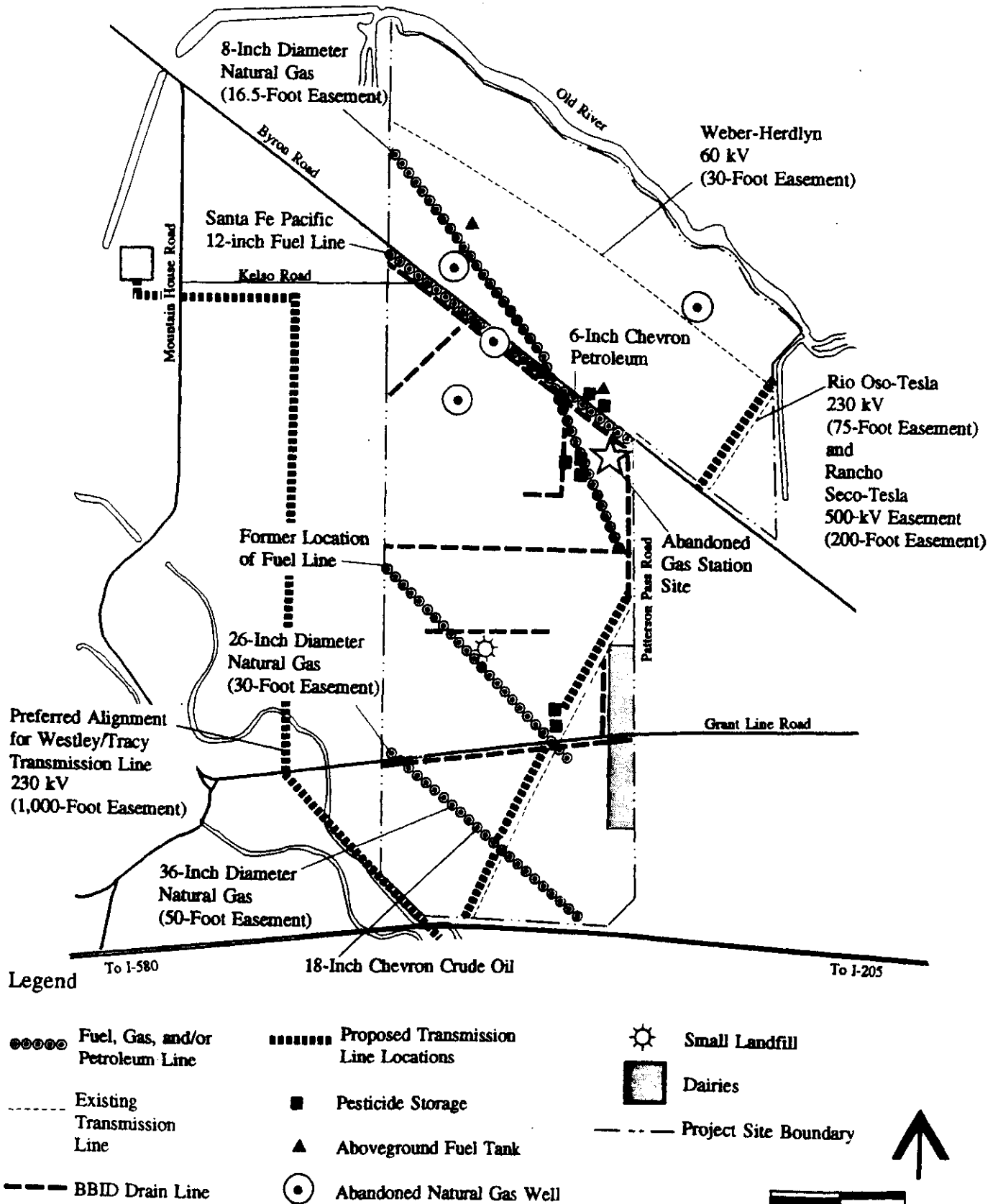
Site development would be constrained by various hazards associated with the operation of fuel lines, pipelines, and pesticides that may be present from past land uses, livestock wastes, geological conditions, and electromagnetic fields. Policies have been proposed for each of these hazards to ensure the health and safety of future occupants of the site and to protect the environment, as summarized below and included in Appendix C.

Fuel Lines and Pipelines

A number of active and abandoned fuel and natural gas subsurface lines traverse the site (Figure 3.7). The Draft Master Plan proposes that, prior to submittal of the first Development Permit for development within 500 feet of areas underlain by these active or abandoned lines, a site assessment be conducted to evaluate the potential for past releases near the lines. In addition, the Public Utility Commission (PUC) and line operators would be notified of the proposed development plans and the operators must assume responsibility for operating the lines in accordance with the requirements of the PUC and the State Fire Marshal's regulations.

POTENTIAL SITE HAZARDS

Figure 3.7



Source: The SWA Group, 1993a

R10114-BO.03 6/6/94

BASELINE

Historic Pesticide/Herbicide Uses

The project site has been actively farmed and pesticide or herbicide residues could be present in the subsurface. It is proposed that, prior to submittal of any Development Permits, a site assessment be conducted to ascertain whether significant levels of chemical residues remain in the soil and that, if necessary, remediation occurs as determined by local and State agencies.

Abandoned oil, gas, and water wells, drainage canals, as well as sources of contamination from past land uses may be present on the site. The project proposes that, prior to submittal of any Tentative Maps, drainage canals would be identified and provisions made for abandonment, incorporation into the storm drainage network at the site, or identified as usable for the control of site drainage. Each Tentative Map would include evaluation of safety of open canals. A site assessment would be conducted to determine the presence of chemicals in the site surface from past land uses. Clean-up of chemicals or abandonment of old water, gas, and oil wells is proposed prior to recordation of the Final Map.

Livestock Waste Management

Two dairies are currently located within the project site (Figure 3.7); it is expected that these dairies would be phased out as the community develops. To protect the public health and the environment from dairy wastes, it is proposed that, when residential development is proposed within 1,000 feet of the dairies, a preliminary site assessment would be prepared to ascertain whether any development associated with the new community would be affected by dairy operations; this assessment would be addressed in each specific plan. The assessment would address surface water and groundwater quality that could be affected by the runoff of dairy wastes.

Geologic, Seismic, and Other Hazards

The site may be underlain by soils that would present significant constraints to foundations or are highly erodible. The site may also be subject to ground shaking from active or potentially active regional faults. To minimize these hazards, the project includes provisions for a soil investigation to be submitted to San Joaquin County as a condition of each Tentative Map approval. If the soils prove unsuitable for foundations, only non-building uses could occur in those areas. All future site residents would receive information on seismic hazards and hazard reduction activities as part of an Earthquake Preparedness Plan to be prepared when required by the San Joaquin Office of Emergency Services. All public facilities would be constructed to withstand a maximum credible earthquake.

Prior to construction activities, the owner of a particular parcel/area would submit a Notice of Intent to the State Water Resources Control Board, indicating an intent to comply with the General Construction Permit under the non-point source National Pollution Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plans (SWPPs) would be prepared prior to construction.

3.0 PROJECT DESCRIPTION

Electric and Magnetic Fields

A number of overhead electrical transmission lines are present or are planned within the project site. These lines are a source of electromagnetic fields (EMF) that could affect users of the site. To minimize this potential public health hazard, residents adjacent to existing or proposed transmission lines would be informed on an annual basis of potential EMF health problems. In addition, schools would be located at a minimum distance away from transmission lines, to be determined by the California Department of Education. If other setback standards were developed in the future by the California Department of Health Services, these would be incorporated into the project. Most of the land uses adjacent to transmission lines are proposed for recreation or open space uses. It is proposed that all specific plans (except Specific Plan I) shall evaluate the latest studies regarding EMFs, and that setbacks shall be established for residential uses if credible studies indicate that it is necessary.

Mosquito Abatement

Mosquito infestation could occur from wetlands or along Mountain House Creek. To eliminate the generation of mosquitoes, the water levels in the wetlands would be controlled and the shoreline configuration would be constructed to eliminate areas of ponding. In addition, wetlands would be stocked with mosquitofish (e.g., *Gambusia affinis*).

Recreation and Open Space

The community would contain about 310 acres of parks and trails for recreational opportunities. In addition, the project would incorporate about 454.5 acres of other open spaces, consisting of wetlands, two golf courses, a marina, easements, and landscape buffers (Table 3.6 and Figure 3.4). Parks and open spaces would be developed at the site in accordance with a Parks and Open Space Plan to be approved prior to submittal of the first Development Permit.¹ The allocation of recreational facilities would be determined following evaluation of recommended standards from the National Recreation and Park Association and at least two other new communities of similar size to the proposed project.

Park lands within the project site would consist of neighborhood, community, and regional parks. A five-acre neighborhood park would be located within each of the twelve neighborhoods, adjacent to the elementary schools. The parks would be constructed within each neighborhood after issuance of 50 percent of the dwelling unit permits and would be completed following issuance of 80 percent of the permits.

About 180 acres of community parks are proposed within the project site. Community parks would range in size from about 3 to 80 acres (Figure 3.4). About 50 percent of this park acreage would be located along Mountain House Creek to constitute a continuous linear park bisecting the site. It

¹ A development permit may be either discretionary or ministerial. Discretionary permits include tentative subdivision maps, use permits, and variances. Ministerial permits include final subdivision maps, encroachment permits, grading permits, and building permits. The first Development Permit to be submitted for development of any area within the community would not be approved until the various required plans and programs had been submitted.

is proposed that the existing Mountain House Creek channel and adjacent marshes be maintained for the project. The corridor would be managed by a single multi-use program integrating and coordinating opportunities for flood control, riparian values, wildlife habitat, and recreation. Enhancement plans include a 200-foot corridor with a meandering creek and increased flows (including treated storm water runoff) to maintain riparian habitat. All buildings and structures would be set back at least 50 feet from the edge of the 200-foot wide corridor. Specific plans would include the restoration plan for the corridor pertaining to each specific plan in accordance with the goals of the Park and Open Space Plan. A community park adjacent to the linear park may include a 5,000- to 6,000-person sports stadium near the Town Center. Parks would also be located in the southern portion of the site (Figure 3.4) and near the northern high school. The first community park would begin construction prior to the 2,000th residential unit.

A 70-acre regional park would be located adjacent to Old River along the northern boundary of the new community (Figure 3.4). Regional park development may be tied to the residential development associated with future specific plan(s) adjacent to Old River. The existing levees along Old River would remain as habitat and be developed into a regional park. Additional flood protection would be provided by the construction of a second levee system behind the existing levees. The first specific plan prepared for the residential neighborhood areas north of Byron Road would provide plans for maintenance of the habitat value of the existing levee and riparian area along Old River. It is proposed that development of the regional park would start at about 50 percent of the community's residential development.

Trails/Pedestrian Paths

Trails would be located along the roadways of the community and within the park areas (Figure 3.8). The trails would connect residential neighborhoods to commercial and open space areas. In addition, the on-site trails would be connected to regional trails and to the De Anza Trail planned by the National Park Service, should this proposed trail system pass through the site. Trail planning for the

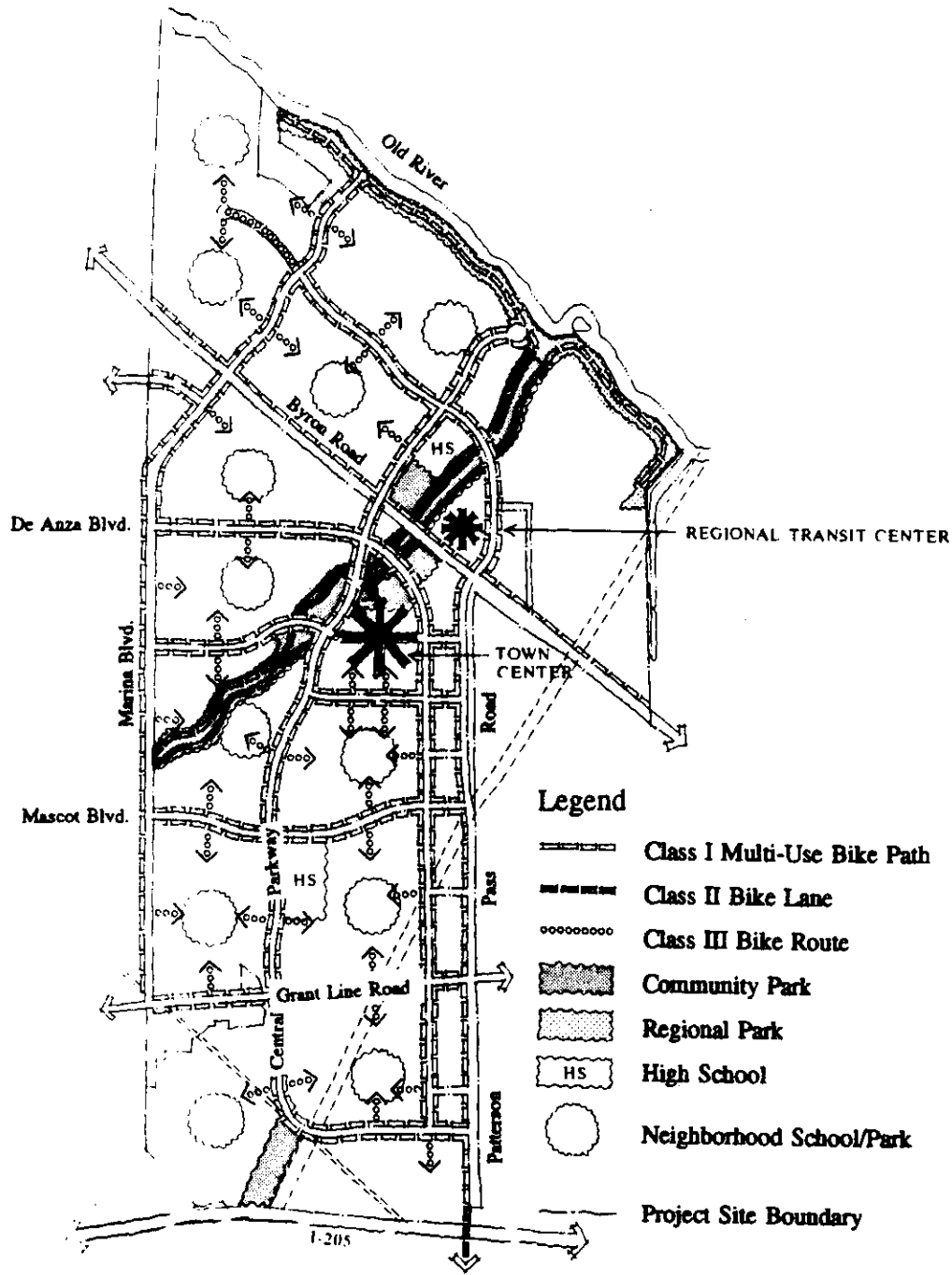
TABLE 3.6

PROPOSED PARKS

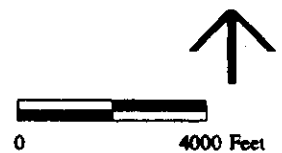
Parks	Number of Parks	Acres/ Park	Total Acreage	Acres/ 1,000 Residents ¹
Neighborhood	12 ²	5	60	1.4
Community	1	80.5		
	1	42		
	1	20		
	1	35		
	1	3		
			180.5 ³	4.1
Regional	1	70	70	1.6
Other open space ⁴	--	--	453.5	--

Source: The SWA Group, 1994a.

- ¹ Assumes a total population of 43,522.
- ² These parks would include baseball fields, hard courts, swimming pools, and passive recreation areas.
- ³ Portions of this acreage would be wildlife habitat and storm water control. Therefore, the entire acreage would not be available for recreation.
- ⁴ Includes golf courses (301.5 acres), marina (62 acres), wetland (23 acres), easements (64 acres), and buffers (3 acres).



Note: Networks within each neighborhood connect to schools and parks, as will be detailed in each Specific Plan.



entire site would be part of the Parks and Open Space Plan, which would be prepared prior to submittal of the first Development Permit.

Private Recreation

The project includes two proposed golf courses (Figure 3.4) to be constructed with the northern neighborhoods in which the golf courses are proposed. Additional private recreation would include a proposed 40-acre marina and 20 acres of associated water support facilities in the northwestern portion of the site.

Biological Resources Management

The project site consists of almost 4,800 acres of land, most of which would be converted from agriculture and/or other wildlife habitat to an urban environment. The change in land use would require provisions for mitigation of loss of habitat. The mitigation for habitat loss is provided in a Habitat Management Plan (HMP) prepared by the developer. The HMP addresses loss of foraging habitat for raptors, including Swainson's hawk, northern harrier, black-shouldered kite, and tricolored blackbird; conversion of agricultural lands to nonagricultural uses; and land disposal of treated wastewater.

Off-site mitigation land for the loss of Swainson's hawk foraging habitat is proposed for 1,500 acres of project land north of Byron Road and an additional 300 acres for loss of habitat on Fabian Tract, if that site were used for wastewater storage. The proposed project contains no provisions for Swainson's Hawk mitigation for lands south of Byron Road. About 90 percent of the off-site wildlife mitigation lands are proposed to be irrigated with treated wastewater; crops on about 35 percent of the agricultural mitigation lands would be alfalfa at all times in rotation with other crop types currently being grown on the project site. The remaining ten percent of the lands would be riparian forest and natural vegetation. The off-site mitigation areas would provide habitat for Swainson's hawks, black-shouldered kites, and northern harriers.

Enhancement of on-site habitat value is proposed following a detailed special-status species survey. Current proposals include preservation of existing mature trees for nesting and roosting and relocation of any on-site burrowing owl nests; tree surveys are also proposed prior to submittal of the first Development Permits for specific areas of development.

Wetlands Management

About 25 acres of wetlands are located on the project site. The project proposes to preserve and enhance these wetlands, where possible. If wetlands were affected by development, disturbed acreages should be replaced contiguous to existing wetlands. Each specific plan that includes wetlands would contain a Wetlands Management Plan.

PUBLIC WORKS INFRASTRUCTURE

The infrastructure at the project site includes public utilities; local and regional transportation improvements; water supply, wastewater treatment, storm drainage facilities, and flood protection. Each of these subjects is discussed in detail below.

Energy and Communication

Electricity and natural gas for the site would be provided by Pacific Gas and Electric Company. It is estimated that an additional substation would be required on-site after 25 percent of community buildout. The substation would require approximately five acres and would be located either near the intersection of the future Mascot Drive and Industrial Parkway or south of the proposed wastewater treatment plant (Figure 3.4). Utilities would either be located below ground or concealed so that they would have minimum visual impacts. The existing 60-kV electrical power transmission line north of Byron Road is proposed to be relocated above ground to Byron Road.

Energy conservation (up to 25 percent) would be promoted on the project site by encouraging solar heating and evaluation of landscape plans for appropriate use of vegetation for shading, reduced water demand, and wind buffering.

The project would include a state-of-the-art communication system, including fiber optic and other cables. One of the purposes of an advanced telecommunications transport system would be to encourage telecommuting.

Transportation and Circulation

The proposed project would generate significant additional traffic on regional and local streets. To minimize these impacts, transportation improvements have been proposed along numerous roads and intersections (Table 3.7).

The improvements have been sized to achieve a Level of Service (LOS) C² during the morning and evening peak periods on County roads and LOS D on State roads, in accordance with the requirements of the San Joaquin County General Plan. The project also proposes LOS D at certain gateway locations during commute hours (such as along Patterson Pass, Grant Line, and Byron roads). This exception would require an amendment to the text of General Plan 2010.

A public transportation system is proposed for transit service within the community and to regional transit facilities (Figure 3.9). Development of the transit system would be phased in during development of the project site (Table 3.8) and would consist of buses and rail access. The land use plan for the project includes a multimodal transit site and envisions bus service connecting all neighborhoods to future passenger rail services in the Mococo and/or Altamont rail corridor.

² A description of Levels of Service is included in Appendix D.

TABLE
PROPOSED REGIONAL TRANSPORTATION IMPROVEMENTS

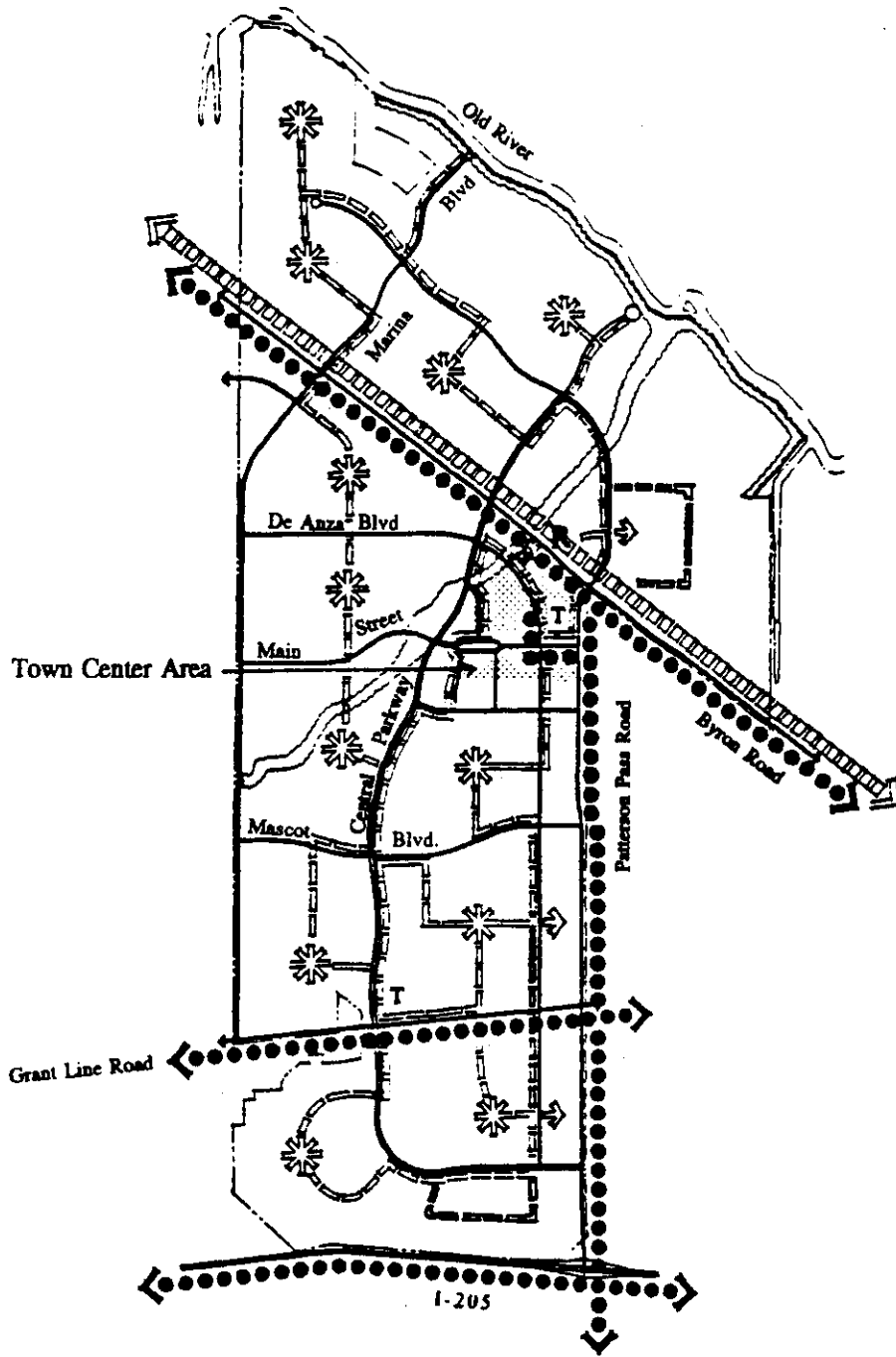
Location	Participation in an Improvement/Study	Time of Improvement/Study	Mountain House "Fair Share" Contributions ¹
I-205 and I-580 freeway corridor	Altamont Corridor Regional Transportation Plan for Contra Costa County, State, City of Tracy.	Depends on Caltrans initiation.	Fair share participation.
Project Study Report (PSR) for I-205/Patterson Pass Road interchange	Participation in PSR.	At occupancy of one housing unit.	Fair share participation.
Project Study Report for I-580/Grant Line Road intersection	Participation in PSR.	None specified.	Fair share participation.
I-205 between I-580 and Grant Line Road interchange	Construction of HOV lanes.	When and if HOV lanes are added.	Fair share participation.
I-580 between I-205 and Greenville Road (Livermore)	Construction of truck-climbing lanes.	At time of construction.	Fair share participation.
I-205/Patterson Pass Road interchange	Install traffic signals at ramp interchanges.	At occupancy of 1,600 housing units.	Fair share participation.
I-205/Patterson Pass Road interchange	Construction of a second two-lane bridge adjacent to existing bridge and two loop ramps for eastbound traffic, and ramp realignment.	At occupancy of 3,500 housing units.	Fair share participation.
I-205/Patterson Pass Road interchange	Add third two-lane bridge at the interchange overpass and interchange modifications.	At occupancy of 9,660 housing units.	Fair share participation.
I-205/Patterson Pass Road interchange	Add loop ramp for westbound on-ramp; widen on-ramps.	At occupancy of 12,880 housing units.	Fair share participation.
I-580/Grant Line Road interchange	Install traffic signals at ramp intersections.	At occupancy of 4,830 housing units.	Fair share participation.
I-580/West Grant Line Road interchange	Underpass widened to four lanes.	At occupancy of 8,050 housing units.	Fair share participation.
I-580/Grant Line Road interchange	Widen ramps to two lanes and signalize.	At occupancy of 8,050 housing units.	Fair share participation.
I-580/West Grant Line Road interchange	Realign ramps to ultimate configuration.	At occupancy of 12,880 housing units.	Fair share participation.

Table 3.7 Proposed Regional Transportation Improvements - *continued*

Location	Participation in an Improvement/Study	Time of Improvement/Study	Mountain House "Fair Share" Contributions ¹
Patterson Pass Road between I-205 and Byron Road	Widen to four lanes.	At occupancy of 4,100 housing units.	Fair share participation.
Patterson Pass Road between I-205 and Central Parkway	Widen to six lanes.	At occupancy of 9,660 housing units.	Fair share participation.
Patterson Pass Road between I-205 and Central Parkway	Widen to eight lanes.	At occupancy of 12,080 housing units.	Fair share participation.
Patterson Pass Road between I-205 and I-580	Widen to four lanes.	At occupancy of 12,080 housing units.	Fair share participation.
Patterson Pass Road from Main to Byron Road	Widen to six lanes.	At occupancy of 12,080 housing units.	Fair share participation.
Grant Line Road from Patterson Pass Road to Alameda County	Widen to four lanes.	At occupancy of 8,050 housing units.	Fair share participation.
Grant Line Road from Alameda County to I-580	Widen to four lanes.	At occupancy of 9,660 housing units.	Fair share participation.
Grant Line Road from Patterson Pass Road to Byron road	Widen to four lanes.	At occupancy of 11,260 housing units.	Fair share participation.
Byron Road from Patterson Pass to Marina Boulevard	Widen to four lanes.	At occupancy of 8,050 housing units.	Fair share participation.
Byron Road between Marina Boulevard and Alameda County	Widen to four lanes.	At occupancy of 12,080 housing units.	Fair share participation.
Byron Road between Patterson Pass and Grant Line roads	Widen to four lanes.	At occupancy of 9,660 housing units.	Fair share participation.
Byron Road between Patterson Pass and Wicklund roads	Widen to six lanes.	At occupancy of 12,080 housing units.	Fair share participation.

Source: The SWA Group, 1994a.

¹ According to the Draft Master Plan, the fair share contribution to transportation improvements would be determined in the Public Financing Plan and be based on estimates provided in the most recent EIR for the purpose of establishing and collecting fees only. The final determination of fair share for a given project would be made during the design stage of the individual improvements.



Legend



Neighborhood Transit Center/
Park and Ride Lot



Transfer Center



Intermodal Station

Local Bus Transit Service



Commuter Rail Service

Regional Bus Transit Service

Project Site Boundary



3.0 PROJECT DESCRIPTION

TABLE 3.8

PROPOSED PUBLIC TRANSIT PLANS

Type of Transit Service	Time of Service	Funding of Service
Demand-response (dial-a-ride) service between the existing neighborhood, Tracy, and major employment destinations	Upon occupancy of the 25th housing unit.	Fair share contribution in cooperation with major employers and County transit agency. ¹
Demand-response service between existing neighborhood centers and existing employment and retail areas within the community.	Upon occupancy of 700 housing units.	Fair share contribution in cooperation with major employers and County transit agency.
Fixed route bus service between individual neighborhoods, ² regional service transfer points, and Tracy, Stockton, LLL, and BART East Dublin/Pleasanton station (when open).	Prior to the occupancy of 4,100 housing units.	Fair share contribution in cooperation with major employers and County transit agency.
Expansion of local and regional transit to more frequent service.	Prior to the occupancy of 8,200 housing units.	Fair share contribution in cooperation with major employers and County transit agency.
Bus and/or shuttle service between the Town Center (or other central location) and the nearest rail station.	Upon implementation of passenger rail service on the UP or SP lines.	Fair share contribution.
Construction of a passenger platform and multi-modal station on the Mococo line near Byron Road.	Upon implementation of passenger rail service on the Mococo line.	Fair share contribution.
Construction of a new Altamont passenger platform near I-580.	At the time rail service is implemented and at least 4,100 housing units have been occupied.	Proportionate fair share based on project ridership.

Source: The SWA Group, 1994a.

- ¹ Transit service would be free of charge for residents for the first three months of occupancy at the site.
- ² Each specific plan would also provide for neighborhood transit centers near the neighborhood parks. A central transit facility would be located in the Town Center.

The timing of transportation improvements would be evaluated for need at various "trigger points," based on the completion of a specific portion of the proposed housing units. Once a trigger point is reached, a project trip analysis and financing plan would be prepared, based on travel demand estimates, using the San Joaquin County travel demand model.

Air Quality and Transportation Management

To minimize air quality impacts to the San Joaquin Valley air basin, the project design incorporates several programs aimed primarily at reducing the dependency on cars, specifically single-occupancy vehicles, as well as a land use program goal of achieving a balance between on-site jobs and housing.

Transportation Demand Management (TDM) is one of the tools to be implemented at the site, with the objective of achieving a 1.5 Average Vehicle Ratio by 1999 for employers with more than 100 employees. The TDM plan would be submitted prior to the first Development Permit and provide programs in compliance with the requirements of the County's Trip Reduction Ordinance and Congestion Management Plan. The TDM Plan would include a volunteer rideshare matching program; a vanpool program; distribution of transit and rideshare information to all households; reduced fee transit passes for employees; special ridesharing and transit promotions; and construction of bicycle facilities. The effectiveness of the TDM program would be monitored on an annual basis.

Additional programs for the protection of air quality include encouragement of the use of clean fuel transit vehicles; provision for gas lines or electrical outlets in all back yards to encourage gas or electric barbecues; outlets in garages for recharging battery-driven cars; low nitrogen oxide emitting and/or high efficiency water heaters; installation of no more than one EPA-certified fireplace in homes; and electrical outlets on the outside of residences to promote the use of electrical lawn maintenance equipment.

Noise

The proposed project includes exterior noise level performance standards for noise sensitive uses affected by transportation and non-transportation noise sources. These performance standards are hourly Leq^3 of 55 dB during the daytime and an hourly 50 dB for the nighttime. These standards are different from the County standards (which are measured cumulatively for 0-, 5-, 15-, and 30-minute intervals) and would result in slightly higher permissible noise levels. It is proposed that site specific noise analyses be conducted at the time of Development Permit submittal if specific plans indicate that Master Plan noise studies need to be updated; noise studies would always be required for sensitive land use developments within 2,000 feet of I-205 and within 1,000 feet of rail lines.

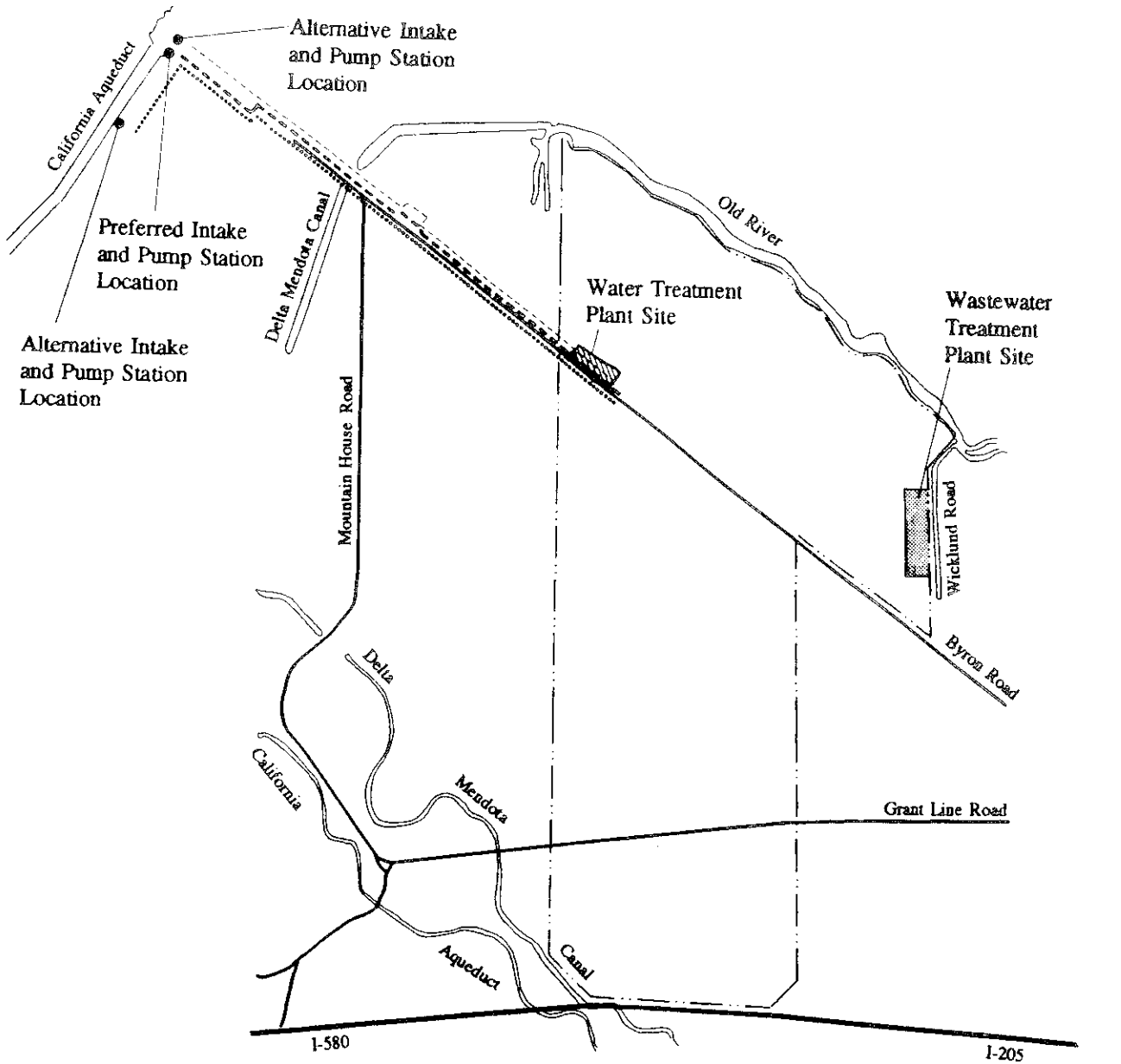
Potable Water Systems

Water for the project would be supplied by Byron-Bethany Irrigation District (BBID) and possibly from existing riparian water rights from Old River. It is estimated that 9,849 acre-feet of water per year would be demanded by the project at full buildout, assuming water conservation measures, such as low-flow plumbing fixtures, water conserving appliances, and low-water using landscaping (xeriscape).

³ Definitions of Leq and dB are included in Appendix E.

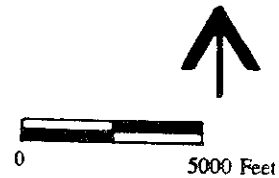
WATER AND WASTEWATER TREATMENT FACILITIES

Figure 3.10



Legend

- Preferred Raw Water Pipeline Route
- Alternative Raw Water Pipeline Route
- Alternative Raw Water Pipeline Routes
- ▨ Wastewater Treatment Plant Site
- ▨ Water Treatment Plant Site
- Project Site Boundary



BASELINE

Source: The SWA Group, 1994a.

The raw water would be transported to the site through one of three alternative alignments for a raw water pipeline (Figure 3.10), originating at the California Aqueduct northwest of the project site. The pump station at the aqueduct would be either adjacent to the existing BBID pump station, north of the Byron Road Crossing, or south of the Byron Road Crossing. The raw water would be conveyed to a water treatment plant on-site. The plant would be located north of Byron Road adjacent to the wetlands restoration area (Figure 3.10). At the water treatment plant, the water would be treated by filtration and disinfectant (using ozone and chlorine).

About 24 million gallons of on-site water storage would be required for emergencies (storage for two times the average daily demand), shut-downs (30 percent of maximum daily demand), and fire protection (8,000 gallons per minute for two hours) at project buildout. A subsurface reservoir with a capacity of 10 million gallons would be located at the treatment plant site and, as the need arises during site development, additional storage facilities (providing an additional 14 million gallons of water storage) would be provided at various locations in the community. The exact locations of the reservoirs would be identified in applicable specific plans. The siting criteria for the storage facilities include: a preferable location in a non-residential neighborhood; visual screening to be compatible with surrounding land uses; and that the facility be painted in neutral colors and built subsurface.

Sludge would be generated from the water treatment plant. A sludge management program would be included in the Development Permit for the water treatment plant.

Wastewater Treatment and Collection System

At full buildout, it is estimated that the project would generate about 6.6 million gallons of wastewater per day. This would be reduced to about 5.68 million gallons per day (mgd) with conservation measures. The wastewater would be conveyed to a wastewater treatment plant, proposed on about 30 acres at the eastern site boundary (Figure 3.10). The treatment plant would have a buildout treatment capacity of 5.68 mgd, to be constructed in four increments of 1.42 mgd each. The wastewater from the initial 25 percent of project buildout (4,100 residential units and non-residential uses in Specific Plan I) would receive secondary treatment in facultative lagoons and supplemental aeration. Subsequent wastewater treatment would be by conventional activated sludge treatment.

One of the objectives of the treatment plant operation would be to eliminate odors at the boundary line of the parcel on which the plant would be located. To achieve this objective, the plant would have a setback from nearby on- or off-site residences in accordance with County requirements for I-G zoning, and would conduct odor studies if odors were present at adjacent properties.

The treatment activities would result in the generation of up to 11,300 pounds of sludge per day at project buildout; the sludge would be stored on-site until storage capacity had been reached and off-site disposal would be required. Depending on the quality of the generated sludge, it would be landfilled off-site, used for dedicated land disposal on non-food agricultural crops, composting, or by land disposal for food or feed crops (depending on quality).

3.0 PROJECT DESCRIPTION

Siting criteria for the proposed wastewater treatment plant include: a location in an industrial area; not to be visible from a major arterial street; the outside appearance of an industrial building; and the surroundings to be landscaped to minimize visual impacts.

Wastewater Reclamation

It is estimated that about 6,350 acre-feet of wastewater would be generated per year by the project at full buildout. The treated effluent would be 100 percent reclaimed. There are currently three alternative sites being considered by the applicant for wastewater reclamation (Figure 3.11); other sites may be evaluated and selected in the future:

- A primary permanent reclamation site at Fabian Tract, north of the project site. If this site were used, wastewater would be conveyed by a transmission line across Old River to Fabian Tract. The water would be used for irrigation of non-food crops. At project buildout, about 1,590 acres would be irrigated and 200 to 300 acres would contain storage ponds, built up to about 20 feet above the existing ground surfaces. A study area for these activities has been delineated, consisting of 4,550 acres; the exact locations of the irrigation and storage ponds within the study area are not defined.
- A secondary permanent reclamation site along the western site boundary in Alameda County. The wastewater would be conveyed by a transmission line along Byron Road to the site. The site would support non-food crops on about 1,360 acres; water storage ponds would occupy about 480 acres.
- An interim alternative site is located on the undeveloped portion of the project site between Byron Road and Old River. This site could be used during development of the first specific plan area. The water would be pumped to 120 acres of storage ponds and used to irrigate alfalfa and sudan grass on 290 acres. The site would be abandoned for wastewater disposal at the completion of Specific Plan I.

Prior to submittal of the first Tentative Map for Specific Plan I and subsequently prior to approval of any specific plan, lands for wastewater reclamation would be under the control of the applicant or the community.

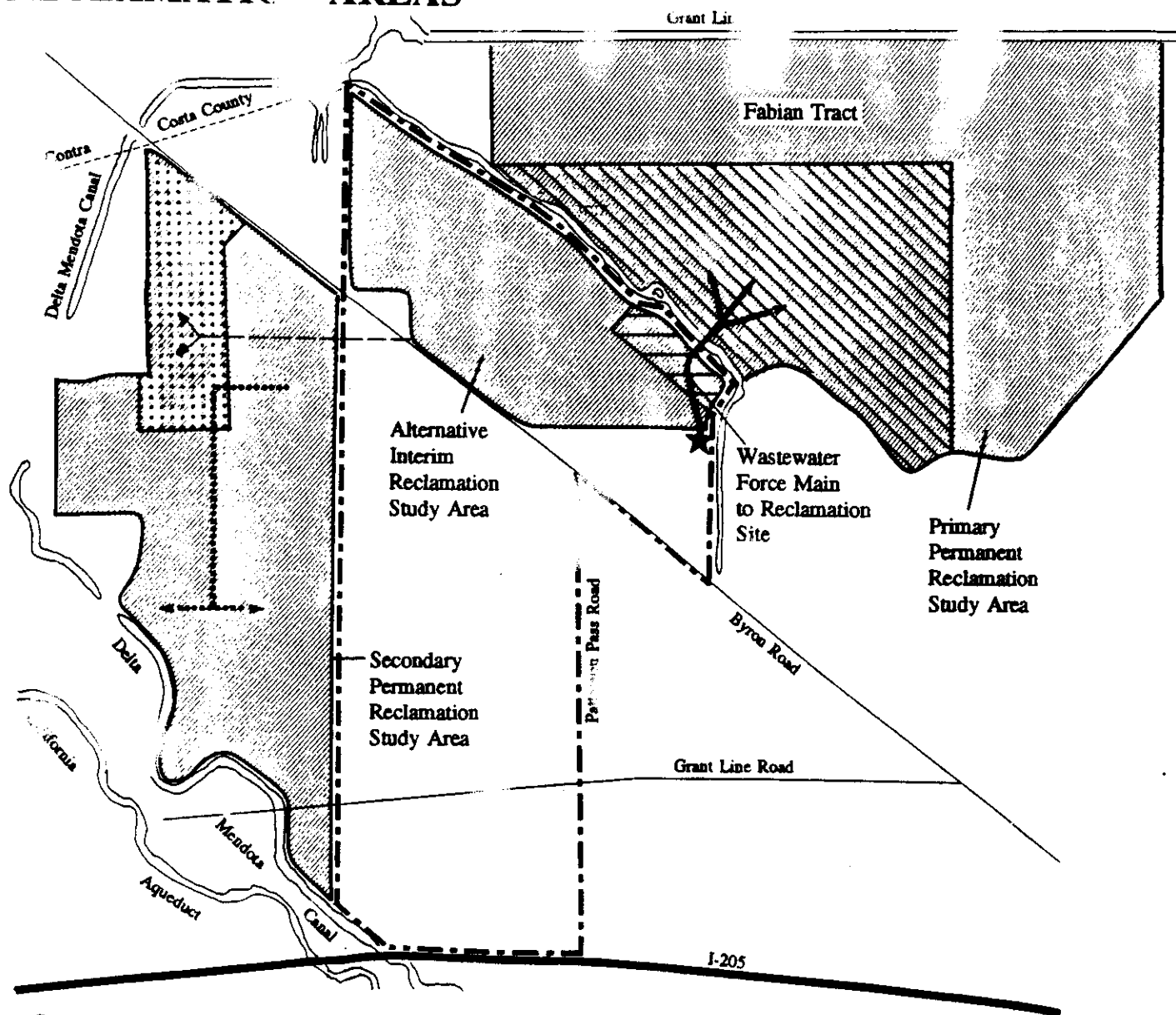
Storm Drainage and Flood Protection

Storm drainage from the project site would be conveyed in open channels or pipes, designed to convey the 100-year 24-hour storm event. Mountain House Creek channel would be the primary conveyor of runoff from the site. Structural bank stabilization measures may be implemented for portions of the creek channel. Stream bed alterations and riparian vegetation proposals would be prepared for each specific plan area. The terminal discharge point for all site runoff would be Old River; the terminal discharge would be controlled to pre-development rates..







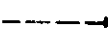
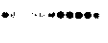

The project site would include detention basins at various locations to store runoff. The design and performance criteria for the detention ponds would be provided in the first Development Permit in

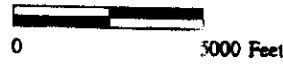
ALTERNATIVE WASTEWATER RECLAMATION AREAS

Figure 3.11



Legend

-  Effluent Storage Pond Study Area for Fabian Tract
-  Effluent Storage Pond Study Area in Alameda County
-  Study Area for Effluent Storage Pond North of Byron Road
-  Wastewater Treatment Plant Site
-  Study Areas for Effluent Disposal Areas
-  Effluent Force Main to Primary Reclamation Site
-  Effluent Force Main to Secondary Reclamation Site
-  Land Disposal Force Main
-  Project Site Boundary



3.0 PROJECT DESCRIPTION

the first specific plan area. After that, performance criteria would be included in each subsequent specific plan.

To protect the storm water conveyance facilities from erosion, sedimentation, and disposal of improper wastes, the following Best Management Plans would be prepared for the first Development Permit for each specific plan:

- Materials Management Plan for each business with potential pollutants prior to building permit issuance
- Spill Prevention and Cleanup Plan
- Implementation of an Illegal Dumping Ordinance
- Implementation of an Illicit Connection Ordinance
- Preparation of a Street/Storm Sewer Maintenance Program

The project proposes to protect future residents from 100-year flooding through construction of a set of levees behind the existing Old River levee. The existing levees are in disrepair and do not provide adequate protection.

SCHEDULE

The developer, Trimark Communities, estimates buildout of the project site to be between 20 and 40 years. Development of utilities, services, and infrastructure for the project is proposed to be dependent on occupancy/construction of residences at the site or other measurement of service levels. The proposed phasing of improvements and services is shown in Table 3.9.

REQUIRED PERMITS/PROGRAMS

Implementation of the proposed project would require numerous permits from Federal, State, and local agencies (Table 3.10). The permits would need to be obtained at various stages of project implementation, depending on developments in specific areas of the project site.

Development of the project site would be subject to the submittal of various plans and programs. These plans and programs would be subject to environmental review by the County. The additional plans and programs are listed in Table 3.11.

SPECIFIC PLAN I

Implementation of the proposed Master Plan would occur in increments in accordance with specific plans prepared for successive portions of the site. The first specific plan for the project, Specific Plan I, includes three distinct areas within the Master Plan area (Figure 3.12 and Table 3.12): Central Mountain House in the central portion of the site, Old River Industrial Park in the northeastern portion of the site, and Mountain House Business Park in the southeastern portion of the site. Old River Industrial Park and Mountain House Business Park have designated expansion areas identified

TABLE 3.9

PHASING OF MAJOR PUBLIC SERVICES AND INFRASTRUCTURE

Improvement		Timing
Fire Protection and Emergency Response	First permanent fire station	To be added when required to meet the maximum run time of three minutes.
Police Protection	First phase police substation	When population reaches 7,500 residents.
Medical Services	Medical facilities and ambulance service	First response by fire department with trained paramedics. Medical facilities and ambulance service to be provided by private vendors or existing County contracts.
Animal Control	Animal control facility	Provided on-site when demand requires.
Recreational Facilities	Neighborhood parks	After 50 percent of residential building permits have been issued, and completed by 80 percent of residential building permits issued for each neighborhood.
	Mountain House Creek Community Park	Construction as adjoining lands develop.
	Other community parks	First park to be started prior to the 2,000th housing unit.
	Old River Regional Park	To be started at 50 percent residential development.
Potable Water	Golf courses and marina	When specific plans for the areas are approved.
	Water treatment plant and storage	Initial 25 percent in or prior to first year of construction. Incrementally as demand arises.
Wastewater	Treatment plant	Initially sized for Specific Plan I; subsequent enlargement to be based on demand.
Wastewater Reuse	Irrigation land and storage ponds in conjunction with Swainson's hawk habitat mitigation	As the community develops.
Storm Drainage and Flood Protection	East side of upper Mountain House Creek flood improvements from Main Street to Alameda County line	Prior to construction of Neighborhoods F and E.
	West side upper Mountain House Creek (De Anza to Alameda)	Prior to structures constructed west of the Creek.
	Undercrossing of Byron Road and tracks and both sides of creek (De Anza to tracks)	Prior to Town Center and Neighborhood H north of Main Street.
	Realignment of Mountain House Creek and western portion of Mountain House Creek's flood plain to Dredger Cut	Prior to construction west of Creek, north of Byron Road, except Old River Industrial Park.
	Levees along Old River	Following flood control improvements on Mountain House and Dry creeks; then improvements from east to west.

Note: Transportation improvement phasing is identified in Table 3.7.

TABLE 3.10

**MOUNTAIN HOUSE COMMUNITY
PERMIT REQUIREMENTS**

Agency	Approval	Timing
FEDERAL AGENCIES		
Federal Emergency Management Agency (FEMA)	Letter of map revision to remove flood hazard designation from property near Old River	Prior to recordation of any Final Maps for urban development adjacent to or within the historic flood hazard area
U.S. Army Corps of Engineers	Section 404 Permit (Clean Water Act) for discharge of dredged material into waters of the U.S. Section 10 Permit (Rivers and Harbors Act) for work in navigable waterways Nationwide Permit No. 12 for construction of raw water conveyance pipeline	Development Permit Condition of Approval Prior to initiation of work Use Permit for water treatment plant
U.S. Fish and Wildlife Service	Incidental take permit/habitat conservation plan regarding endangered or threatened species	Prior to any grading or building permit
Federal Highway Administration	Improvements to interstate highways, I-205 and I-580	As determined in the County Regional Transportation Plan and the Altamont Strategic Transportation Plan
U.S. Coast Guard	Aids to Navigation (signage) for marina on Old River	Prior to operation of marina
National Park Service	Cooperative Agreement for extension of the De Anza Trail across site	Specific alignment to be included in the Parks and Open Space Plan; construction to occur as defined in specific plans
STATE AGENCIES		
Caltrans, Districts 4 and 10	Project Study Reports Encroachment Permits Improvements to State highways and interchanges	As determined in Master Plan Prior to construction or as Development Permit Condition of Approval As determined in County Regional Transportation Plan and Altamont Strategic Plan
California Department of Real Estate	Public Reports	Prior to sale of lots

Table 3.10 Permit Requirements (continued)

Agency	Applicable	Timing
California Integrated Waste Management Board	Solid waste transfer facilities	
California State Reclamation Board	Encroachment permit for Old River levee work	Prior to construction of levee modifications
Regional Water Quality Control Board, Central Valley Region	National Pollutant Discharge Elimination System (NPDES) permit Remediation for pesticide and other underground contamination Discharge to Old River Water quality certification (Section 404 permit)	Development Permit Condition of Approval Development Permit Condition of Approval Development Permit Condition of Approval Development Permit Condition of Approval
Department of Health Services, Office of Drinking Water	Water system	Use Permit for wastewater treatment plant
Department of Fish & Game, Region 2	Compliance with Endangered Species Act Streambed Alteration of Old River and Mountain House Creek	Mitigation specified in each specific plan; Compliance prior to Development Permit Development Permit Condition of Approval
California State Lands Commission	Dredging within State-owned lands or beds of navigable rivers Leases to use State-owned lands for purposes other than dredging	Development Permit Condition of Approval for land adjacent to Old River Development Permit Condition of Approval for land adjacent to Old River
Department of Toxic Substances Control	Remediation of pesticide and other underground contamination	Prior to approval of Development Permit
Department of Water Resources	Raw water intake pump and transmission pipe	Use Permit for water treatment plant
California Public Utilities Commission/Southern Pacific Transportation Company	Rail crossings	Timing specified in each specific plan; Compliance prior to Final Map
LOCAL AGENCIES AND SPECIAL DISTRICTS:		
Tracy Rural Fire Protection District	Fire protection system	Prior to first Development Permit
Lammersville Elementary and Tracy Joint Union High School Districts	School Facilities Plans	Prior to first Development Permit
Byron-Bethany Irrigation District	Water service agreement	Master Plan

Table 3.10 Permit Requirements (continued)

Agency	Approval	Timing
San Joaquin County Local Agency Formation Commission (LAFCO)	Formation of CSD	Master Plan
San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD)	Authority to Construct	Prior to construction
San Joaquin County Mosquito Abatement District	Mosquito management plan	Prior to first Development Permit

Source: The SWA Group, 1994a.

- ¹ Prior to approval of Master and Specific plans, as required.
- ² Prior to approval of tentative maps, as required.

TABLE 3.11

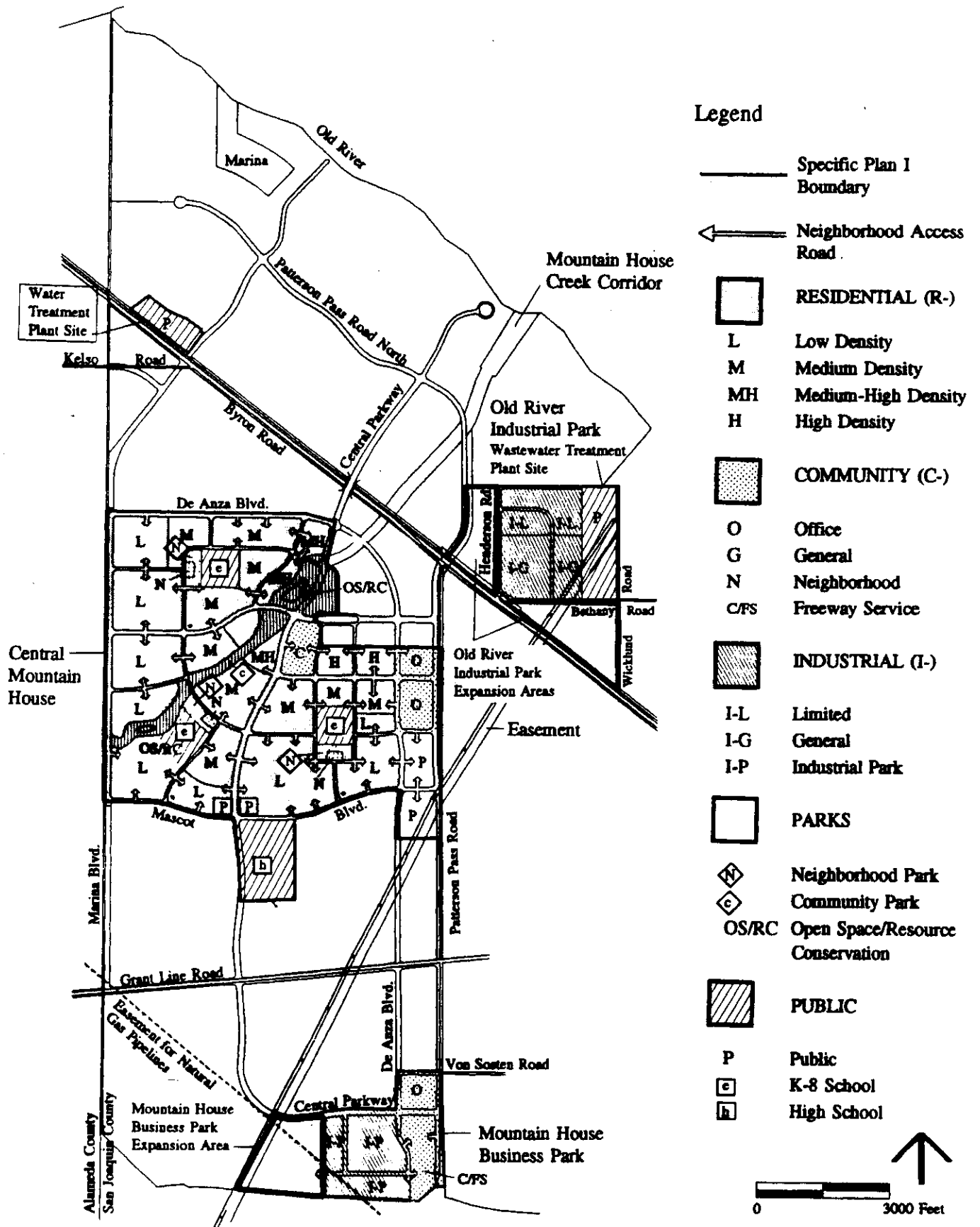
FUTURE PLANS AND PROGRAMS

Plan/Program	Time of Submittal
Special Purpose Plans	Prior to development of Freeway Service Area. Prior to development of Neighborhood Centers. Prior to development of Village Centers or Central Commercial Area.
Mountain House Design Manual	Prior to submittal of any Development Permits.
School Facilities Plan	Prior to submittal of the first Development Permit.
K-8 School Plans	Component of the Special Purpose Plan for each Neighborhood Center.
Community Energy Conservation Plan	Prior to submittal of the first Development Permit.
Emergency Preparedness Incident Action Plan	Prior to submittal of the first Development Permit.
Wildlife Management Program	Prior to submittal of the first Development Permit.
Hazardous Materials Management Plan	With submittal of Development Permits for water and wastewater plants.
Site assessments for hazardous materials	Prior to submittal of first Development Permit within any specific plan area.
Fuel pipeline mapping	Prior to submittal of first Development Permit within 500 feet of existing pipelines.
Parks and Open Space Plan	Prior to submittal of the first Development Permit.
Surveys for special-status species, raptor nests, and trees	Prior to submittal of the first Development Permit for applicable areas
Wetlands Management Plan	To be included in each specific plan that includes wetlands areas.
Community Energy Conservation Plan	Prior to submittal of the first Development Permit.
Transportation Demand Management Plan	Prior to submittal of the first Development Permit.
Noise Studies	Prior to submittal of Development Permits if specific plans indicate need for Master Plan noise analysis update, and for all sensitive land use developments within 2,000 feet of I-205 and within 1,000 feet of rail lines.
Sludge Disposal Program	To be submitted in conjunction with Development Permit for water treatment plant.
Hazardous Materials Management Plan	Prior to operation of wastewater treatment plant.
Best Management Practices (BMPs)	To be submitted with first Development Permit in each specific plan area.

Notes: Development Permits are either discretionary or ministerial; only discretionary permits are subject to CEQA review by the County. Ministerial permits include final subdivision maps; encroachment, grading, and building permits. Discretionary permits include tentative subdivision maps, use permits, and variances.

SPECIFIC PLAN I AREAS

Figure 3.12



BASELINE

TABLE 3.12

SPECIFIC PLAN I PROPOSED LAND USE PROGRAM

Land Use	Neighborhood	E		G		Other areas	
		Gross Acres	du	Gross Acres	du	Gross Acres	Gross Acres
Residential¹							
Very low density	(1.00 du/acre)						
Low density	(4.50 du/acre)	123.5	580	112.0	527	82.5	388
Medium density	(6.90 du/acre)	78.0	570	61.5	440	90.0	692
Medium-high density	(12.00 du/acre)	19.0	228			21.0	282
Senior housing (medium)	(12.00 du/acre)						
High density	(18.00 du/acre)			24.0	432		
Senior housing (high)	(18.00 du/acre)						
Town Center residential							
Total Residential¹		220.5	1,378	197.5	1,399	193.5	1,362
Commercial							
Neighborhood commercial		1.5		1.5		1.5	
Community commercial				19.0			
Freeway Service commercial							27.0
Office commercial							44.0
Town Center							
Total Commercial		1.5		20.5		1.5	71.0
Industrial							
Industrial park							110.0
Limited industrial							47.5
General industrial							56.5
Total Industrial							214.0
Open Space							
Neighborhood parks		5.0		5.0		5.0	
Community parks		32.0		11.0		11.0	
Wetlands		2.5				5.0	
Elements							8.0
Total Open Space		39.5		16.0		21.0	8.0
Schools							
K-8 (12 @ 16 acres each)		16.0		16.0		16.0	
High School (2 @ 40 acres each)							46.5
Total Schools		16.0		16.0		16.0	46.5
Public Facilities							
Wastewater/service area							50.0
Civic/Institutional		3.0		3.0			
Collector street R.O.W.							54.5
Arterial Street R.O.W.							138.5
Total Public Facilities		3.0		3.0			243.0
TOTAL SPECIFIC PLAN I		280.5	1,378	253.0	1,399	132.0	1,362
							582.5

Source: The SWA Group, 1994a

Notes: du = Dwelling units

R.O.W. = Right-of-way

For neighborhood locations, see Figure 3.7.

FAR refers to "floor area ratio." A FAR of 1.0 would mean that the building square footage was equal to the parcel square footage.

¹ The numbers of dwelling units per acre are averages. The ranges within each category are listed in Table 3.2.

3.0 PROJECT DESCRIPTION

on Figure 3.12; development of those areas would be subject to separate environmental review and amendments to Specific Plan I.

A total of 7,306 jobs is estimated by the applicant to be generated with buildout of the residential component of Specific Plan I. Specific Plan I includes the construction of a water treatment plant in the northwestern portion of the site near Kelso Road and the first stage of a wastewater treatment plant.

CENTRAL MOUNTAIN HOUSE

The Central Mountain House portion of Specific Plan I consists of about 1,040 acres of land and encompasses three neighborhoods: E, F, and G. About 610 acres would be devoted to residential development resulting in construction of more than 4,000 residential units, 94 acres would be commercial, and the remaining 336 acres would be open space, industrial, schools, and institutional land uses (Figure 3.13 and Table 3.13).

OLD RIVER INDUSTRIAL PARK

This portion of Specific Plan I consists of about 164 acres of land. The land uses would include about 50 acres for the proposed wastewater treatment plant; the remaining acreage would be devoted to industrial uses (Figure 3.14 and Table 3.14). Expansion areas are located to the east and south; development in these areas would require an amendment to Specific Plan I.

MOUNTAIN HOUSE BUSINESS PARK

This portion of Specific Plan I encompasses about 143 acres in the southeast corner of the project site. The land uses would include an industrial business park, and gateway or freeway commercial development (Figure 3.15 and Table 3.14). An expansion area is located to the west; development in that area would require an amendment to Specific Plan I.

TRANSPORTATION

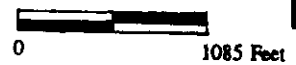
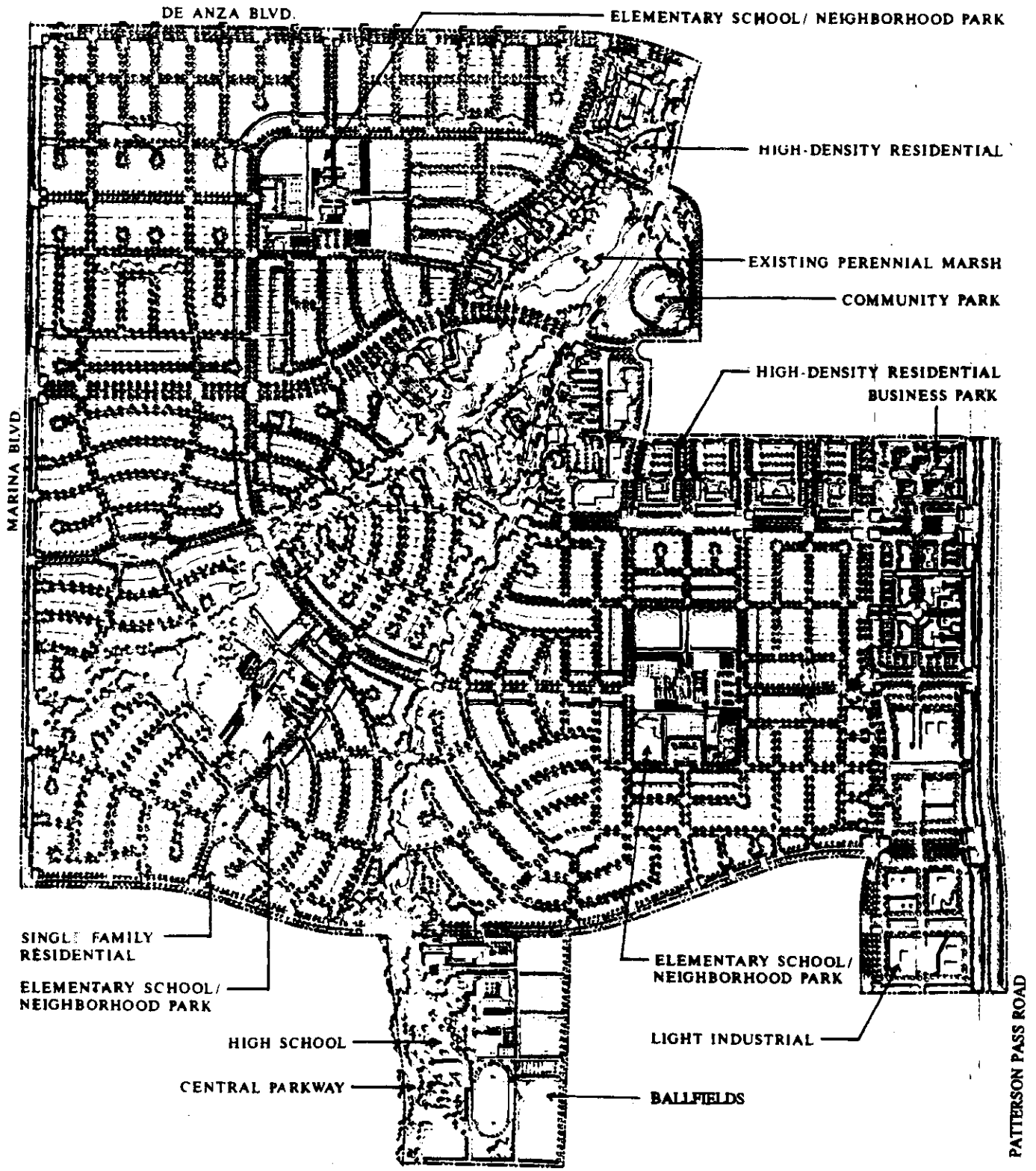
Improvements have been proposed to the regional transportation system to accommodate traffic generated by development of Specific Plan I. Implementation of these improvements would be triggered by specific percentage buildouts of Specific Plan I (Table 3.15).

WATER SUPPLY

It is estimated by the applicant that full buildout of Specific Plan I would result in a potable water demand of 2,500 acre-feet per year. The water would be provided by BBID. Areas currently not within BBID include about 18.5 acres of the water treatment plant site and Old River Industrial Park, located within Westside Irrigation District. Prior to being able to provide potable water to all of the Specific Plan I area, BBID would have to annex the Specific Plan areas outside of its jurisdiction.

CENTRAL MOUNTAIN HOUSE CONCEPTUAL LAYOUT

Figure 3.13



Source: The SWA Group, 1994a.

TABLE 3.13

LAND USE BY SUBAREA
Central Mountain House

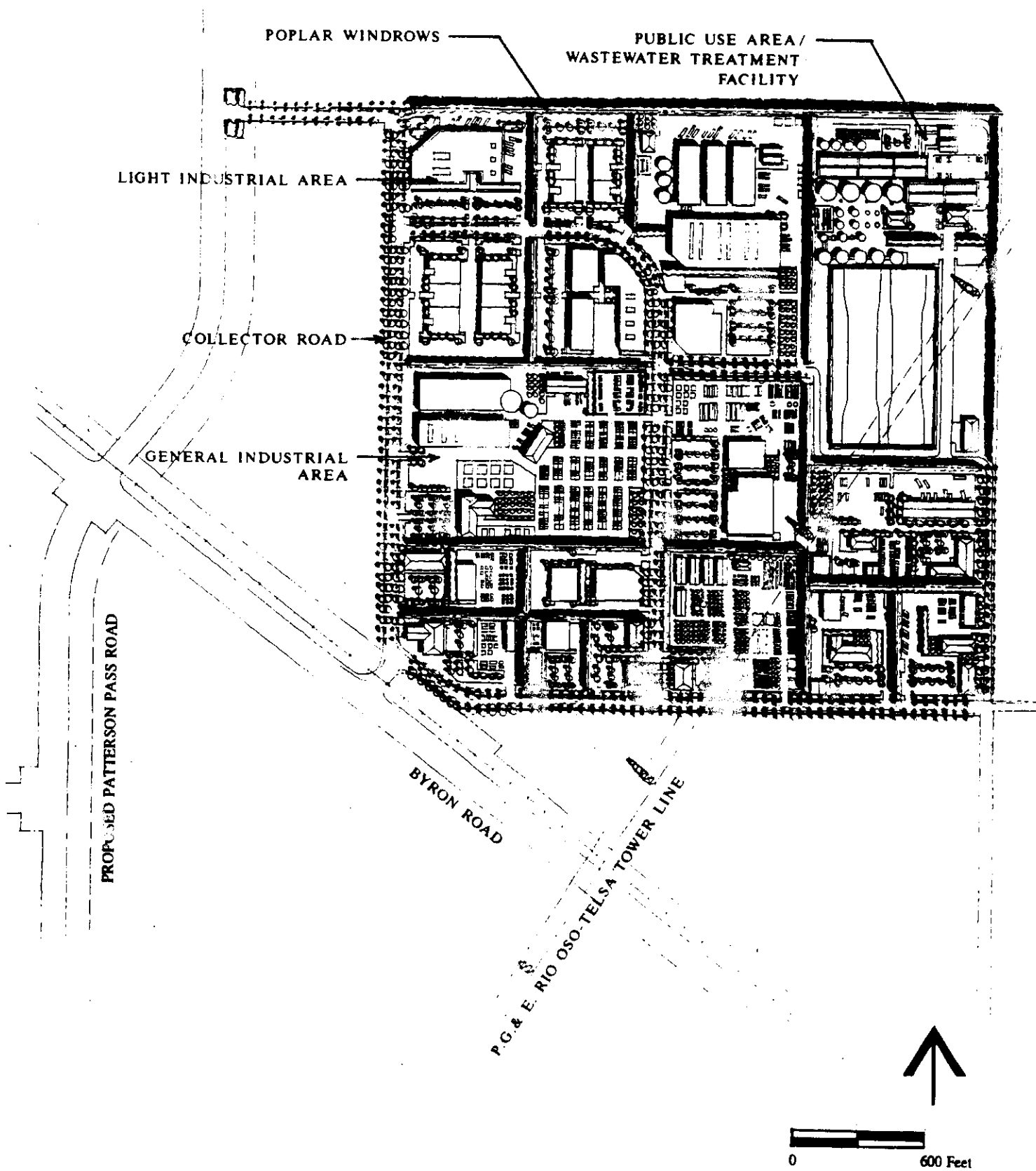
	Acres	Dwelling Units
Neighborhood E Residential		
Residential - low (4.705 du/acre)	123.5	580
Residential - medium (7.31 du/acre)	78.0	570
Residential - medium high (12 du/acre)	19.0	228
Collector street R.O.W.	<u>9.5</u>	
	230.0	1,378
Neighborhood F Residential		
Residential - low (4.88 du/acre)	112.0	527
Residential - medium (6.72 du/acre)	61.5	440
Residential - high (18 du/acre)	24.0	432
Collector street R.O.W.	<u>11.5</u>	
	209.0	1,399
Neighborhood G Residential		
Residential - low (4.69 du/acre)	82.5	388
Residential - medium (7.69 du/acre)	90.0	692
Residential - medium high (13.45 du/acre)	21.0	282
Collector street R.O.W.	<u>14.0</u>	
	207.5	1,362
Other		
Neighborhood commercial	4.5	
Community commercial	19.0	
Office commercial	29.5	
Business park	37.5	
Neighborhood park	15.0	
Community park	54.0	
Wetland	7.5	
Easements	8.0	
K-8 schools	48.0	
High school	46.5	
Civic/Institutional	6.0	
Arterial street R.O.W.	<u>118.0</u>	
	393.5	
TOTAL	1,040.0	4,139

Source: The SWA Group, 1994a.

Notes: du = dwelling units
R.O.W. = Right-of-way

OLD RIVER INDUSTRIAL PARK, CONCEPTUAL LAYOUT

Figure 3.14



Source: The SWA Group, 1994a.
R10114-BO.03 6/6/94

BASELINE

TABLE 3.14
LAND USE BY SUBAREA

Land Use	Old River Industrial Park Net Parcel Size (acres)	Mountain House Business Park Net Parcel Size (acres)
Freeway Service (F-S)		27.0
Office Commercial (C-O)		14.5
Limited Industrial (I-L)	47.5	
General Industrial (I-G)	56.5	
Business Park (I-P)		72.5
Wastewater Treatment Site/Treatment Site/ Corporation and Support Yards (P-F)	50.0	
Arterial Street R.O.W.		20.5
Collector Street R.O.W.	10.5	9.0
TOTAL	164.5	143.5

Source: The SWA Group, 1994a.

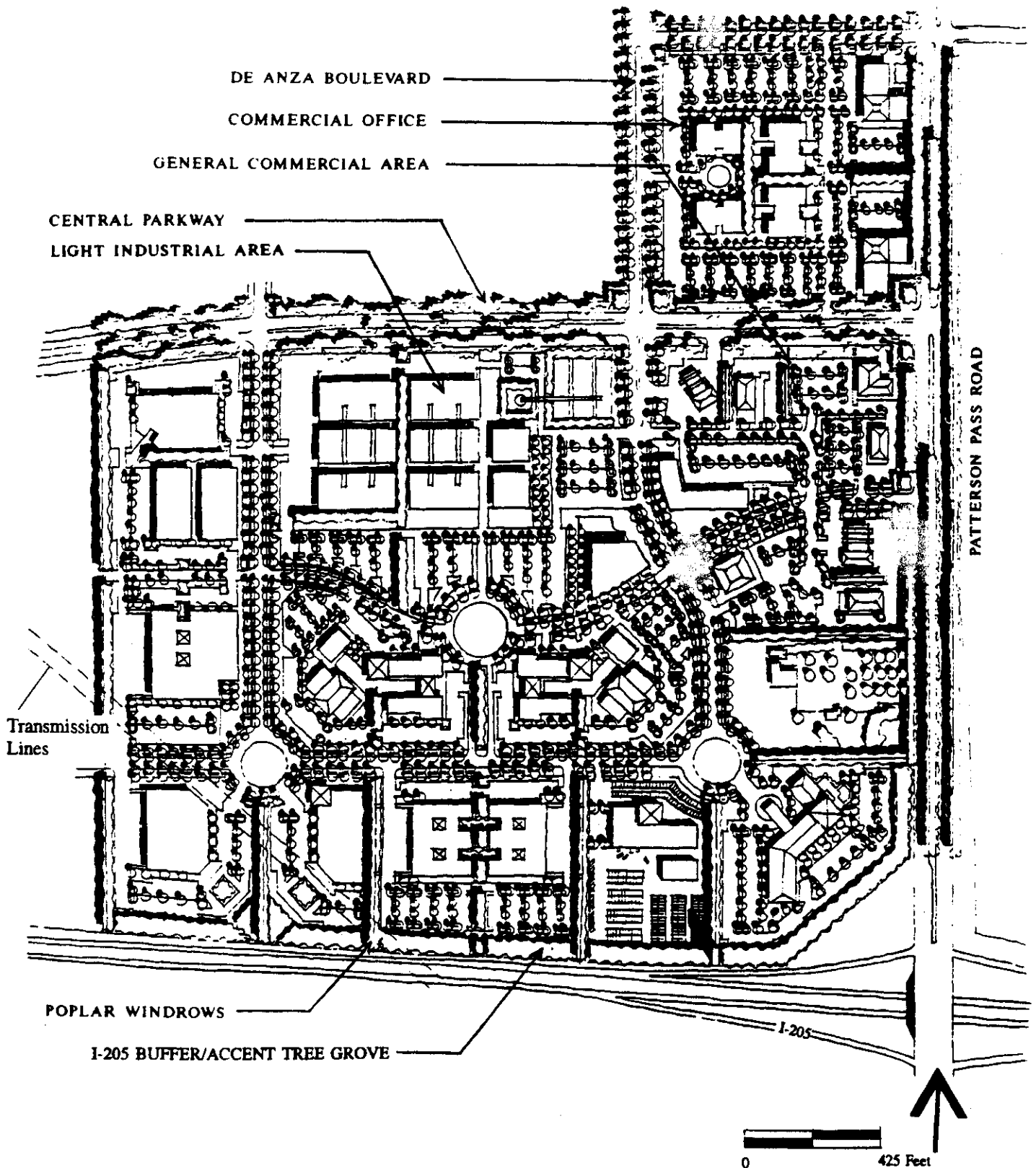
TABLE 3.15
REGIONAL TRANSPORTATION IMPROVEMENTS

Location	Improvement	Timing
I-205/Patterson Pass Road Interchange	Interim traffic signals at both ramp intersections	At 1,600 residential units
I-205/Patterson Pass Road Interchange	<ul style="list-style-type: none"> • Reconfiguration of westbound ramps • Overpass widened to four lanes • New eastbound loop on-ramp in southwest quadrant • Realignment of east- and westbound on-ramps • Signalization of realigned ramps 	At 3,500 residential units
Patterson Pass Road between I-205 and Central Parkway	Widening to four lanes	The first of either: 3,200 residential units or beginning of construction of Mountain House Business Park
Patterson Pass Road between Central Parkway and Mountain House Boulevard	Widening to four lanes	At 3,200 residential units
Patterson Pass Road between Mountain House Boulevard and Byron Road	Widening to four lanes	At 4,100 residential units

Source: The SWA Group, 1994a.

MOUNTAIN HOUSE BUSINESS PARK, CONCEPTUAL LAYOUT

Figure 3.15



3.0 PROJECT DESCRIPTION

The water would be supplied from a raw water intake from the California Aqueduct and transmitted to the site along one of three alternative pipeline routes (Figure 3.10). The water would be routed to the water treatment plant and distributed to the areas of Specific Plan I.

Agricultural activities within the project site would continue to receive water from BBID through existing channels traversing the site, except from those portions of the 70-foot and 155-foot elevation irrigation canals that are within the Specific Plan I area (Figure 4.4-1); the 70- and 155-foot canals would be removed as development occurred within Specific Plan I areas.

WASTEWATER RECLAMATION

Treated wastewater would be used for irrigation either on the interim reuse site north of Byron Road or one of the alternative permanent sites at Fabian Tract or in Alameda County, as described above under the Draft Master Plan (Figure 3.11). At full buildout of Specific Plan I, it is estimated by the applicant that irrigation would occur on about 290 acres of land, and that up to 120 acres of storage ponds would be required.

SCHEDULE

The schedule for completion of development within the Specific Plan I area would depend on market forces. The applicant has estimated the completion of development to be within 7 to 14 years. Assuming an average absorption rate of 600 dwellings per year, full buildout of the residential component would be seven years. Neighborhood F is expected to be constructed first, followed by E and G. Infrastructure would be built at the time of construction of each neighborhood.

In Old River Industrial Park, the wastewater treatment plant would be constructed prior to the first neighborhood. Some portions of the infrastructure for the Old River Industrial Park would be expected to be constructed during the seven-year Specific Plan I buildout period.

Infrastructure at Mountain House Business Park would be constructed at the time of development. There is no schedule for development.