

APPENDIX A

NOTICE OF PREPARATION AND INITIAL STUDY



**SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1810 E. HAZELTON AVE., STOCKTON, CA 95205-6232
PHONE: 209/468-3120 Fax: 209/468-3163

R10-11430
NOP

September 20, 1993

Sara Strenple
Office of Planning and Research
1400 10th Street
Sacramento CA 95814

**SUBJECT: NOTICE OF PREPARATION FOR THE MOUNTAIN HOUSE NEW TOWN,
SAN JOAQUIN COUNTY
SCH#90020776**

Dear Ms. Strenple:

Enclosed is the necessary paperwork for your office to log-in and distribute the NOP on the Mountain House New Town. As I discussed with you on the phone last week, I am sending 17 of the NOPs directly to those agencies noted on the Reviewing Agencies Checklist. However, I find that I do not have addresses for 5 additional agencies that I believe should receive the NOP.

Please distribute NOPs to those agencies. I have enclosed six complete NOP packages. Those agencies with a "S" marked next to them have received a NOP under separate cover.

Please call me if you have any questions at 209/468-3144.

Sincerely,

Kitty Walker,
Senior Planner

KW/nop.mh

Enclosure: Notice of Completion Form, Notice of Preparation
cc: file, ER-93-2

Notice of Completion *Supplementary Document M*

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

See NOTE below
SCH # 90020776

Project Title: MOUNTAIN HOUSE

Lead Agency: SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT Contact Person: KITTY WALKER
Street Address: 1810 E HAZELTON AVE Phone: 209/468-3144
City: STOCKTON Zip: 95202 County: SAN JOAQUIN

Project Location

County: SAN JOAQUIN City/Nearest Community: TRACY (3.5 MI SE)
Cross Streets: I-205 / PATTERSON PASS RD Zip Code: _____ Total Acres: 4782
Assessor's Parcel No. VARIOUS Section: _____ Twp. _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: I-205, I-580 Waterways: OLD RIVER
Airports: BYRON-BETHANY Railways: MOCCOGG LINE Schools: MOUNTAIN HOUSE
OF S.P.

Document Type

CEQA: NOP Supplement/Subsequent NEPA: NOI Other: Joint Document
 Early Cons EIR (Prior SCH No.) EA Final Document
 Neg Dec Other _____ Draft EIS Other _____
 Draft EIR FONSI

Local Action Type

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, Parcel Map, Tract Map, etc.) Other _____

Development Type

Residential: Units 16,105 Acres 2489.5
 Office: Sq.ft. _____ Acres 56 Employees _____
 Commercial: Sq.ft. _____ Acres 219 Employees _____
 Industrial: Sq.ft. _____ Acres 441 Employees _____
 Educational 295 AC - 12 ELEM, 2 HIGH
 Recreational 764 AC - 2 GOLF COURSES, MARINA, 12 NIGHBORHOOD PARKS, 3 COMMUNITY PARKS, 1 REGIONAL PARK
 Water Facilities: Type WATER TREATMENT MGD _____
 Transportation: Type LOCAL + REGIONAL
 Mining: Mineral _____
 Power: Type _____ Watts _____
 Waste Treatment: Type SECONDARY PLANT
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Landuse
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other _____

Present Land Use/Zoning/General Plan Use AGRIC. - ROW CROPS, SCATTERED RES. G.P. - VARIOUS URBAN LAND USES
ZONING - AGRICULTURE

Project Description MASTER PLAN (COMMUNITY-WIDE SERVICES, INFRASTRUCTURE, AND RESOURCE MANAGEMENT PLAN), SPECIFIC PLAN (FIRST PHASE FOR APPX 25% OF RESIDENTIAL DEV. AND 50% OF JOB GENERATING LAND USES), AND RELATED GENERAL PLAN MAP AND TEXT AMENDMENTS

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

Revised October 1989

Reviewing Agencies Checklist

Supplementary Document N

- Resources Agency
 - Boating & Waterways
 - Coastal Commission
 - Coastal Conservancy
 - Colorado River Board
- Conservation
- Fish & Game
 - Forestry
 - Office of Historic Preservation
 - Parks & Recreation
 - Reclamation
 - S.F. Bay Conservation & Development Commission
 - Water Resources (DWR)
- Business, Transportation & Housing**
 - Aeronautics
 - California Highway Patrol
 - CALTRANS District # 10, 4
 - Department of Transportation Planning (headquarters)
 - Housing & Community Development
- Food & Agriculture**
- Health & Welfare**
 - Health Services
- State & Consumer Services**
 - General Services
 - OLA (Schools)

KEY

- S** = Document sent by lead agency
- X** = Document sent by SCH
- = Suggested distribution

Cal-EPA

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
 - SWRCB: Clean Water Grants
 - SWRCB: Delta Unit
 - SWRCB: Water Quality
 - SWRCB: Water Rights
- Regional WQCB # (CENTRAL VALLEY)
- Youth & Adult Corrections**
 - Corrections
- Independent Commissions & Offices**
 - Energy Commission
 - Native American Heritage Commission
 - Public Utilities Commission
 - Santa Monica Mountains Conservancy
 - State Lands Commission
 - Tahoe Regional Planning Agency
- Other Delta Protection Commission

Public Review Period (to be filled in by lead agency)

Starting Date September 20, 1993

Ending Date October 20, 1993

Signature Kathy Walker

Date September 20, 1993

Lead Agency (Complete if applicable):
 Consulting Firm: BASELINE ENVIRONMENTAL
 Address: 5900 HOLLYS "D"
 City/State/Zip: EMERYVILLE, CA
 Contact: YANE NORDHAV
 Phone: (~~209~~) 420-8686
510

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

Applicant: TRIMARK COMMUNITIES
 Address: 3120 TRACY BLVD, SUITE A
 City/State/Zip: TRACY, CA 95376
 Phone: (209) 836-1560

Revised October 1989

NOTICE OF PREPARATION

September 1993

TO: All Interested Parties

SUBJECT: Proposal To prepare a Draft Environmental Impact Report for the Mountain House New Town Master Plan MP-93-1, Specific Plan #1 SP-93-1, and related General Plan Amendments, Text Amendments, and Zone Reclassifications. File No. ER 93-2. SCH#: 90020776.

The Planning Division of the San Joaquin County Community Development Department will be the Lead Agency for the preparation of a Draft Environmental Impact Report (DEIR) evaluating the Mountain House New Town Master Plan, Specific Plan #1, and related General Plan Amendments, Text Amendments, and Zone Reclassifications.

The Mountain House New Town was amended into the San Joaquin County General Plan 2010 by the Board of Supervisors on February 25, 1993. The project consists of a mixed use "new community" of approximately 4,782 acres, with a potential buildout population of approximately 43,500 persons, and accompanying on-site employment of 20,000 jobs. It is located northwest of the City of Tracy, on the San Joaquin/Alameda County line, between the I-205 freeway and the Old River (see Figure 1, Project Location). A more detailed project description and the Initial Study are attached to this letter.

Two separate environmental impact reports examining the project have already been prepared and certified by San Joaquin County:

- Mountain House New Town General Plan Amendment Final EIR (SCH #90020776), March, 1992; and
- Mountain House New Town General Plan Amendment Final Supplemental EIR (SCH #90020776), January, 1993.

This third EIR will evaluate the impacts of the project's Master Plan, and first Specific Plan. These plans are required by the San Joaquin County General Plan 2010 for any new community, such as Mountain House, prior to the submission of final entitlement applications (subdivision maps, use permits). In addition, this EIR will analyze the General Plan Amendment which will be required for the project, since there are proposed changes in the Land Use Map that were approved by the County in February 1993, as well as various Text Amendments to the General Plan and Development Title to ensure internal consistency. The project also includes a rezoning application to change the zoning of the site outside the first Specific Plan area from AG-40 (General Agriculture) to AU-20 (Agriculture-Urban Reserve) and R-VL (Very Low Residential).

The Master Plan outlines all of the detailed infrastructure and resource conservation plans for the entire 4,782-acre community. The Specific Plan is a more detailed plan for the first portion of development on the site, consisting of approximately one-quarter of the planned housing and one half of the job generating land uses. Additional Specific Plans will be prepared for later phases of the project; those plans will be subject to separate environmental review.

We would appreciate hearing from your agency as to the scope and content of the environmental information which is important to your agency's statutory responsibilities, and should be included in this EIR. We are also soliciting comments from individuals and private parties as to the information that they wish the County to include in this EIR.

The two previous EIRs contained an extensive analysis of issues related to the General Plan Amendment, including regional and cumulative transportation impacts, loss of agricultural lands and Williamson Act cancellation issues, impacts to biological resources, land use impacts, and regional and local air quality impacts. Many technical studies have already been prepared for the project, at the General Plan level of detail.

CEQA and the CEQA Guidelines establish a variety of mechanisms for reducing redundant environmental review in situations, such as the Mountain House New Town Project, where a project has previously been analyzed in certified EIRs. For example, provisions of CEQA limit the necessity of further environmental review when:

- A project is consistent with an adopted General Plan; further review may then be limited to significant effects that were not addressed as significant in previous certified EIRs, or to effects for which substantial new information shows that impacts will be more significant than described in a prior certified EIR.
- Subsequent changes to the project or changes in circumstances will require important revisions to the prior EIRs, or new information of substantial importance to the project becomes available.

In addition to the further analysis that might be required to satisfy these and other provisions of CEQA, this EIR will also address the previously adopted mitigation monitoring program and the proposed implementation of those mitigations. The level of discussion or analysis of the previous mitigation measures will vary widely, with more thorough analysis reserved for issues in which there is a proposed change to the mitigation measure or where further analysis would otherwise be required by the provisions of CEQA.

The forthcoming EIR, together with the previously certified FEIR and SEIR, may meet the requirements for a "Master Environmental Impact Report" in accordance with the terms of the CEQA amendments that currently are awaiting the Governor's signature. Preparation of this EIR in accordance with CEQA provisions for a "Master EIR" and other CEQA provisions for successive environmental review may affect the type of environmental review that will be required at future stages of the approval process.

An EIR Scoping Meeting is scheduled for Tuesday, 12 October 1993. This meeting will be held in the San Joaquin County Public Health/Planning Auditorium, 1601 East Hazelton Avenue, Stockton, California. The meeting will begin at 1:30 P.M. All interested public agencies and the public are invited to appear and submit comments regarding the contents of the Draft EIR. Please call Kitty Walker at (209) 468-3144 if you plan to attend.

Due to the time limits mandated by State law, your response must be sent at the earliest date, and not more than 30 days after you receive this notice. Your response should be received by 20 October 1993.

Please direct any responses and comments to:

Kitty Walker, Senior Planner
San Joaquin County Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

Telephone (209) 468-3144

KW/etp

cc: File MP-93-1
File SP-93-1
File ER-93-2
File GP-93-8
File TA-93-4
File ZR-93-7

Enclosures: Project Description
Initial Study

ER93-2.NOP

**PROJECT DESCRIPTION FOR
ER-93-2**

**MOUNTAIN HOUSE NEW TOWN
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,
MASTER PLAN, AND SPECIFIC PLAN #1**

The following discussion describes the land uses proposed in the Master Plan for the entire Mountain House new community and the uses that are proposed in Specific Plan #1. Trimark Communities, the applicant, has prepared a Master Plan for all of the Mountain House site (Figure 1). This Master Plan outlines the infrastructure services and resource conservation plans for the entire 4,782-acre community. The Specific Plan is a detailed plan for the initial site development on 1,350.5 acres.

Mountain House Master Plan and Related General Plan Map and Text Amendments

A General Plan Amendment is necessary to recognize changes in the proposed Land Use Map, which have been made to the General Plan map that was adopted by the County in February, 1993. In addition to the changes in land use designations and their locations within the project site, the applicant may also propose one or more additions or changes to the existing General Plan policies. The proposed Land Use Map for the project is illustrated in Figure 2.

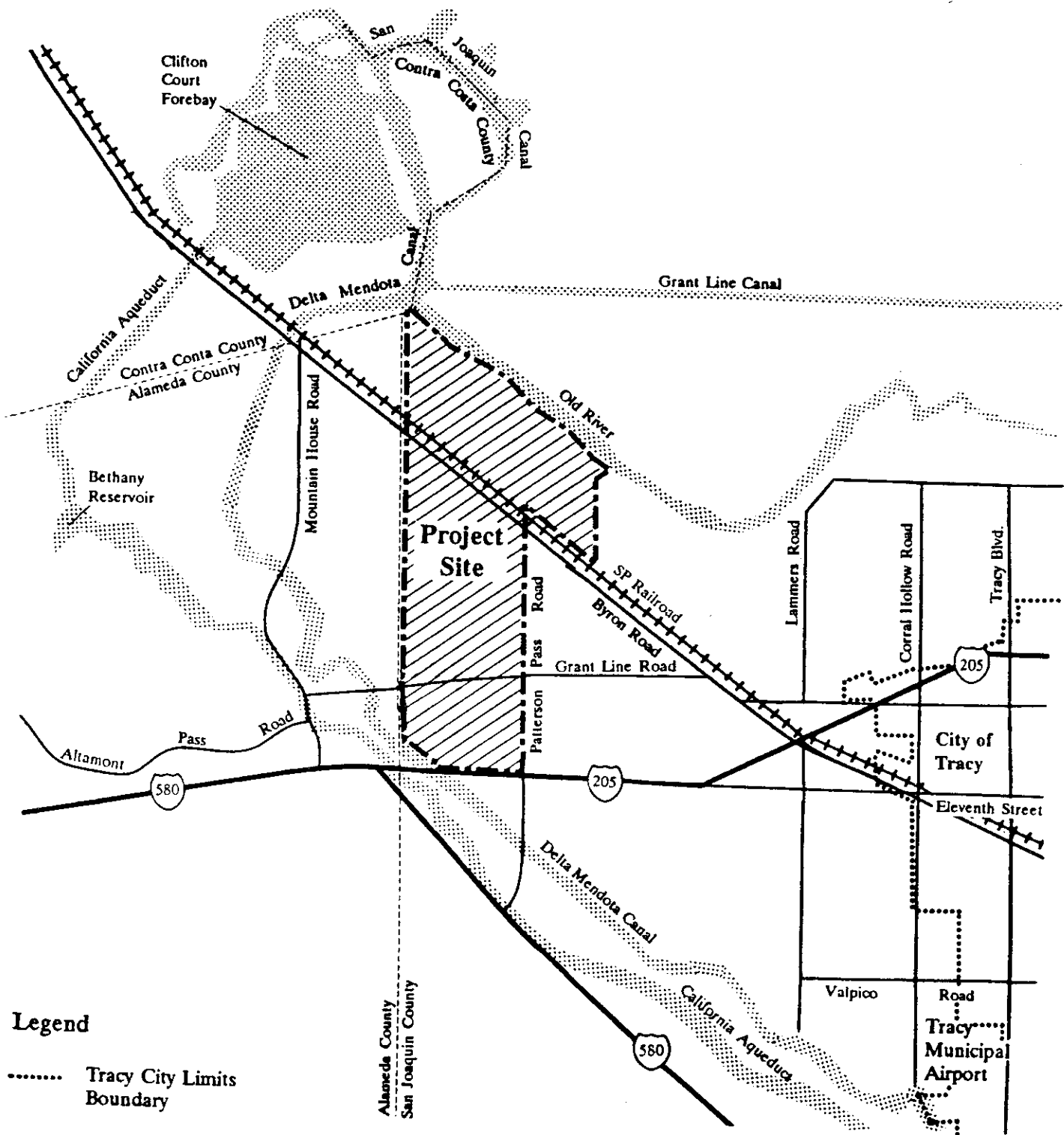
While the locations of specific land uses have been shifted within the site, the basic mixture of residential, commercial, industrial, and recreation/open space uses has not been substantially changed. Total acreage of the project site has increased from 4,667 acres to 4,782 acres, due to addition of the existing Grant Line Village (about 68 acres of rural residences along the western site boundary south of Grant Line Road), and more accurate site measurement. Table 1 indicates the breakdown of specific land use types for the Mountain House Master Plan approved in the existing General Plan compared to those land uses proposed for this project.

As in the previously approved General Plan Amendment, the Mountain House project is proposed as a mixed use new town consisting of twelve separate neighborhoods. Each neighborhood is proposed to include a mix of housing densities and types, and is sized to accommodate approximately 1,200 to 1,500 units, or a population of about 3,000 to 4,000 persons. This neighborhood size will ensure that each neighborhood will not exceed the acceptable K-8 school capacity of 750 to 870 students. Each neighborhood would be located within walking distance of a community center, which includes an elementary school, an adjacent neighborhood park, and a neighborhood commercial area.

The total amount of land within the project that has been planned for residential uses has increased from the previously adopted General Plan map, from 2,335 acres of housing to 2,490 acres (Table 1). Some of this increase is due to the inclusion of the existing rural residential uses which were not included previously (the Grant Line Village community). Two hundred units of medium density housing are now proposed to be constructed within the Mixed Use/Town Center portion of the project, instead of in the residential neighborhoods.

PROJECT LOCATION

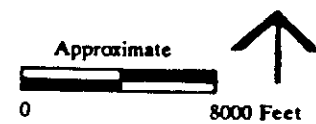
Figure 1



Legend

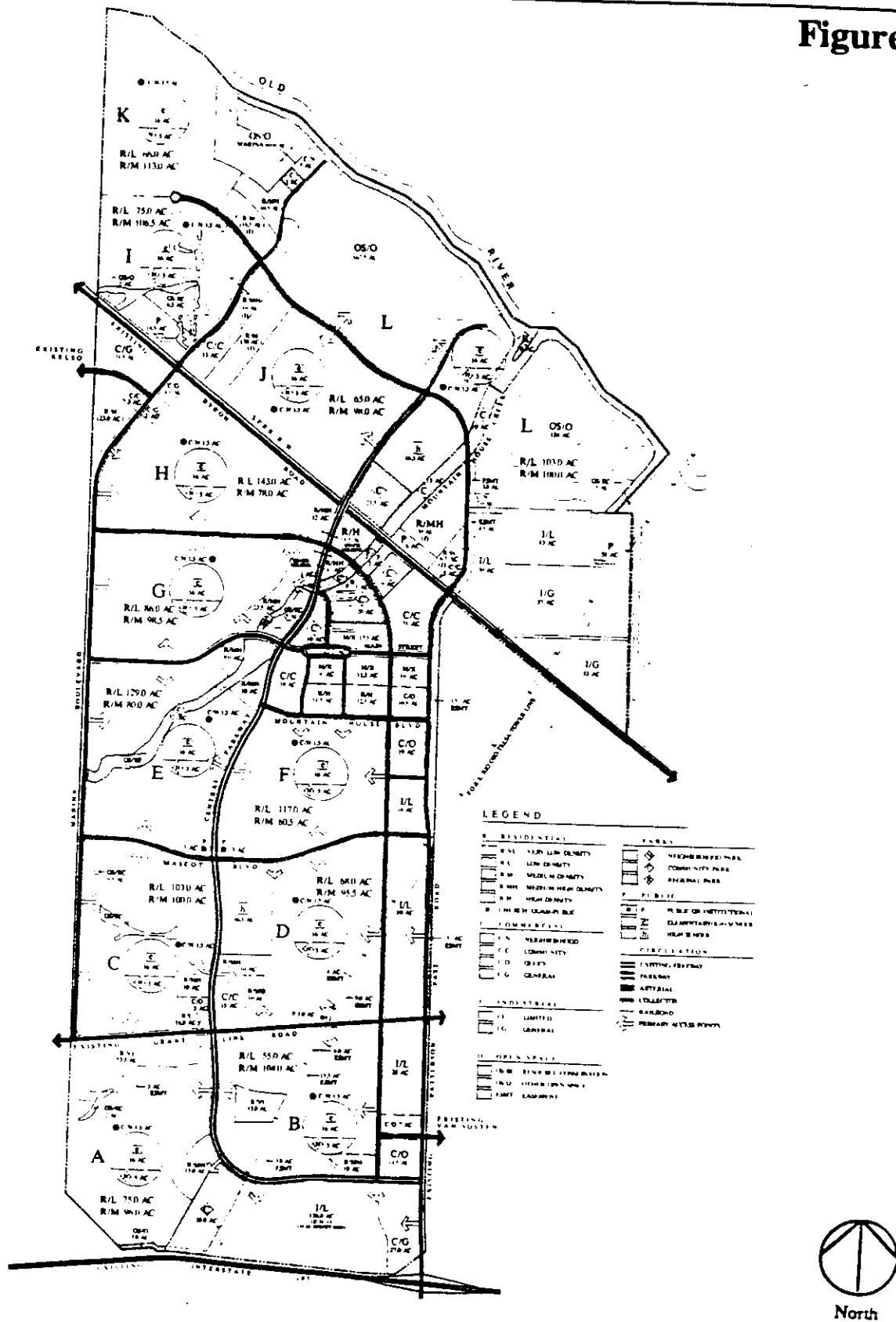
..... Tracy City Limits Boundary

 Project Site



BASELINE

Figure 2



Land Use and Circulation Plan

TABLE 1

**EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS
FOR MOUNTAIN HOUSE NEW TOWN**

Land Use	Acres	
	Existing GP	Proposed GPA
Residential:		
Very low density	R/VL	--
Low density	R/L	68.5 ¹
Medium density	R/M	1,075
Medium-high density	R/MH	1,054
High density	R/H	164
Mixed-Use/Town Center	M/X	42 ²
		42 ³
		-- ⁴
Total		2,335
Commercial:		
Neighborhood commercial	C/N	25
Community commercial	C/C	88
General commercial	C/G	36
Freeway service commercial	C/FS	27
Office commercial	C/O	56
Mixed-Use/Town Center	M/X	43
		43
Total		275
Industrial:		
Business park	I/P	--
Limited industrial	I/L	317
General industrial	I/G	110
		110
Total		427
Institutional:		
Elementary and middle schools		180
High schools		80
Churches/civic		--
Wastewater treatment plant		50
Water treatment plant		23
Transit station		15
		9
Total		348
Open Space and Recreation:		
Neighborhood parks		60
Community parks		129
Regional parks		70
Resource conservation (wetlands)		40
Other open space (golf course, marina, landscape easements, and buffers)		515
		431.5
Total		814
Infrastructure (Roads and Railroads):		
Existing streets		40
Major street rights-of-way		411
Existing railroad right-of-way		17
		36
Total		468
TOTAL ACRES		4,667
		4,782

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

- 1 This acreage includes existing rural residences on-site (Grant Line Village).
- 2 Includes four 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.

The only change in the commercial category is the redesignation of 27 acres of Freeway Service uses, which have now been included in the General Commercial category. The General Industrial acreage remains the same as in the previously approved General Plan map; however, the Limited Industrial acreage has been split into a new Business Park designation (118 acres), and the total amount of land dedicated to the light industrial uses has been increased slightly from 317 acres to 331 acres.

Institutional, public, and right of way uses represent almost the same amount of acreage (about 823 acres). Land devoted to community parks throughout the project has increased from 129 acres to 179 acres, and the land designated for "other" open space uses (primarily a golf course and a marina) has decreased from about 515 acres to about 432 acres.

The average density and population associated with each housing type for the project are listed in Table 2. The majority (86 percent) of the Mountain House residents would reside in areas designated as Low Density Residential (an average density of 4.5 units per acre) and as Medium Density Residential (an average density of 7.28 units per acre).

Medium-High and High Density Residential uses are also proposed in the project. Approximately 206 acres are designated for these higher density housing types (townhouses, condominiums, and apartments). Some of the housing would be reserved specifically for seniors (248 units). Two hundred units of higher density housing would also be located within the Mixed Use/Town Center portion of the project, consisting of apartment units or condominiums located on upper floors over retail stores or offices. Assuming two persons for every unit of high density housing, approximately 6,000 people are projected to live in these three housing types.

In terms of job-related land uses, the Mountain House Master Plan proposes two separate industrial park locations. The Mountain House Business Park would be located at the gateway to the new town, near the I-205/Patterson Pass Road interchange. This park is designed to attract light industry and high technology type uses. Additional business park-type development is proposed along Patterson Pass Road, connecting the Town Center with the Business Park at the freeway interchange.

A second industrial area, the Old River Industrial Park, is located north of Byron Road adjacent to the proposed wastewater treatment plant. The industrial park is designed for a mixture of light and heavy industrial users.

More than 10,100 jobs are projected within the industrial parks, which would build out over twenty or more years (Table 3). About 8,900 additional jobs are also projected for commercial areas located throughout the project site. The largest number of those commercial jobs (almost 2,500 positions) is projected for areas designated for office uses. The high density Town Center would employ about 2,200 workers, while about 2,100 jobs would be created in Community Commercial shopping centers, planned for several locations. Several other shopping areas designated for more intensive General Commercial uses, such as auto repair and other services, would employ about 1,500 workers. The small scale neighborhood shopping centers, proposed within each neighborhood, are projected to create 600 jobs.

TABLE 2
RESIDENTIAL ACREAGES, DENSITIES, AND UNITS
FOR THE MOUNTAIN HOUSE NEW TOWN

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}	--	68.5	--	1.0	--	69	--	215
Low density ⁴	1,075	1,085	4.5	4.5	4,838	4,880	15,095	15,226
Medium density ⁵	1,054	1,130	8	7.28	8,432	8,232	22,766	22,226
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	2,489.5			15,994	16,105	43,309	43,515

Source: The SWA Group (1993a); BASELINE Environmental Consulting.

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, and Mixed-Use/Town Center.

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

³ Assumes a range of 0.2 to 2.0 units per acre.

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

⁵ Assumes a range of 6.0 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 248 units of senior housing.

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

The remainder of the jobs would be associated with schools (over 700 workers), recreation facilities such as golf courses and parks (132 jobs), and service jobs associated with utilities and public facilities (428 positions). About 20,300 jobs are expected within the new town at the time that all uses are built out to their planned densities.

The proposed Master Plan for the Mountain House project also includes specific programs that are designed to mitigate impacts identified in the previous EIRs, including:

- Detailed policies for developer participation in the preparation of Project Study Reports (PSRs) for Caltrans to identify needed interchange and mainline improvements, and contribution of a calculated "fair share" toward the cost of the identified regional transportation improvements.
- A Jobs/Housing Program and an Affordable Housing Program that together seek to establish a close balance between the housing opportunities and jobs created on-site in each of the phases of the project, with specific targets to be achieved during each phase.
- A Land Use, Traffic, and overall Monitoring Program that is designed to annually monitor and report on various statistics, such as the creation of jobs, housing occupancy, amount of observed traffic on key roadways, the percentage of employees and residents who are using transit, and other measures to evaluate the effectiveness of mitigation measures.

- Several conservation plans and programs that are designed to preserve and enhance on-site amenities, such as Mountain House Creek, the riparian corridor along Old River, the identified wetlands areas, and existing trees and sensitive plant communities.
- A proposal to acquire and manage an off-site conservation area that could serve dual purposes as a wastewater disposal area and enhanced preserve for Swainson's hawk foraging habitat.

Specific Plan #1 and Zoning

The applicant, Trimark Communities, is proposing rezoning the site for the Specific Plan area. Special zoning provisions are being proposed in addition to those currently contained in the Development Title, to reflect the unique qualities of the new community. The new zoning will require a Text Amendment to the County's Development Title.

The applicant is proposing Specific Plan #1, which includes three distinct locations for development (Figure 3). The three components are:

- Central Mountain House (1,043 acres), consisting of the first three residential neighborhoods of the new town, (neighborhoods "E," "F," and "G"), and associated infrastructure (water supply, water treatment, and sewers), commercial and industrial uses, parks, and three elementary schools (K through 8) and one high school:

TABLE 3

**EMPLOYMENT BY LAND USE TYPE
FOR THE MOUNTAIN HOUSE NEW TOWN¹**

Land Use	Jobs	
	Existing GP	Proposed GPA
Commercial:		
Neighborhood commercial ²	602	600
Community commercial ²	2,129	2,112
General commercial ²	871	1,512
Office commercial ³	2,436	2,464
Freeway service commercial ²	650	--
Town Center ⁴	<u>2,194</u>	<u>2,193</u>
Total Commercial	8,882	8,881
Industrial:		
Business park ⁵	--	3,068
Limited industrial ⁶	8,285	5,538
General industrial ⁶	<u>1,497</u>	<u>1,540</u>
Total Industrial	9,782	10,146
Total Schools ⁷	686	713
Total Recreation ⁸	97	132
Total Public Facilities ⁹	472	428
Total Jobs	19,919	20,300

Source: The SWA Group (1993a).

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

¹ Does not include construction-related employment or residents working out of their homes, such as telecommunications specialists, brokers, agents, sales representatives, child care providers, and writers.

² Assumes 24 jobs per acre.

³ Assumes 44 jobs per acre.

⁴ Assumes 51 jobs per acre.

⁵ Assumes 26 jobs per acre.

⁶ Assumes 14 jobs per acre.

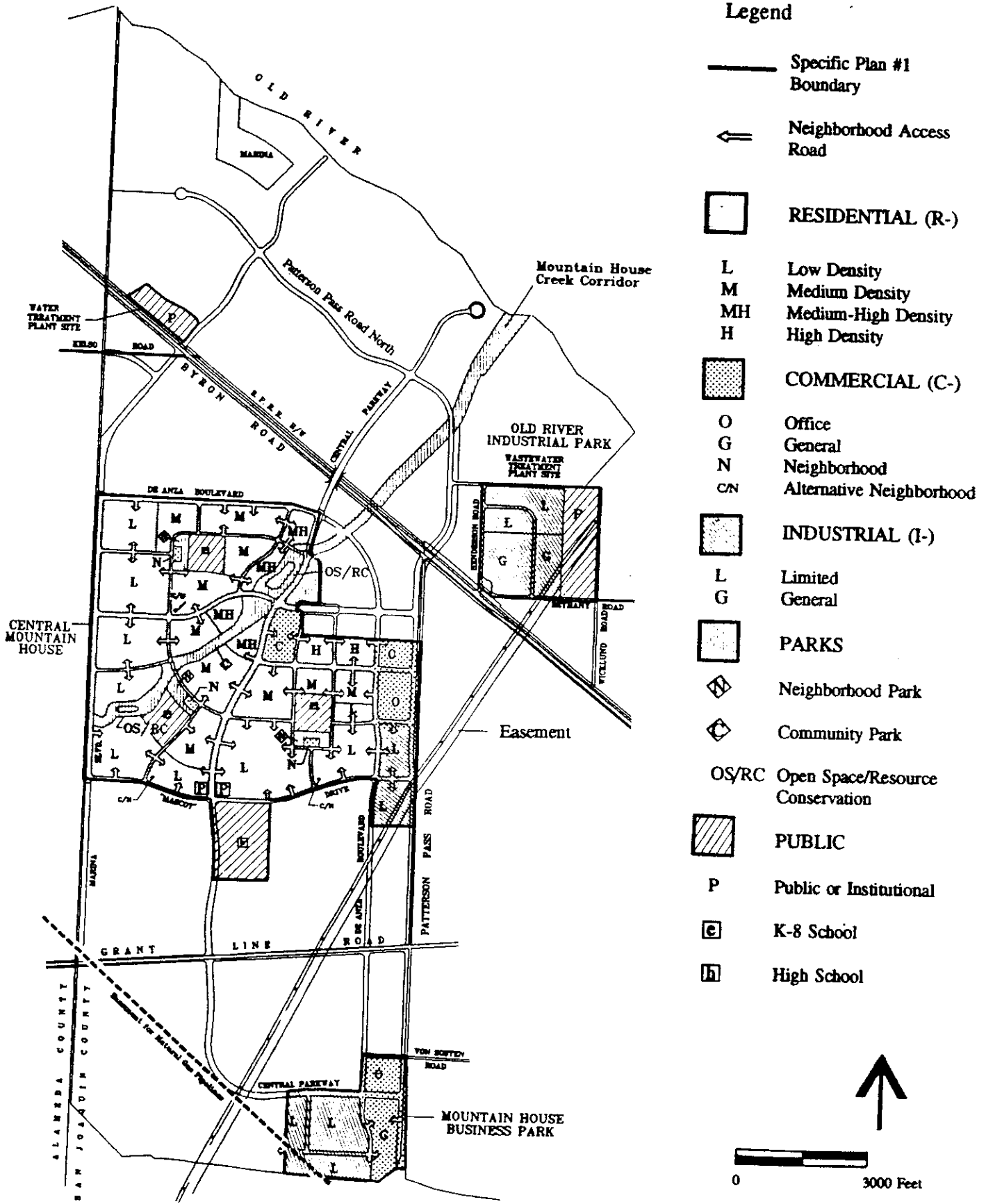
⁷ Assumes 2.5 jobs per acre.

⁸ Assumes 1 job per 5 acres of park, 30 jobs for the golf course, and 10 jobs for the marina.

⁹ Assumes 5 jobs per acre for the wastewater and water treatment plants, and 5 jobs for the transit center.

SPECIFIC PLAN #1 AREAS

Figure 3



- Mountain House Business Park (142 acres of industrial and commercial uses), located at I-205 and Patterson Pass Road;
- Old River Industrial Park (165 acres), located north of Byron Road.

In addition to these uses, a water treatment plant would be constructed during Specific Plan #1. The plant would be located north of Byron Road in the northwest portion of the community.

Specific Plan #1 covers a land area of 1,350 acres, or 28 percent of the new town (Table 4). A range of housing densities are proposed for 637 acres, 94 acres are proposed for commercial uses, and the industrial areas would consist of 228 acres. The remaining acreage would be reserved for schools, public facilities, parks and open space areas, and roadways.

The Specific Plan proposes the construction of 4,176 units of housing, most of which would be built at densities of 4.5 or 7.28 units per acre (Table 5). Approximately 9,400 persons would occupy the low and medium density housing. An additional 1,900 residents would live in medium-high and high density housing.

The population within the three neighborhoods within the Specific Plan #1 area would reach about 11,250 at full buildout, representing about one-quarter of the total amount of planned population of Mountain House. The housing in Specific Plan #1 is expected to be constructed and occupied within five to ten years, based upon an absorption rate of between 400 to 800 units per year.

The housing proposed in Specific Plan #1 is about 25 percent of the housing for the entire community. The commercial and industrial land uses in Specific Plan #1 are estimated to generate about 9,000 jobs (about 50 percent of all planned jobs in the new community) (Table 6). The applicant wishes to receive Specific Plan approval for a large increment of industrial and commercial land in the first phase, so that a substantial inventory of land can be marketed to a variety of users.

It is expected that full buildout of all the job-generating land uses within the Specific Plan #1 area would occur over a ten- to twenty-year period, and would lag housing construction, which would be completed in five to ten years. It is anticipated that approximately 50 percent of the commercial and industrial lands within Specific Plan #1 (generating about 4,500 jobs) would be completed by the time the housing in the three neighborhoods were occupied.

TABLE 4

PROPOSED LAND USES FOR MOUNTAIN HOUSE SPECIFIC PLAN #1

Land Use	Acres	Land Use	Acres
Residential:		Institutional:	
Low density (4.5 du/ac ¹)	332	Elementary and middle schools (3)	48
Medium density (7.28 du/ac)	239	High schools (1)	46.5
Medium-high density (12 du/ac)	42.5	Churches/civic	6
High density (18 du/ac)	24	Wastewater treatment plant	50
		Water treatment plant ²	--
Total	637.5	Total	150.5
Commercial:		Open Space and Recreation:	
Neighborhood commercial	19	Neighborhood parks	15
Mixed-Use/Town Center	0	Community parks	53
Community commercial	4.5	Regional parks	0
General commercial	27	Resource conservation (wetlands)	7.5
Office commercial	43.5	Other open space (landscape easements and buffers)	8
Total	94	Total	83.5
Industrial:		Infrastructure:	
Business park	53.5	Major street rights-of-way	156.5
Limited industrial	57		
General industrial	118		
Total	228.5	Total	156.5
TOTAL ACRES		1,350.5	

Source: The SWA Group.

¹ du/ac = average dwelling units per acre.

² The 18.5-acre water treatment plant would be constructed during the first phase Specific Plan, but is not included in these acreage calculations.

TABLE 5
RESIDENTIAL ACREAGES, DENSITIES, AND UNITS
FOR MOUNTAIN HOUSE SPECIFIC PLAN #1

Residential Category	Acres	Average Units/Acre	Number of Units	Population ¹
Low density	332	4.5	1,494	4,661
Medium density	239	7.28	1,740	4,698
Medium-high density	42.5	12	510	1,020
High density	24	18	432	864
Total	637.5		4,176	11,243

Source: The SWA Group; BASELINE Environmental Consulting.

¹ Assumes an average density of 3.12 persons per household for low density residential areas, 2.7 persons per household for medium density, and 2.0 persons per household for medium-high density and high density.

TABLE 6
PROJECTED EMPLOYMENT GENERATED BY LAND USE TYPE
FOR MOUNTAIN HOUSE SPECIFIC PLAN #1¹

Land Use	Assumed Number of Jobs per Acre	Jobs by Land Use Category	Jobs Total
Commercial:			
Neighborhood commercial	24	108	
Community commercial	24	456	
General commercial	24	648	
Office commercial	44	1,914	
Total Commercial			3,126
Industrial:			
Business park	26	3,068	
Limited industrial	26	1,391	
General industrial	14	798	
Total Industrial			5,257
Total Schools	2.5		236
Total Recreation	2.2		14
Total Public Facilities	5		343
Total Jobs			8,976

Source: The SWA Group.

¹ Does not include construction-related employment or residents working out of their homes, such as telecommunications specialists, brokers, agents, sales representatives, child care providers, and writers. Full buildout of all job-generating uses is not anticipated until later stages of the project, i.e., the housing portion of the Specific Plan is expected to build out within ten years, while only one-half the jobs are expected to be created within that time.

² Assumes 1 job per 5 acres of park, 30 jobs for the golf course, and 10 jobs for the marina.

	<u>YES</u>	<u>NO</u>
(consider existing LOS on nearby arterials and highways, road design, access, parking, accident potential)?	<u>XX</u>	_____
** b. Will the project cause special transportation considerations (consider waterborne, rail, air, pedestrian, and bicycle traffic, and public transportation systems and parking facilities)?	<u>XX</u>	_____
c. Will the project result in a significant increase in commuting to and from the local community?	<u>XX</u>	_____
d. Will the project be impacted by or interfere with an airport flight path?	<u>XX</u>	_____
e. Will the project restrict access to the surrounding area?	<u>XX</u>	_____

Other sources used (note all traffic studies): (See appropriate sections of previous ER-92-06 and ER-91-01)

10. CULTURAL RESOURCES:

Will the proposal result in an alteration of a significant archeological or historical site, structure, or building?

XX _____

Other sources used: (See appropriate sections of previous ER-92-06 and ER-91-01)

11. HOUSING:

Will the proposal adversely affect the existing housing stock or create a demand for additional housing (more than 50 units)?

XX _____

Other sources used: (See appropriate sections of previous ER-92-06 and ER-91-01)

YES

NO

12. AESTHETICS:

Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or produce new light or glare?

XX

Other sources used: (See appropriate sections of previous ER-92-06 and ER-91-01)

13. LAND USE:

a. Is this project a growth-inducing action: Will it encourage additional requests for related uses, or will it set a significant land use precedent in the area?

XX

b. Will the project conflict with existing or planned land uses; is the project in conflict with any adopted plans?

XX

c. Will the project disrupt a natural or recreation area, impact access to waterways, or allow trespass onto surrounding land?

XX

Other sources used: (See appropriate sections of previous ER-92-06 and ER-91-01)

14. CUMULATIVE:

Will the project create any impacts which may not be significant for the project alone, but may be significant when combined with other anticipated development of similar type and or location?

XX

Other sources used: (See appropriate sections of previous ER-92-06 and ER-91-01)

	<u>YES</u>	<u>NO</u>
15. <u>OTHER IMPACTS:</u> Identify any other impact(s) not noted above which may be significant, and cite source(s). (See appropriate sections of previous EIRs ER-92-06 and ER-91-01.)	<u>XX</u>	<u> </u>

16. **MANDATORY FINDINGS OF SIGNIFICANCE:**

(A "Yes" answer to any of the following questions requires preparation of an EIR.)

- | | | |
|--|-----------|---------------|
| a. Does the project have the potential to degrade the quality of the environment or curtail the diversity in the environment? | <u>XX</u> | <u> </u> |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <u>XX</u> | <u> </u> |
| c. Does the project have impacts which are individually limited but cumulatively considerable? | <u>XX</u> | <u> </u> |
| d. Does the project have environmental impacts which will cause substantial, adverse effects on human beings, either directly or indirectly? | <u>XX</u> | <u> </u> |

17. **DISCUSSION OF ANY ENVIRONMENTAL IMPACTS NOTED ABOVE.**

(Discuss any questions answered "Yes" above, as well as any "No" answers marked with an asterisk (*). Discuss any changes to the project which could mitigate the identified impacts. Discuss any proposed mitigation monitoring program submitted by the project applicant. Use additional attached pages if necessary.)

This Initial Study is supplemented by the two previous certified EIRs for the project: Mountain House New Town General Plan Amendment FEIR (March 1992) (ER-91-01) and FSEIR (January 1993) (ER-92-06) (both SCH # 90020776). See individual responses to each "Yes" checked above on the following pages.

PREPARED BY: Kitty Walker
Title: Senior Planner

DATE: 17 September 1993

REVIEWED BY: _____
Title: _____

DATE: _____

INDIVIDUAL RESPONSES TO QUESTIONS CHECKED "YES"

Introduction

This NOP includes an Initial Study based on San Joaquin County's standard checklist form of Initial Study. This standardized checklist format does not specifically address the CEQA criteria that govern the scope and contents of an EIR, such as the one being prepared, for a project which previously has been the subject of a certified EIR. Thus, a check mark indicating that the project may have a given significant effect does not indicate that full analysis of such effects will be included in this EIR. Many of these issues were fully analyzed in the prior EIRs and will be addressed in this EIR in the context of the previously adopted mitigation monitoring program.

1. Water

The proposed Master Plan contains some programs, such as Storm Drainage and Erosion Programs, which could serve to mitigate potential impacts. The EIR will analyze how effectively the plans have addressed the Storm Drainage measures listed in the previously adopted Mitigation Monitoring Program.

2. Earth

The site could be subject to ground shaking from seismic events along regional active faults. This has been identified as an unavoidable adverse impact in previous EIRs for this project. The EIR will assess the project's compliance with previous mitigation measures and identify residual impacts, if any.

3. Plant/Animal Life

Construction of the new town could result in the conversion of remnants of existing natural habitat areas, such as berms between the agricultural fields, and riparian habitat along Mountain House Creek and the Old River. Habitat of endangered or threatened species (including the San Joaquin kit fox, the Swainson's hawk, and the Delta smelt) could possibly be impacted by the development.

The proposed Master Plan contains some programs, such as the Old River and the Mountain House Creek Recreation and Open Space Plans, and the San Joaquin kit fox and Swainson's hawk Habitat Plans, that seek to mitigate any potential impacts. The EIR will analyze how effectively the plans have addressed the Biological Resources measures listed in the previously adopted Mitigation Monitoring Program, as well as their implementation in the proposed Specific Plan #1.

4. Air/Climate

San Joaquin County is a non-attainment area for ozone and particulate matter (PM-10). The proposed Master Plan contains several programs designed to reduce the dependence of the new town residents and employees upon single occupant auto commuting, including creation of a Transportation Management Association, use of clean air vehicles and gas pipelines for all residential barbecues and

fireplaces, construction of transit stops, telecommuting, commuter rail, High Occupancy Vehicle facilities, etc. The EIR will analyze each of the programs' effectiveness in meeting mitigation measures in the previously adopted Mitigation Monitoring Program for the Master Plan and Specific Plan #1.

5. Noise

The project has the potential to adversely impact on-site and nearby residents with high noise levels. The Master and Specific plans propose specific noise attenuation and buffer mitigations, which will be evaluated in the EIR for properly addressing the previously identified mitigation measures.

6. Energy/Natural Resources

The EIR will assess the Master Plan's compliance with the mitigation measures in previous EIRs to minimize use of energy as well as the implementation in the proposed Specific Plan #1.

7. Hazards

Preliminary on-site investigations have identified potential presence of hazardous materials; the ongoing agricultural operations may also be a source of hazardous residues on-site. The EIR will identify specific measures to ensure that site users would not be exposed to hazardous materials.

The Master Plan proposes several emergency plans, including a Hazardous Materials Management Plan. These will be evaluated for appropriateness to protect the public health and the environment for Master Plan development and implementation in the proposed Specific Plan #1.

8. Utilities and Public Services

The new town will require entire new systems for urban public services. These new service systems are discussed in detail in the proposed Master and Specific plans, and will be analyzed in the EIR for compliance with previous mitigation measures in terms of adequacy of supply.

9. Transportation/Circulation

The previous two EIR's have identified the major transportation impacts related to the project, including impacts to local roadways and regional facilities, such as the I-205 and I-580 freeways. This EIR will analyze how effectively the plans have addressed the Transportation measures listed in the previously adopted Mitigation Monitoring Program.

The Mountain House Master and Specific plans include a list of proposed transportation and transit improvements, with a schedule for construction phasing. The 14-county San Joaquin County regional transportation model will be used to assess the specific improvements required for freeway interchanges and local roadways, and to review the adequacy of the applicant's improvements list. The EIR will analyze the Level of Service of on-site intersections and analyze any potential impacts to the Byron Airport in eastern Contra Costa County.

10. Cultural Resources

Four listed archaeological sites have been identified in the Master Plan area. The EIR will analyze the Master Plan requirements for cultural resource protection to ensure compliance with previous mitigation measures and assess cultural resources protection within the Specific Plan #1 area.

11. Housing

The Mountain House Master and Specific plans include Jobs/Housing Balance and Affordable Housing Programs. These will be evaluated for compliance with County and previous Mitigation Monitoring Program requirements in the EIR.

12. Aesthetics

The design guidelines, project boundary buffers, landscaping plan, and height limits proposed in the Master and Specific plans will be analyzed for effectiveness in reducing potential visual impacts as required by previous mitigation measures.

13. Land Use

Land use impacts of the project have been extensively documented in the two previous EIR's. This EIR will analyze impacts in a greater level of detail, by analyzing the detailed development plans in the proposed Master and Specific plans. The EIR will also analyze how effectively the plans have addressed the Land Use mitigation measures listed in the previously adopted Mitigation Monitoring Program.

14. Cumulative

The cumulative impacts of the Mountain House new town, combined with other major development projects and plans in San Joaquin and adjacent counties, have been extensively discussed in the two previous EIRs. This EIR will update the cumulative projects list and reevaluate impacts based on changes in the previously assessed cumulative projects.