

APPENDIX C

**MASTER PLAN GOALS, OBJECTIVES,
POLICIES, AND IMPLEMENTATION**

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COMMUNITY VISION

Overall Goals

Goal: Create a high quality environment where people of all economic levels can live and work.

Goal: Develop a distinct and unique new community that is separate from existing communities.

Goal: 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.

Goal: 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.

Community Character

Goal: Create attractive and diverse environments for living, working and playing.

Objective 1: To develop 12 identifiable, pedestrian-oriented residential neighborhoods, each organized around Neighborhood Centers consisting of K-8 schools, parks, neighborhood commercial, and other neighborhood serving facilities.

Objective 2: To develop three Village Centers that will provide shopping centers, transit, and other services with easy access from the 12 residential neighborhoods.

Objective 3: To develop the mixed use Town Center as an urban center for community activities that will support high density retail, civic, and office and residential development.

Objective 4: To use roadway landscaping as a primary method of establishing community character and of distinguishing between neighborhoods.

Objective 5: To establish neighborhood and community parks, and support regional recreation for Mountain House residents.

Objective 6: To contribute to regional recreation needs by creating one or more golf course(s) and providing public access to the Delta waterways through a linear park and marina on Old River.

Goal: Provide for a pedestrian-oriented character within and between residential neighborhoods, village commercial centers, and the Town Center.

Objective 1: To locate a Neighborhood Center within 2,000 feet of every residential unit in each of the 12 neighborhoods.

Objective 2: To locate neighborhood parks of approximately five acres adjacent to schools for joint use of park and school facilities.

Objective 3: To utilize an interconnected network of relatively small-scale streets within neighborhoods in order to create a pleasant and safe street environment for pedestrian use.

Objective 4: To orient important public buildings and land uses, including neighborhood commercial and appropriate buildings or building facades within Village Centers, toward the street.

Objective 5: To connect the Town Center to the linear park and bikeway systems and provide pedestrian amenities within the Town Center.

Objective 6: To design neighborhoods, village commercial centers and the Town Center to facilitate transit and bicycle use.

Land Use

Goal: Establish a balance of housing, employment, and a full range of services and infrastructure within the community, while encouraging interaction between land uses.

Objective 1: To develop a new community with its own balanced mix of housing, public services, employment opportunities, parks, schools, and shopping facilities to serve the projected residential population.

Objective 2: To create neighborhoods that provide for the daily commercial, educational, and recreational needs of the residents within walking distance.

Objective 3: To provide light industrial and commercial office use areas suitable for the development of high quality business parks, allowing potential employers to relocate and expand in a strategic regional location with adequate transportation, services, moderate land costs, few site constraints and housing affordable to the jobs provided.

Objective 4: To allow for a diversity of residential areas and a hierarchy of commercial areas.

Objective 5: To provide sufficient employment areas to create a job for every resident of the community who is projected to be working.

Goal: Minimize impact on the County's agricultural resources.

Objective 1: To minimize impacts on County agricultural lands by developing the community in an orderly and efficient manner, at average residential densities of at least 6.5 units per acre.

Objective 2: To establish strong community boundaries and reduce potential conflicts with adjacent agricultural lands by creating buffers along the western and eastern community boundaries.

Housing

Goal: Provide an adequate supply of housing for all income groups in the community.

Objective 1: To establish neighborhoods with varying levels of amenities and a mixture of housing densities, ranging from golf course-related residential developments to entry-level neighborhoods.

Objective 2: To designate an average density of between six and seven units per acre overall in order to achieve a higher density than is currently found in the County, thereby meeting market needs and achieving more affordability and entry-level housing opportunities.

Objective 3: To establish a balance of jobs and housing by matching projected income levels of jobs provided within the community with the projected cost of housing.

Objective 4: To ensure housing for a variety of income levels within each neighborhood.

Objective 5: To provide multi-family housing within the community, to be concentrated adjacent to the Mountain House Creek corridor and Village Centers and in and adjacent to the Town Center.

Economic Development

Goal: Create a financially and fiscally viable community resulting in positive economic impact on the County.

Objective 1: To insure fiscal protection of the County and future community residents by creating an independent and self-sustaining community.

Objective 2: To provide for efficient phasing in order to avoid potential fiscal impacts.

Objective 3: To plan for the location of new, expanding or relocating businesses serving the Central Valley and the Bay Area by designating areas for industrial and office commercial use.

Objective 4: To attract businesses to provide an economic base, provide jobs and serve residents.

Objective 5: To provide employment areas with arterial roadway access, transit service, nearby housing, and state-of-the-art telecommunication services.

Objective 6: To provide for efficient, cost effective community operations.

Circulation

Goal: 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.

Objective 1: To minimize impacts on regional roadways and air quality by providing a community design that emphasizes trip length reductions, reduced off-site trips, pedestrian and bicycle travel, and access to regional transit facilities.

Objective 2: To provide a complete multi-modal transportation system, including on and off-site roadways, transit, bicycle and pedestrian facilities.

Objective 3: To minimize high-speed traffic through neighborhoods by establishing a network of arterial streets which are located between neighborhoods and effectively link residential, employment and commercial uses.

Objective 4: To locate collector and local streets to allow low-speed, alternative routes through neighborhoods while linking school and other public destinations within the different neighborhoods.

Objective 5: To provide major road access to trip generating uses such as commercial, employment, and recreational areas.

Public Services

Goal: Provide adequate public services and facilities to serve the new community.

Objective 1: To provide on-site water treatment and sewage treatment systems at quality standards which meet or exceed standards of regulatory agencies, and to re-use treated wastewater either on-site or off-site for the most economical and beneficial use.

Objective 2: To follow a pattern of contiguous residential growth that will provide each stage of development with adequate services and infrastructure, and to plan and construct infrastructure to avoid creation of excess capacity.

Objective 3: To size public services and facilities to maintain the community's boundaries by serving only the Master Plan area.

Objective 4: To minimize administrative impacts on the County by forming a self-sufficient Community Services District to provide on-site water, sewer, storm drainage, roads, parks and other necessary services.

Resource Conservation

Goal: Minimize impact on sensitive environmental resources.

Objective 1: To preserve and enhance wetlands and riparian areas within the project, including wetlands along Mountain House Creek and Dry Creek.

Objective 2: To incorporate effective and feasible energy and water conservation techniques and procedures into the development.

Objective 3: To minimize and/or mitigate regional and site impacts to the extent possible by meeting the requirements of the Mitigation Monitoring Program.

Objective 4: To protect sensitive environmental and visual resources at the community's edges by establishing effective buffers along the northern boundary with Old River, the southern boundary with I-205, and the eastern and western boundaries with agricultural lands.

Objective 5: To maintain and enhance the habitat resources of Mountain House Creek as a park and wildlife corridor through the community.

Objective 6: To minimize air quality impacts by providing for more efficient transportation systems and neighborhood design and services.

LAND USE

Community Land Use Plan

***Objective 1:* To allow for limited development to proceed in pre-existing rural residential areas without new requirements for urban services.

***Objective 2:* To encourage and protect interim agricultural operations during the Mountain House buildout period.

Policy:

- a) Pre-existing residential areas (Grantline Village, Homesite Parcels, and Old River Homesites) shall be designated Very Low Density Residential (R/VL) in the General Plan.
- b) Pre-existing residential areas shall be zoned Agricultural-Urban Reserve (AU-20) until they are to be developed with urban services.
- c) Pre-existing residential areas may connect to public sewer, water and drainage systems without the requirement of a Specific Plan, provided the use remains one allowable under the AU-20 zone and is compatible with adjacent urban uses, either existing or planned.
- d) The AU-20 zone may be changed to an urban zone when a Specific Plan is approved for a pre-existing residential area.
- e) The "Old River Homesites" area shall be included in the Specific Plan for Neighborhood K, and the "Homesite Parcels" areas shall be included in the Specific Plan for Neighborhood B, to ensure that these areas are taken into consideration when adjacent urban development is proposed.
- f) Specific Plans for areas adjacent to pre-existing residential areas which will remain in residential use shall include provisions to ensure land use compatibility between proposed and existing uses, and shall plan for future extension of urban services and facilities into these areas.
- g) To the extent feasible, phasing of development within neighborhoods shall allow continuation of adjacent agricultural operations.

- h) Development adjacent to existing agricultural operations shall utilize interim or permanent setbacks, landscape buffers, fencing or walls to minimize noise, spray drift, and limit the potential for trespass.
- i) Development near and adjacent to existing agricultural operations shall ensure protection of agricultural water supplies (see Potable Water Systems).
- j) All buyers of residential areas adjacent to existing agricultural operations shall be notified of the County's Right to Farm Ordinance. Additionally, buyers shall be notified of unique agricultural uses or operations (such as dairy operation, manure spreading, etc.) which may have an impact on adjacent residential uses.
- k) Development shall be monitored to assess the success of these measures in protecting existing agricultural operations, and in providing an orderly transition from agricultural to urban uses.

Land Use Regulations

***Objective 1:* To provide for orderly development of the community, create a full range of land uses, and avoid land use conflicts.

Policy:

- a) In each neighborhood a minimum and maximum number of residential units and a corresponding minimum and maximum density shall be established for each residential land use district as specified in Draft Master Plan Table 3.3
- b) Development of any residential subdivision within a neighborhood shall occur within the minimum/maximum density range of the residential land use district in which it is located if the following occurs:
 - A residential subdivision may develop at a density which exceeds the maximum density for the land use district in which it is located if the following occurs:
 - 1) The number of excess units proposed to be built is equal to or less than the number of unallocated units from the prior approved subdivisions within the neighborhood; and
 - 2) the resulting density by land use district for the proposed subdivision does not exceed the General Plan density for each

land use district as shown in Draft Master Plan Table 3.1.

- A residential subdivision may develop at a density which falls below the minimum density for the land use district in which it is located if the following occurs:
 - 1) The number of units from the proposed subdivision plus the number of units from prior approved subdivisions within the neighborhood result in a density that falls within the minimum/maximum density range for the subject land use district; and
 - 2) the resulting density by land use district for the proposed subdivision is at least equal to the General Plan density for each land use district as shown by Draft Master Plan Table 3.1

c) The above policies relating to the control of density shall not apply to Extra Allowable Units as described in the Affordable Housing Program section.

d) Future Specific Plans shall consider adding the shortfall (i.e., the difference between neighborhood maximum and minimum density (units) experienced in prior Specific Plans. Inclusion of such units into future Specific Plans shall require an amendment to this Master Plan and possible additional environmental review.

Implementation:

- a) The approval of tentative subdivision maps in the community shall be monitored to ensure compliance with maximum and minimum residential unit and density requirements. Monitoring results will be included in the Annual Community Report.

Objective 2: To encourage home occupations within Mountain House in order to minimize the need for automobile use, take advantage of emerging communication technologies and increase employment opportunities within the community.

Policy:

- a) Home occupations may include any occupation or business activity that is incidental to the residential use and is not a nuisance to the neighborhood.

- b) Home occupations shall adhere to the standards of the County Development Title, except as modified below.
- c) Home occupations shall be conducted indoors, within the residence or accessory structure of the principal practitioner.
- d) The use shall not exceed 400 square feet, and at least two-thirds of the residence must remain in residential use.
- e) No changes may be made to alter the residential character of the building.
- f) Any commercial vehicle shall be parked within the garage or carport of the residence.
- g) Work that produces noise, vibration, glare, fumes, odors, dust, or electrical interference is prohibited.

Objective 3: To encourage second units in order to increase the diversity and affordability of housing opportunities for residents.

Policy:

- a) Second units are self-contained living units which may be attached or detached from the primary residence.
- b) Second units shall conform to the requirements of the County Development Title, except as modified in the Master Plan.
- c) Design of second units shall reinforce the character of the neighborhoods targeted to include second units. Architectural treatments, scale and massing of second units shall be in keeping with the primary residence, and surrounding buildings. Design guidelines for second units shall be included in the Mountain House Design Manual.
- d) One off-street parking space shall be provided for the second unit, in addition to parking required for the primary residence.
- e) Second units may be served by a common driveway, a second driveway when located on corner lots, or from a rear alley providing such access is in keeping with the character of the neighborhood.
- f) Each residential subdivision within the R-VL, R-L, and R-M land use district shall include 6.5%

second units, unless the required units are provided elsewhere within the neighborhood.

Implementation:

- a) Tentative Maps. Tentative Maps shall identify the parcels or lots designated for second units.

Objective 4: To encourage a variety of housing types and residential site locations suitable for senior citizens.

Policy:

- a) The Master Plan and Specific Plans shall provide for the housing needs of senior citizens, where such a need is identified.

Implementation:

- a) Master Plan Designated Senior Housing Sites. The R/H and R/MH sites indicated for Senior Housing by the Land Use Plan shall be developed primarily as Senior Housing, unless the need for such housing is determined not to exist during preparation of the Specific Plan for Neighborhood H.
- b) Additional Senior Housing Sites. Except for Specific Plan I, Specific Plans shall consider the need for additional senior housing sites, and shall designate sites where such a need is determined.

Residential Objectives and Policies

Objective 1: To establish a neighborhood structure that permits easy access to schools, open space, commercial services, and transit.

Policy:

- a) Each of the 12 neighborhoods shall be sized to provide convenient walking access to the neighborhood facilities. The majority of residential units shall be located within one-half mile of a Neighborhood Center.
- b) Each neighborhood shall contain a Neighborhood Center which includes a K-8 school, a neighborhood park, and a neighborhood commercial area.
- c) The majority of neighborhoods shall be separated by Arterial streets with only Local or Collector streets occurring within the neighborhood. As much as possible, neighborhood boundaries shall also delineate the attendance boundaries of each K-8 school, thereby minimizing the need to cross

arterial streets to gain access to the school serving that neighborhood.

- d) Each neighborhood shall be sized to support K-8 school sizes between 750 and 870 students or a size determined by the school district.
- e) Each neighborhood shall include a mix of residential housing types, for residents with a variety of income levels, providing diversity and choice for residents.
- f) Higher density housing shall be concentrated within and near the Town Center, and near commercial centers, transit facilities, and open space amenities such as the Mountain House Creek corridor.
- g) Lower density housing shall be generally located near the western edge of the community closer to agricultural areas or in areas of existing residential development. It shall be located away from the Town Center, commercial uses and Central Parkway.
- h) Within neighborhoods, R/M uses shall generally be located nearest the Town Center, Central Parkway, and Village Commercial Centers, as applicable. Lower density R/L uses shall be located nearest the western community boundary, Old River and the golf course areas.
- i) The Master Plan Map may combine Low Density Residential and Medium Density Residential (R/L, R/M) General Plan designations to allow for flexibility in the design of neighborhoods. These uses shall be delineated separately at the Specific Plan stage. Acreage allocations for R/L and R/M are shown on Tables 3.1 and 3.2 and Figures 3.5 to 3.8 in the Draft Master Plan.
- j) Open space connections shall be provided from neighborhoods to community parks and other open space areas, such as Mountain House Creek linear park. These connections may consist of linear parks, multi-use paths, trails, local streets with sidewalks, or bike ways. All residential areas abutting Mountain House Creek Community Park shall provide convenient, frequent access to the park from adjacent streets.
- k) Bicycle and pedestrian access shall be provided between neighborhoods and community-wide destinations such as community shopping centers, schools, the Town Center, churches, golf courses,

and the marina. These connections may consist of linear parks, multi-use paths, trails, local streets with sidewalks, or bike ways.

- l) Design of parks, roadways, commercial areas, residential neighborhoods and other uses planned for development prior to the Town Center shall consider the ultimate development of the Town Center as a primary concern and plan for access, orientation, site uses, landscape treatments, and related issues accordingly.
- m) Public open spaces and uses shall front onto public streets to the greatest degree possible in order to give character and beauty to the street.
- n) K-8 schools shall have access provided by a Collector street and one or more Local streets, within the neighborhood. The entrances and building fronts shall be oriented onto Local and Collector streets to the degree feasible in order to maximize the civic presence of the school and add variety to residential streets. High schools shall have primary access provided by and be oriented toward Arterial streets.

Implementation:

- a) Neighborhood Relation to Town Center. Specific Plans and subsequent development plans and prepared prior to development of the Town Center shall carefully consider the ultimate buildout of the Town Center in the design of roadways and site plans.
- b) Combined R/L and R/M Designations. All areas designated with a combined R/L and R/M Master Plan designation shall be specifically zoned in a Specific Plan.
- c) Existing Residential Development. Areas of existing residential development shall be zoned R-VL when public services become available.

Objective 2: To create attractive, identifiable neighborhoods and establish a local street network which facilitates easy access within neighborhoods and contributes to an attractive residential setting.

Policy:

Residential Design

- a) Site designs shall create individualized expressions for each neighborhood and each major development within a neighborhood.

- b) Neighborhoods shall have a clear sense of entry, edges and center. This may be accomplished through the use of landscaping, streetscape design, wall treatments, decorative paving materials, monuments, or other appropriate elements.
- c) Multi-family developments shall include a variety of housing types, such as duplexes, townhomes, condominiums, and apartments.
- d) The visual impact of driveways and garages shall be minimized by such techniques as minimizing the width of driveways; utilizing shared drives; using narrow drives with garages located at the rear of the lot; utilizing alleys; recessing the garage in the architectural design of the home; and maintaining the sidewalk as the consistent visual and functional element along the street.
- e) To the extent feasible, homes shall front onto Local and Collector streets. Creating long streets with only side yard frontage shall be avoided. Direct driveway access to individual homes shall be prohibited from major Arterial streets within 30 feet of entries to neighborhoods from Arterial streets
- f) Homes shall front or give the appearance of fronting onto Central Parkway, with vehicular access provided from the rear alleys or streets. Fronting homes toward other arterial streets, particularly Main Street and Mountain House Boulevard, is encouraged.
- g) Tentative Maps for individual parcels shall emphasize pedestrian and bicycle connections within the neighborhood, between adjacent residential areas and public facilities.
- h) Tentative Maps shall exhibit energy efficient, cost effective subdivision design; maximize access from housing to parks, greenbelts and other amenities; and discourage vehicular through-traffic.
- i) Multi-family housing along Mountain House Creek Linear Park shall be planned to maximize exposure to the park by orienting residential units, or outdoor activity areas adjacent to the creek corridor.
- j) Single family residential trash receptacles shall be screened by enclosures or landscaping and concealed from view. Trash receptacles for multi-family uses shall be fully enclosed, and

screened from view. Enclosures shall be compatible with the building architecture and shall be constructed of masonry or other permanent materials. Gates shall be of solid construction, and entirely block views of the receptacle. All trash enclosures shall be landscaped with a combination of trees shrubs and/or vines.

Roadway Design

- k) Local streets within neighborhoods shall be designed to disperse traffic and create a comfortable pedestrian scale. Either curvilinear or grid street patterns are acceptable within residential areas. See Street Standards section.
- l) Pavement widths shall be minimized to the extent possible to: reduce development and maintenance costs, to discourage speeding, and improve the visual appearance and scale of street corridors.
- m) Cul-de-sacs and Local streets shall be oriented to minimize travel distance to Neighborhood Centers for both pedestrians and automobiles. Pedestrian/bicycle connections shall be provided from Local streets and the ends of cul-de-sacs adjacent to Arterial streets and the Mountain House Creek Community Park (See Figures 4.30 and 4.31, in the Draft Master Plan).
- n) To the extent feasible, Local streets shall provide frontage on Mountain House Creek Community Park.
- o) Use of rear alleys is encouraged for homes along collector streets, fronting neighborhood centers, pocket parks, or other important neighborhood streets.
- p) Where possible, shared access drives shall be utilized to reduce curb cuts and points of conflict along streets.
- q) In order to maximize interconnections between all areas within neighborhoods, street and block lengths shall be generally limited to 800 feet for all local streets. A minority of streets within a neighborhood may exceed this length, providing that pedestrian through-block, pedestrian connections occur at distances no greater than every 500 feet.
- r) All streets, except very low capacity streets in limited areas, shall provide sidewalks on both sides. Sidewalks on one side may be allowed on

cul-de-sacs of 500 feet or shorter in length or where special site conditions apply. All sidewalks within public rights of way shall meet the minimum standards of the Americans with Disabilities Act (ADA).

- s) Street corner radii shall be as small as feasible to minimize pedestrian crossing distances.

Implementation:

- a) Conceptual Residential Layouts. Specific Plans for residential areas shall include conceptual layouts for all roadways and for the school sites, parks, commercial areas and other uses within the neighborhoods.
- b) Roadway Layout. Tentative maps for residential areas shall provide detailed layouts for all roadways.

Town Center

Objective 1: To provide a Town Center which will serve as an active, mixed use "downtown" and create a sense of focus for the Mountain House community.

Policy:

- a) The Town Center shall contain and allow a wide range of uses that will complement one another and provide for the diverse needs of residents. The Town Center shall provide the principal opportunities for specialty shopping, entertainment, office, and civic functions, all located in close proximity within a pedestrian-scaled urban setting.
- b) The Town Center shall provide a location for higher intensity land uses and job generation than other areas of Mountain House.
- c) The core of the Town Center shall focus on a central open space element located on Main Street. This park area is intended to function as the formal 'town green' with primary retail and other uses fronting the sidewalks bordering the area. The town green shall be designed as an appealing urban pedestrian space providing convenient pedestrian circulation between portions of the Town Center, comfortable seating areas that are protected from the sun and other pedestrian amenities such as small plazas, gathering places and fountains. The open space may occur as a large esplanade within Main Street if the area is large enough to provide a usable park environment

(see Draft Master Plan Section 3.5 and Figure 9.14: Main Street -DeAnza to Central Parkway).

- d) The Town Center shall be pedestrian in scale with tree shaded streets and buildings oriented to the street with generally little or no setback from the sidewalk.
- e) Parking shall be provided on all streets within the Town Center, with additional off-street parking provided at the rear of the buildings, in interiors of blocks, beneath buildings or in parking structures.
- f) The Town Center shall be surrounded by Major and/or Minor Arterial streets. The Central Parkway will function as a pedestrian, automobile and transit north-south corridor that connects the majority of the neighborhoods with the Town Center. Street layouts and pedestrian/bicycle systems in neighborhoods surrounding the Town Center shall be oriented to facilitate access to the Town Center.
- g) Transit facilities shall be provided within the Town Center, including bus stops and shelters, and provision of transit information.
- h) The Mountain House Creek pedestrian corridor shall connect to the Town Center via Main Street and public park areas.
- i) The Town Center shall exhibit a consistent character throughout the district which will be defined by architecture, landscape, signage, land use, land intensity, and development standards. Design of the area should create an area conducive to community activities, with a festive and colorful atmosphere. Design of buildings and outdoor spaces shall utilize color, special materials, signage, furnishing and landscaping to promote the area as the active "heart" of the new community.
- j) High Density housing shall be a significant component of the Town Center.

Implementation:

- a) Town Center Specific Plan. One Specific Plan shall be prepared and approved for the entire Town Center prior to the establishment of any permanent use within the boundaries of the Town Center. The Specific Plan for the Town Center may be initiated by the County, CSD, or property

owner. The Town Center Specific Plan shall include the following areas: the mixed use portion with the open space core, the Central Community Commercial, and the area north to Mountain House Creek, planned predominantly for open space and public uses. No development of this area shall occur without it being addressed in the Specific Plan. Phased development within the Specific Plan area may necessitate modification of the Specific Plan through subsequent plan amendments.

- b) **Mixed Use Area.** The mixed use area within Town Center shall be implemented through the County's Mixed Use zone as defined by the County's Development Title.

Commercial

Objective 1: To establish a variety of commercial areas with a full range of commercial uses, thereby minimizing the need for shopping trips outside the community and providing neighborhood and community gathering places.

Policy:

- a) Commercial uses within Mountain House shall include neighborhood shopping, community retail centers, freeway-oriented retail, and specialty shopping in the mixed use Town Center.
- b) Commercial uses shall provide easy pedestrian access via sidewalks and transit to adjacent residential, civic, open space, or commercial/industrial uses.
- c) Commercial uses shall be oriented toward and accessible to streets, public spaces and parking areas.
- d) Commercial uses shall be designed as active, colorful, pedestrian friendly focal areas within the community.
- e) Shared parking areas and shared access drives shall be incorporated into the design of commercial centers to reduce curb cuts and points of conflict along streets. Shared parking may be allowed with non-commercial uses such as churches, parks and recreation facilities.
- f) All parking areas shall be screened from view from public rights of way with low berms or hedges. Such screening shall not exceed 36

inches in height, and is intended to minimize the views of cars and parking areas.

- g) All commercial areas shall be served by transit.

Implementation:

- a) **Specific Plan I Commercial.** The first Specific Plan shall designate an accessible and appropriate location for a commercial area that will provide a grocery store for the first phases of development.
- b) **Interim Commercial Services.** No later than the issuance of the 500th dwelling unit permit, a small temporary commercial facility shall be provided offering basic convenience items to Mountain House residents. Such facility may be in conjunction with a sales center, either as a separate, relocatable building or room within the sales offices.
- c) **Convenience Retail Services.** No later than the issuance of the 1,000th dwelling unit permit, a permanent neighborhood commercial facility offering convenience items to Mountain House residents shall be established. If such a facility has not already been established by a private convenience store operator, a sufficient inducement shall be provided to cause the establishment of a store. This inducement may be a reduced land price, joint venture, build-to-suit with reduced rent or such other financial approach that would cause a facility to commence operation.

Objective 2: To provide Neighborhood Commercial uses within each of the 12 residential neighborhoods with the uses accessible by foot or bicycle and clustered to contribute to a neighborhood focus.

Policy:

- a) A one and one-half acre site shall be located within each of the 12 neighborhoods, generally near the neighborhood park and school to serve local, pedestrian-oriented shopping needs within the neighborhood and help to offset the need for longer vehicular trips to community or regional commercial areas.
- b) Where sites are located near a K-8 school site, access to retail facilities shall be located away from school and school yard entrances.
- c) Neighborhood Commercial sites shall be located on a Collector roadway.

- d) Neighborhood Commercial sites shall be designed to accommodate a small retail center and may provide space for a community facility such as a day care center, church, recreation building, or meeting hall, if such community uses cannot be provided within the neighborhood school or park. Sites may be enlarged up to three acres subject to the need for additional services or facilities within the neighborhood.
- e) The design and character of Neighborhood Commercial facilities shall be compatible with and reinforce the character of the school and residential uses. Pedestrian uses such as outdoor eating areas, or other such areas are encouraged.

Implementation:

- a) Neighborhood Commercial Site Concept. Each Specific Plan shall include the location and conceptual site plan for each Neighborhood Commercial site.
- b) Special Purpose Plan. In conjunction with the school plan for the neighborhood K-8 school, a Special Purpose Plan for Neighborhood Center shall be prepared and approved by the review authority.

Community Commercial

Objective 1: To establish three community commercial "village" shopping centers of 15-20-acres each (Village Centers), located and configured to provide multiple neighborhoods with daily and weekly shopping needs.

Objective 2: To establish a community commercial shopping center ("Central Commercial Center") to provide the entire community's major shopping needs.

Policy:

- a) Community Commercial uses shall be located along Arterial roadways, and should be directly accessible by adjacent residential areas along Local or Collector streets.
- b) Transit stops, park-and-ride facilities, and ample pedestrian walkways shall be conveniently located in Village Centers and the Central Commercial Center.
- c) Building materials should project an image of substance and durability. Materials which are texturally rich should be used at the street level

where pedestrians are in closest contact with the buildings.

- d) Service stations and other "pad" uses including parking areas, shall be carefully designed to not visually dominate the street or intersection. Pad uses shall be designed as a secondary, supporting element within the Community Commercial areas, utilizing the same architectural style.
- e) Colonnades, or recessed walkways shall be used for all buildings orienting toward parking areas. Colonnades are discouraged for street-oriented storefronts.
- f) Awnings, canopies, trellises or other elements are encouraged.
- g) Uses within each Community Commercial area shall utilize shared parking areas and access drives to the degree possible.
- h) Service, mechanical, trash storage and loading areas shall be located away from public streets or use areas, and screened from view.
- i) A single, centralized recycling collection site shall be designated in each of the three Village Centers.
- j) Three Village Centers shall be located to evenly serve the 12 residential neighborhoods, each Center serving approximately 5,000 homes. Each is intended to include a major anchor grocery store, drugstore, and supporting small stores to support approximately one-third of the community's population. Other uses may include services, offices, and recreation uses.
- k) Village Centers shall be easily accessible from surrounding neighborhoods by pedestrians and bicycles, and shall incorporate the following elements, to the extent feasible:
 - Pedestrian walkways through parking areas,
 - Direct connections of pedestrian walks from storefronts to adjacent streets,
 - Pedestrian "breezeways" or access streets connecting through or between buildings to residential areas adjacent to the Village Center site,
 - Direct pedestrian access from transit stops to storefronts,
 - Storefronts of buildings facing surrounding streets.

- l) Village Centers shall be designed to be compatible with surrounding neighborhoods and should help to establish an attractive community identity.
- m) Courtyards and outdoor seating and gathering areas shall be incorporated into the Village Center sites.
- n) The Village Center adjacent to Town Center on Central Parkway shall provide pedestrian and vehicular connections to adjacent, future Town Center uses. Uses adjacent to Main Street shall orient storefronts toward the street, and should be designed as an extension of the street-oriented uses anticipated for Town Center.
- o) Mountain House shall include one community-serving shopping center (Central Commercial) which is intended to include such retailers as junior department stores and community-wide recreation facilities. This center will provide an additional major shopping area for the entire community, offering a wider range of products and services than the other Village Centers.
- p) The Central Community Commercial Center shall be located within the Town Center and shall provide direct pedestrian access to the mixed use area and other uses within the Town Center.

Implementation:

- a) Design for Transit Use. Designs prepared as part of subsequent submittals shall be oriented to transit use and shall incorporate such features as buildings and shelters near the street front for bus and other vehicle connections, adequate and accessible transit shelters and park-and-ride facilities, and ample pedestrian connections from transit stops to stores and services.
- b) Special Purpose Plans. Prior to submittal of the first Development Permit that includes a Village Center or the Central Commercial area, a Special Purpose Plan for the entire commercial area shall be approved.

Objective 3: To provide General Commercial areas in appropriate locations to serve the community's needs. General Commercial uses are intended to provide for specialized commercial establishments such as, home supplies, building supplies or other establishments that generally require special purpose trips rather than providing daily shopping needs.

Policy:

- a) General Commercial areas shall be located on Arterial roads and near intersections or interchanges to provide efficient access and minimize disturbance to residential areas.
- b) General Commercial uses adjacent to the Alameda County line shall be compatible with agricultural uses, or provide suitable buffers.

Objective 4: To provide a Freeway Service Commercial area near Interstate 205 to serve the freeway traveler's and community's needs.

Policy:

- a) Freeway Service Commercial uses shall be located along Patterson Pass Road, between the Central Parkway intersection and the I-205 interchange.
- b) Primary access to uses within the C/F/S area shall be from internal Collector or local streets.
- c) Development of sites within the C/F/S area shall be compatible with the Business Park.

Implementation:

- a) Conceptual Site Plan. Each Specific Plan containing Freeway Service Commercial uses shall include a site development concept for the entire C/F/S zone indicating circulation, access, building areas, common landscape setbacks, and conceptual uses.
- b) Special Purpose Plan. Prior to the approval of the first development permit that includes C/F/S uses, a Special Purpose Plan for the entire freeway commercial area shall be approved.

Industrial and Office Use

Objective 1: To support the development of offices and a range of industrial uses within Mountain House by providing appropriate and attractive locations for such businesses.

Policy:

- a) Office Commercial areas near the Town Center shall reinforce the higher intensity character of the Town Center, and shall provide convenient pedestrian connections between the two areas.
- b) Office Commercial uses shall provide locations for a wide variety of public and private office uses, including medical offices, library, civic center, fire

- stations, police station, communication centers, and business offices.
- c) The Office Commercial site at Central Parkway and Grant Line Road shall be designed to complement the adjacent Village Center and multi-family housing areas.
 - d) Major office and civic uses should be located in proximity to the Town Center and the Patterson Pass Road employment corridor.
 - e) The configuration of office and industrial areas shall provide for flexible parcelization, good access, and visibility.
 - f) Industrial and office sites should be incorporated into campus-like settings, emphasizing the common treatment of open space, amenities, circulation or other common elements.
 - g) Office and industrial uses should reflect a commonality of architectural elements within each identifiable area. In general, building architecture should reinforce the character of important civic and commercial areas through a consistency and compatibility of architectural style. Furnishings such as signs, walls, fences, lights and benches should be designed to reinforce these architectural complexes.
 - h) Industrial and office sites shall be located along Arterial roadways in the eastern portion of the community in order to provide efficient access and effectively define the eastern boundary of the community.
 - i) Industrial and office sites shall be designed to facilitate easy vehicular, transit, bicycle and pedestrian connections between use areas and individual properties and users. This may be accomplished through shared driveway access, pathway and open space systems, shared parking and locations of transit stops or other facilities.
 - j) To the extent possible, office and industrial buildings shall be oriented to the street with parking and/or loading areas behind or to the sides of the building. Service, loading, storage or other potential nuisance areas shall be located to minimize impacts on adjacent uses.
 - k) Industrial and office areas may incorporate commercial support facilities as defined in Table 3.5 of the Draft Master Plan in order to reduce the need for lengthy automobile trips during the work day.
 - l) Industrial and office areas shall provide facilities for bicycle commuters including bicycle storage and showers.
 - m) Industrial areas may accommodate larger recreational facilities such as theaters, bowling alleys, and ice rinks.
 - n) Primary access to industrial sites in the Patterson Pass Business Park and the Old River Industrial Park shall be from the internal, Collector street system. Primary access to industrial and commercial sites adjacent to Patterson Pass Road shall be from De Anza Boulevard and internal Collector streets.
 - o) Where appropriate, sites shall provide walks within the site connecting building entries to the street sidewalk network and transit facilities.
 - p) General Industrial areas shall be provided for building contractors, yard storage, building material suppliers and similar businesses with very low density employment. General Industrial areas shall be separated from residential or other sensitive land uses by non-sensitive land uses or other appropriate buffers.
 - q) Industrial sites shall incorporate courtyards, patios, plazas, picnic areas, or other employee use areas and facilities. Individual site, or common fitness and recreation facilities are encouraged.
 - r) Office, industrial or other commercial buildings shall generally have primary facades which face toward public streets, and be designed to enhance public access and perception of such buildings. All sides of buildings visible to the public shall be detailed as active, interesting facades or screened by landscaping. Service areas and facades not visible to the public may be simpler in treatment.
 - s) All commercial and industrial sites shall utilize shared parking and drives to the extent possible, and shall provide driveway connections between adjacent parcels.
 - t) Businesses providing primarily warehousing or distribution functions shall not be allowed within the Industrial Park and Limited Industrial zones, unless expressly permitted by the County.

- u) In accordance with the provisions of the Jobs/Housing & Affordable Housing Section, the types of permitted Industrial uses shall be expected to provide the minimum jobs per acre shown by Table 3.1 in the Draft Master Plan.
- v) General landscaping and development guidelines shall be addressed by the Mountain House Design Manual. Additional, more detailed guidelines or standards, if required, shall be established by CC&Rs.
- w) Detailed CC&Rs shall be prepared for all Industrial uses prior to approval of Tentative Parcel Maps or other improvement plans for the area.
- x) All industrial areas located south of Byron Road shall be zoned I-P by Specific Plans.

Public and Institutional Use

Objective 1: To provide appropriate and accessible locations for public and institutional uses within Mountain House.

Policy:

- a) Public safety facilities such as fire and police stations shall be located in or near commercial areas or adjacent to public parks.
- b) Institutional uses such as private schools may be sited in commercial, residential or public areas adjacent to Arterial or Collector roads.
- c) Civic and community buildings shall generally have primary facades which "front" public streets and spaces, and the design of such facilities shall enhance public access and perception of such buildings.
- d) Public-serving uses such as administrative and civic buildings shall be concentrated within or near the Town Center.
- e) The transit center property is designated for public use and is intended to be an intermodal facility serving as a transfer point between automobiles, buses and rail.
- f) In its initial stages the transit center shall provide transit information, parking, and waiting areas.
- g) Schools: See Education Section.

Implementation:

- a) Major Impact Facilities. Major Impact Facilities, including the water and sewer treatment plants, will require a Use Permit.
- b) Essential Public Services. Police stations, fire stations, and libraries will require a site approval.
- c) Recreation. Parks or other recreation facilities will require a site approval.

JOBS/HOUSING & AFFORDABLE HOUSING

Objective 1: To ensure that jobs and a corresponding amount of affordable housing are available to working residents in Mountain House, with a jobs/housing ratio of 0.99.

Policy:

- a) Programs shall be instituted to attract and develop jobs in the community.
- b) The jobs/housing goal of 0.99 shall be the target at buildout of Mountain House.
- c) Job development activities shall target specific types of industry that tend to offer higher salaries, including:
 - biomedical, biotech, bioengineering
 - professional health care services
 - high-tech (i.e., chip manufacturing, software development)
 - voice and data communication hardware and services
 - financial services, real estate, accounting, and legal services
- d) Non-residential land uses shall generally conform to the minimum job densities presented in Table 3.1 of the Draft Master Plan.
- e) Land use allocations and regulatory controls shall support a job/housing balance and land use changes or regulatory changes will not be made without giving consideration to the effects on a jobs/housing balance.

Implementation:

- a) Job Attraction Program. The job attraction program shall involve passive forms of marketing, emphasizing community design, the locational benefits of the community, and the information

dissemination features of the monitoring program. Assisting applicants to facilitate projects and assuring an inventory of sites that are ready to develop shall be elements of the program as well. Appendix 3-A of the Draft Master Plan describes the elements of the job attraction program in more detail.

- b) **Job Development Program.** As part of an overall economic development program, specific job development efforts shall offer various incentives to prospective developers and tenants. In addition, there shall be close coordination with a network of brokers specializing in commercial and industrial land uses to target specific industries and companies and to mount a recruiting effort that may be international in scope. Other commercial and industrial developers, the San Joaquin Partnership, and the County shall be integrated into the program. Further information about the active forms of marketing in the job development program is contained in Appendix 3-A of the Draft Master Plan.
- c) A full-time economic development position, with support staff as necessary, shall be created so that potential employers can be actively pursued and secured. An individual qualified in the aspects of job development identified in the Master Plan shall be hired to fill the position. The master developer initially, or a coalition of builders and landowners ultimately, shall fund the position until such time as it is no longer needed, as determined by the County. This obligation shall be provided for in the Development Agreement between the County and property owners participating in the review of the community.
- d) **Jobs/Housing Reviews.** The jobs/housing program shall be monitored annually as described in the monitoring and enforcement section below. In addition, the San Joaquin County Board of Supervisors shall review the progress of the jobs/housing program at the following specified times:
- Prior to the approval of any Specific Plan (excluding the first Specific Plan or Specific Plan Amendment).
 - When 4,000, 8,000, 12,000, and 16,000 residential units have been completed and annual monitoring information becomes available, if a review has not already been conducted in the previous calendar year.

- At any other times determined appropriate by the Board of Supervisors.

The specific jobs/housing ratios that will be tracked and the associated enforcement provisions include the following:

- **Best Case Ratios:** The jobs/housing goal is estimated to improve over time from 0.79 by the end of the first Specific Plan to 0.99 at project buildout. These "Best Case" jobs/housing ratios are presented in Draft Master Plan Table 3.7: Analysis of Jobs/Housing Balance Over Time.
 - **Minimum Ratios:** The Minimum Ratio averages only 4% to 9% less than the Best Case Ratio; over time, the Minimum Ratio approaches the Best Case Ratio. Minimum Ratios for years or residential units not shown shall be interpolated. The Minimum Ratios are presented in Table 3.8 of the Draft Master Plan.
- e) **Enforcement:** If it is determined during a formal review of the jobs/housing program that the minimum ratios have not been achieved, the San Joaquin County Board of Supervisors shall evaluate the circumstances associated with non-achievement, ascertain the potential adverse impacts on the County, and develop an appropriate course of action. The Board shall consider testimony from members of the public, and developers and landowners in the project, and shall evaluate the following issues:
- Recent efforts in the job creation program, including specific employers that are considering or have committed to locating in Mountain House.
 - A comparison of the job creation rate in the project with local, State, and national economic or market trends and financing availability.
 - The fact that the master developer and CSD will not be able to control certain factors affecting job creation, including regional economic and market cycles and landowners other than the master developer who are unwilling to sell land zoned for commercial/industrial development.
 - The types of jobs created to date, including an evaluation of the wage scale or salary level, the portion of full-time vs. part-time

positions, and the number of jobs in regional vs. population-serving industries.

- The financial effects that discontinued or interrupted residential development will have on Community Service District operations and public financing districts in the community.
- The effects of including construction jobs in the calculation of the jobs/housing ratio.
- Efforts that have been made by the County to facilitate and encourage non-residential development.

If developers and landowners have directly, or through the CSD, made a best-faith effort to implement to the fullest extent possible the job attraction and job development measures specified in the Master Plan, the County shall allow residential building to continue.

Objective 2: To ensure that housing is available and affordable to all employees in Mountain House.

Policy:

- a) Households at every income level shall be able to find housing that is affordable.
- b) Assistance shall be made available to fill affordability gaps for specified households that cannot find affordable housing.
- c) Affordability of housing shall be evaluated at identified project intervals.

Implementation:

Affordable Housing Plan

The affordable housing plan is designed to be implementation-oriented and includes the following five elements:

- d) **Community Design:** Residential and non-residential land uses shall be developed as proposed in this Master Plan.
- e) **County Incentives:** Fee reductions or deferrals shall be considered for single family homes with second units (described below), for all high-density residential (R/H) developments, and for development proposals that include Extra Allowable Units.
- f) **Employer Programs:** Employers shall be encouraged, although not required, to implement the following two programs in coordination with

the CSD or Mountain House Housing Trust Fund (described below):

- Employer-assisted housing that involves down payment assistance, mortgage buydowns, or other incentives to employees choosing to live in Mountain House.
 - Employee housing bulletin, incorporated into the CSD job creation program, that matches housing needs with housing opportunities in the community.
- g) **Second Units:** At least 6.5% of the total R/VL, R/L, and R/M units approved for each neighborhood shall be designated to include second units. Tentative Maps shall identify lots or parcels designated for second units. Second units shall not be subject to an affordable housing fee (described below) or public facility impact fees.
 - h) **Extra Allowable Units.** In addition to the minimum number of second units specified above, a minimum of 240 additional units will be developed in the Town Center, and a minimum of 189 additional units will be built in other high density residential areas. If more than 189 additional units are approved in designated R/H areas, then the number of additional units planned for the Town Center will be reduced accordingly. A minimum of 100% of all extra allowable units designated for each neighborhood shall be built. If it is determined by County staff that extra allowable units will be affordable to very low income households, these units will be exempt from impact fees and affordable housing fees. In addition, the County shall work to facilitate any development proposal that includes extra allowable units.
 - i) **Mountain House Housing Trust Fund.** The Mountain House Housing Trust Fund (MHHTF) shall be enacted to make housing affordable for lower income households in Mountain House. The MHHTF shall be implemented as follows:
 - The MHHTF shall be established as a non-profit California corporation, with a five-member Board of Directors and a trust fund manager. The Board shall consist of certain members as described in Appendix 3-A of the Draft Master Plan.
 - The MHHTF shall receive revenues generated by an affordable housing fee levied against all new residential development in Mountain

House except second units and high density units. The fee shall be based on unit size and lot size and shall be adjusted annually to account for changes in the median price of new homes sold in San Joaquin County as determined by an organization deemed appropriate by the MHHTF Board of Directors. The affordable housing fee shall not be applied to non-residential land uses.

As discussed in detail in Appendix 3-B, the affordable housing fee was calculated to generate an amount that, when combined with state and federal matching funds, will produce revenues sufficient to provide housing subsidies to very low income households in Mountain House. Based on this analysis, the affordable housing fee is the following:

\$0.48 per square foot of livable area in a residential unit, plus
\$0.06 per square foot of lot space

Although the fee was calculated to generate an amount that could be used for rent subsidies, the program does not rely on such subsidies. Given the indefinite period of time over which rent subsidies could be required, such subsidies are an expensive form of assistance. The MHHTF Board of Directors (discussed further below) can use these revenues to supplement or supplant rent subsidies with assistance to affordable housing developers, land purchases, or other programs for lower income households. Additional alternatives are discussed in Appendix 3-B of the Draft Master Plan.

- San Joaquin County shall collect the affordable housing fee when a residential building permit is issued. Affordable housing fees shall be remitted directly to the MHHTF. The MHHTF Board of Directors shall use its discretion to decide how the fee revenues are applied to affordable housing needs in the community. The Board shall also consider options to sustain the fund after the affordable housing fee revenues end when the project builds out.

Affordability Requirements

- j) The affordable housing program shall be monitored annually, adjusted as appropriate, and

subject to review by the San Joaquin County Board of Supervisors.

- k) The project shall achieve the minimum affordability indices as presented in Table 3.12 of the Draft Master Plan: Affordability Index Goals Over Time. The indices are differentiated by income category. It is anticipated that the affordability index for moderate income households will be higher during project development than the index for low and very low income households because a larger quantity of more diverse products will be available to this higher income group.

- l) If it is determined during the annual monitoring of the affordable housing program that the specified affordability indices have not been achieved, the San Joaquin County Board of Supervisors will consider testimony from the MHHTF Board and developers and landowners in Mountain House to evaluate the circumstances further and develop an appropriate course of action. As part of this review, the Board shall consider the following:

- The extent to which infusion of fee revenues into the MHHTF was sufficient to meet the needs of lower income households.
- Recent efforts to leverage MHHTF revenues with other public and private affordable housing funding, including specific programs that will potentially contribute to the Mountain House affordable housing program within the next two years.
- The intent of the affordable housing programs to rely on market forces, coupled with land use design and density constraints, to dictate the appropriate number of homes and the appropriate monthly rents and sales prices. To the extent these forces result in rents and sales prices that are higher than originally planned, the affordable housing fee will generate additional revenues that can be used towards very low income housing in the community.
- Efforts on behalf of the County to facilitate the development of affordable housing, including second units and additional R/H units.
- After consideration of these issues, the Board of Supervisors will decide whether to adopt

changes to the program, such as modifying the land use design, revising residential densities, adjusting the affordable housing fee, or restructuring the program.

Monitoring and Enforcement

Monitoring and enforcement guidelines, in addition to those delineated above as part of the jobs/housing and affordable housing programs, are presented below:

- a) Statistical categories to be evaluated shall include, but not be limited to the following:
 - Business and industries
 - Jobs and wages
 - Housing units and employed residents
 - Household incomes
 - Housing products and costs
 - Residential densities
 - Location of employment and vehicle miles traveled to measure the extent of in- and out-commuting
 - Inventory of absorbed and remaining residential and non-residential land uses
 - Companies and individuals who decided not to move to Mountain House (why they decided not to move to Mountain House, where they did decide to move, etc.)
- b) The CSD shall be responsible for the monitoring effort in cooperation with the County. Structured monitoring and analysis shall be conducted annually, with funding provided through the CSD.
- c) The results of the analysis shall be ready by April 1 following each calendar year and shall be reviewed in detail with the County. Various formats of summary level information and conclusions shall be made available to community businesses and residents and incorporated into promotional materials.
- d) The following controls shall apply to the jobs/housing program:
 - Commercial and industrial land uses designated for each neighborhood should meet the minimum job densities shown in table 3.1: Land Use Program.
 - Redesignation or downzoning of commercial/industrial land to non-employment uses (such as residential uses), shall only be permitted after review by the County to determine the impact on jobs/housing.

- Direct construction jobs generated solely to support the buildout of Mountain House shall be considered when analyzing the community's jobs/housing balance.

e) The following controls shall apply to the affordable housing program:

- Subject to the provisions of Section 3.3: Land Use Regulations And Permitted Uses, residential densities in each land use category shall not fall below a specified minimum number of dwelling units per acre by neighborhood as indicated in Table 3.3: Maximum and Minimum Residential Units by Neighborhood.
- Redesignation or downzoning of higher density land (e.g., multi-family R/H) to lower density land (e.g., single family R/M) uses shall only be permitted after review by the County to determine the impact on housing affordability.

Community Monitoring Programs

***Objective 1:* To track aspects of the community as it develops in order to protect the County from potential negative impacts and insure the implementation of Master Plan provisions.

Policy:

- a) Community monitoring shall be administered by the County.
- b) Monitoring shall continue until such time as it is determined by the County that it is no longer needed.
- c) The community monitoring program shall be established with approval of this Master Plan.
- d) Community monitoring shall be summarized in an annual Community Report, prepared under the jurisdiction of the CSD.
- e) The community monitoring program analysis shall be continuous, with an annual Community Report due by April 1 following the year of analysis.
- f) Community monitoring programs shall be based on a single set of data collected by the CSD and applied to the monitoring of the various programs.

- g) Community monitoring programs shall address fiscal/financial stability, jobs-housing and affordable housing programs, and Transportation Demand Management (TDM).
- b) Community monitoring data shall be provided to the County and School Districts to assist the educational facilities plan.

****Objective 2:** Community monitoring shall be used to ensure that Mountain House proceeds only with positive fiscal impacts to the community and that the community is financially stable.

Policy:

- a) The County shall monitor demand for new services and revenue generation during buildout of the new town to assure that expenditures are offset by new revenue.
- b) Depending upon the results of the monitoring, adjustments can be made in service delivery, fees and charges, and/or use of other financing mechanisms.
- c) The Mountain House CSD shall prepare an annual fiscal status report as part of the ongoing monitoring program, and shall provide any data or analyses the County may need to ensure the ongoing fiscal health of the new community.

Right-to-Farm Ordinance

****Objective 3:** To notify all Mountain House residents of the County's Right-to-Farm ordinance.

Policy:

- a) Every resident of Mountain House shall be notified of the County's Right-to-Farm ordinance. Notification shall be done by delivery or the subdivision report.
- b) The monitoring program shall document the adherence to the notification procedure.

DEVELOPMENT AND DESIGN

Development Standards

****Objective 1:** To provide a guide for all development and building that apply to all development within Mountain House.

Policy:

- a) Grading practices within the community shall minimize disruption to the natural topography; protect and enhance the projects' aesthetics; minimize risk to health and property from improper control of storm drain water runoff, erosion and sedimentation; and provide for efficient construction operations.
- b) Residential lots shall be graded to direct storm water runoff towards public streets or easements and not across adjacent private property.
- c) Commercial and industrial sites shall be graded to direct on-site storm water runoff to public facilities and not across adjacent private property.
- d) Grading operations shall be planned and implemented to efficiently control erosion and sedimentation.

- e) Off-site export or import of cut and fill material shall generally be limited to the import of special construction material or soils amendment material for landscaping.
- f) Sites developed adjacent to undeveloped property shall establish perimeter grades no lower than the adjacent land, and no more than one foot higher, unless accommodated within a landscaped area. Slopes within these areas shall not exceed 3:1 horizontal to vertical.
- g) Perimeter grades adjacent to developed properties shall match the adjacent grade, plus or minus one-half foot, unless occurring within a landscaped area.
- h) All site areas shall be graded to ensure positive drainage.
- i) Residential lots shall generally be graded such that the finished floor elevation is 12-18 inches above the street curb.
- j) In order to help minimize visual impacts of arterial streets, curb grades should be established 6-12 inches below the finished grade at the right of way line. Roadway median strips should be graded with a crown height approximately 6-12 inches above the curb, for a typical 14-foot wide median.
- k) Berms, channels and swales shall be shaped in such a way as to appear an integral part of the graded or paved surface, and designed with smooth transitions between changes in slope.

Implementation:

- a) Grading Requirements for Specific Plans. All Specific Plans shall provide typical grading details and grading concepts for any special conditions unique to the particular Specific Plan area and not addressed by this Master Plan. Such conditions are expected to include areas along the Old River and within Neighborhood A.

***Objective 2:* To encourage distinct areas of the community to develop unique architectural characters, consistently applied throughout each area.

Policy:

- a) The architectural character of Mountain House shall be varied but shall be consistent within distinct areas of the community.

Implementation

- a) Mountain House Design Manual. A Mountain House Design Manual shall be approved prior to submittal of any Development Permits. The Manual shall address building requirements and architectural design guidelines for the Town Center, Village Centers, industrial and commercial areas, neighborhood non-residential buildings, and residential areas.
- b) Focus Areas. Special Purpose Plans for focus areas including Neighborhood Centers, Village Centers, the Freeway Commercial area, and the Central Commercial area shall describe more detailed site plans and guidelines for architecture. Such architectural treatments shall be coordinated with designs for landscape, lighting, signage, and site furnishings. Special Purpose Plans shall be approved prior to the approval of the first Development Permit for the focus area.
- c) Industrial and Commercial CC&Rs. Development standards and guidelines shall be developed for the business park and other industrial or commercial uses as part of comprehensive CC&Rs for the respective areas. CC&Rs shall be consistent with the Mountain House Design Manual and shall be prepared prior to approval of tentative parcel maps or other improvement plans.

***Objective 3:* Signs throughout Mountain House shall aid in establishing the sense of quality, continuity, and character for the community.

Policy:

- a) Signage design shall be addressed comprehensively in a separate document.
- b) All signs shall conform to the County Sign Regulations except as modified in the Mountain House Design Manual or by future Specific Plans.

Implementation:

- a) Mountain House Design Manual. A Mountain House Design Manual shall be approved prior to submittal of any Development Permits. The Manual shall address signage requirements for community and neighborhood identification, business and industrial park identification, commercial identification, tenant signage, marketing, temporary parcel identification, and directional signage.

- b) **Specific Plan Sign Provisions.** Each Specific Plan shall describe any additional provisions for signage not covered by the Design Manual and applicable only to that Specific Plan Area.

****Objective 4:** Lighting shall aid in establishing the sense of the community and provide a safe environment.

Policy:

- a) Lighting throughout Mountain House shall be designed to differentiate use areas, to emphasize community amenities, to provide continuity along street corridors and to ensure the safety of residents and users.

Implementation:

- a) Mountain House Design Manual. A Mountain House Design Manual shall be approved prior to submittal of any Development Permits. The Manual shall address lighting requirements for community and neighborhood streets, parking lots, pedestrian and entry areas, recreation areas and athletic facilities, landscape, service areas and security, and signs.
- b) **Specific Plan Lighting Provisions.** Each Specific Plan shall describe any additional provisions for lighting not covered by the Design Manual and applicable only to that Specific Plan Area.

****Objective 5:** Walls and fences shall provide privacy, security, and shape important public spaces.

Policy:

- a) Walls and fences shall be located and designed to assist in establishing the character of the community.

Implementation:

- a) Mountain House Design Manual. A Mountain House Design Manual shall be approved prior to submittal of any Development Permits. The Manual shall address the design of community and neighborhood walls, privacy fences, and open fences.

****Objective 6:** Site furnishings shall be an integral component in establishing a distinct character for neighborhoods and discrete areas of Mountain House.

Policy:

- a) Site furnishings shall be located and designed to assist in establishing the distinct character of an area.

Implementation:

- a) Mountain House Design Manual. A Mountain House Design Manual shall be approved prior to submittal of any Development Permits. The Manual shall address the design and location of site furnishings including bus shelters, newspaper stands, benches, drinking fountains, trash urns, mailboxes, and other similar elements.
- b) **Specific Plan Fencing and Walls Provisions.** Each Specific Plan shall describe any additional provisions for fencing and walls not covered by the Design Manual and applicable only to that Specific Plan Area.

****Objective 7:** Public art and monuments shall enhance the visual character of the community.

Policy:

- a) Public art shall be incorporated into the development of public and private areas that are open to the general public.

Implementation:

- a) Provisions for Public Art. Special Purpose Plans for focus areas including the Neighborhood Centers, Village Centers, Freeway Commercial area, and Central Commercial area shall include provisions for public art applicable to that focus area. Special Purpose Plans for focus areas shall be submitted prior to the approval of the first Development Permit for the focus area.
- b) Town Center. The Town Center Specific Plan shall include provisions for public art.

Objective 8: Cultural resources shall be protected in the community.

Policy:

- a) Significant cultural resources and historic structures shall be identified and, where possible, preserved by integrating into new development or relocation.

Implementation:

- a) Location of Significant Structures. With the exception of Specific Plan I, each Specific Plan shall locate and identify potentially significant prehistoric, architectural, and/or historic structures. For Specific Plan I, such structures shall be located for the subject area prior to submittal of the first Development Permit.
- b) Preservation Methods. When applicable, each Tentative Map submittal shall specify the method of preservation of significant historic structures.

****Objective 9:** Siting criteria for community facilities shall be established to minimize land use conflicts.

Policy:

- a) Public facilities that have internal functions that could be a threat to the health and safety of the community shall be sited in such a manner as to minimize the impact.
- b) Those public facilities that are of poor visual quality or conflict with the visual character of adjacent land uses shall be sited to minimize the adverse visual impact on the adjacent uses and the community in general. Techniques for mitigation of visual impacts include buffering by walls, fences and/or landscaping, use of color to disguise facilities, and architectural design to reduce the perceived mass and bulk of the structures.
- c) Those public facilities that have the potential to generate noise to a degree that would be a nuisance to adjacent land uses shall be designed and sited to minimize such impacts.
- d) Any public facility that has, as a part of its function, the potential for generating odors that would be a nuisance to adjacent land uses shall be designed and sited to minimize such impacts.
- e) Those public facilities that are intended to be accessed by the public shall be sited within the community and within the neighborhood in such a manner as to allow convenient public access and reduce the need for traffic on local streets.

****Objective 10:** Edge treatments shall establish the community as a distinct entity.

Community Edges

Policy:

- a) Community edge treatments shall be utilized to establish a distinct boundary between Mountain House and surrounding land uses. The edge treatments shall be designed to buffer the potential adverse effects of the new urban community upon adjacent agricultural lands, and vice versa.
- b) Edge treatments shall be designed to respond to the unique site conditions between mountain House and adjacent off-site uses. Edge boundary treatments shall be visually distinctive, and shall discourage access by vehicles and pedestrians to the agricultural uses. The portions of edge treatments located in different Specific plan Areas shall be designed and constructed to be consistent with adjacent edge treatments. Specific Plans contiguous with previously developed areas shall utilize the same design treatment as the previous Specific Plan. Modifications shall be limited to improved plant selection or other efforts to correct problems with existing edge treatments.
- c) Buffer areas and setbacks shall be no larger than necessary, and shall consist of usable, easily maintainable areas and treatments.
- d) Edge treatments shall be installed no later than at construction of adjacent roadways. In no case shall edge treatments be installed later than the development of adjacent land uses.

West Edge Treatment

- a) Edge treatments along the west edge shall be designed to mitigate any potential impacts from aerial spraying.
- b) The treatment of the west edge shall consider the agricultural uses adjacent to the property and the proposed land uses within the community, and shall utilize a combination of elements appropriate to an urban/agricultural boundary condition. As appropriate, allowed uses along the west edge include:
 - Walls and fencing
 - Earthen berms
 - Bike lanes and pedestrian paths
 - Landscape planting
 - Major roadways
 - Local streets
 - Utility easements

- Parking and storage within private lots
- Private yard area

Community West Edge at Marina Boulevard

- c) The treatment of this portion of the west boundary shall create an attractive and functional linear corridor, incorporating the following:
- Four lane, high speed roadway (Marina Boulevard), connecting Grant Line Road to Byron Road (minimum 110' right of way).
 - Evergreen windrow tree planting on both sides of the roadway and in the median, to create an attractive boundary, and help screen spray and dust, and mitigate prevailing westerly winds..
 - Continuous multi-use path on the west side of the roadway.
 - Agricultural wire fencing at the edge of the property boundary.
 - Continuous screening shrubs planted along the fenced boundary.
 - Sound/privacy wall planted with vines and screening shrubs along residential property lines on the east side of the roadway.
 - 100 foot building setback (excluding garages and accessory structures) from the eastern right of way line of Marina Boulevard to the nearest dwelling (minimum 210 feet to community boundary).

Community West Edge at Residential

- d) Residential uses immediately adjacent to the Alameda County Line shall incorporate the following:
- Minimum 100-foot setback from the community boundary to the nearest dwelling, the setback occurring within the rear yard of the residential properties.
 - Continuous security fence or wall along the property line planted with vines.
- e) An alternative to the above edge treatment shall consist of:
- Minimum 100-foot building setback, excluding garages, from the community boundary to the nearest dwelling.
 - Setback area including a residential street, landscaping within the right of way, and front or side yard landscaping.

Community West Edge at General Commercial

- f) The buffer between the General Commercial uses south of Byron Road shall consist of:
- A continuous wall or fence along the property line, planted with vines.
 - A 10' minimum landscape strip adjacent to the wall or fence planted with a row of vertical trees and large screening shrubs.
 - A minimum building setback of 60 feet.

East Edge Treatment

Community East Edge at Patterson Pass Road

- a) Land uses on the west side of Patterson Pass Road shall consist of commercial and industrial uses, with access from De Anza Boulevard or east-west cross streets.
- b) The eastern edge of the community shall consist of a linear corridor that serves both as a shallow storm water drainage channel and as a buffer to adjacent agricultural areas and as an important entry into the community. The corridor shall include:
- A multiple lane, divided arterial roadway replacing the existing Patterson Pass.
 - An open rail fence planted with vines along the property boundary.
 - Large, evergreen screening shrubs planted along the fence line.
 - An easement (width varies from 30 to 100 feet) for storm drainage paralleling the eastern property line.
 - Multiple rows of trees along both sides and the median and other landscaping.
 - A multi-use path along the west side of the roadway.
 - Buffers and required setbacks as described in roadway sections.
- c) Edge treatments shall be installed when any adjacent portion of Patterson Pass Road is improved and the storm channel improvements are installed.

Community East Edge at Byron Road

- d) Land uses on the north side of Byron Road shall consist of the Southern Pacific railroad right-of-way, with industrial uses further to the north. To

the south will be continued agricultural uses outside the community.

- e) Byron Road shall be a six-lane Major Arterial in this area with a 122-foot right-of-way, 14-foot planted median, 12-foot planting areas and six-foot Class II bike lanes on each side, and a security fence along the north side. Combined with the 100-foot railroad right-of-way, this edge shall be a minimum of 222 feet.

Community East Edge at Public Use/General Industrial

- f) Treatment of the wastewater treatment plant site and general industrial uses shall include:

- A landscape buffer planted with tree windrows and large screening shrubs, west of the Irrigation Canal. The buffer shall occur within the required 10-foot parking setback or 15-foot building setback.
- A fence along the property boundary.

- g) Treatment of the golf course edge shall include:

- Extension of the Old River Regional Park south from Old River to the open space wetlands immediately north of the wastewater treatment plant.

South/Freeway Edge Treatment

I-205 Edge at Business Park

- a) The landscape treatments shall serve as the visual edge of the community, and help establish the sense of arrival and identity from the freeway.
- b) The buffer area adjacent to the business park and commercial uses shall occur within the development area and shall include the following:
 - A 40-foot minimum private landscape setback adjacent to the freeway right of way, separating parking areas, drives and buildings from the freeway.
 - A security fence along the right of way.
 - Groves of trees planted within the setback, and extending through parking areas or other landscape areas within the parcel.
 - A broad, low berm to partially screen parking areas, yet allow views to buildings.
- c) Grading and landscaping shall be utilized to the extent possible to avoid sound walls along the freeway edge.

- d) A monument identifying San Joaquin County shall be incorporated into the edge treatment.

- e) The buffer area shall be fenced and closed to the public.

- f) Construction of the buffer shall be the responsibility of the business park developer and shall occur when building permits for the business park (including the freeway service commercial area) total 250,000 square feet. If the business park is not developed within a single Specific Plan or if portions of the business park are processed as an amendment to an earlier Specific Plan, then the later phase of development shall be subject to the same edge treatment requirements applied to the earlier development. The buffer shall be constructed in no more than two phases.

I-205 Edge at Community Park/Residential

- g) At the western end of the freeway interface adjacent to residential areas, the landscape buffer shall include berms and planting within a 100-foot minimum landscape setback which, combined with the existing topography at the site, will help to mitigate noise impacts on nearby homes. This berm will require fill to a depth of approximately 30 feet to ensure slope stability and noise protection for the residential area.

- h) Grading and landscaping shall be utilized to the extent possible to avoid sound walls along the freeway edge.

- i) The buffer area shall be fenced and closed to the public.

Community Southwest Edge at Residential

- j) At the southwest corner of the community, an existing slope up to the County line shall be utilized as a landscape setback. A local street may also be used to further separate residential uses from the community boundary.
- k) Installation of this edge treatment shall be the responsibility of individual developments located adjacent to the edge.

North Edge at Regional Park

Policy:

The Old River shall be bordered by a linear park as described in the Recreation and Open Space section.

Landscape Concept and Policies

Objective 1: To create a diverse, stable landscape environment in keeping with the agricultural and urban landscape patterns of the San Joaquin Valley.

Policy:

- a) Landscape design shall reinforce the distinct character of various site areas through the deliberate use of limited plant species. Each area or neighborhood as described by the Master Plan or Specific Plan should have a distinct landscape character, different from other areas.
- b) Landscape treatment of all areas shall emphasize the planting of tree-shaded corridors, contrasted with the community open spaces of the schools, parks, golf course and portions of Mountain House Creek.
- c) Each neighborhood, the Town Center, and other districts as identified by Specific Plans, shall have a distinct landscape character.
- d) Landscape design shall emphasize the planting of long-lived plant species that are native to the region or well-adapted to the climatic and soils conditions of the site. Landscape improvements shall require minimal maintenance and irrigation, and the use of native and drought tolerant plant materials shall be maximized.
- e) Landscaping shall emphasize consistent treatment of linear elements throughout the community, including streets, community edges, and riparian corridors. Linear elements shall be consistent between areas developed as part of different Specific Plans. Specific Plans contiguous with previously developed areas shall utilize the same design treatment as the previous Specific Plan. Modifications shall be limited to improved plant selection or other efforts to correct problems with existing landscape treatments.
- f) Landscape treatments shall incorporate colorful plant material and evergreens in areas where such accents are appropriate.

Implementation:

- a) Mountain House Design Manual. A Mountain House Design Manual shall be approved prior to submittal of any Development Permits. The Manual shall address landscape guidelines for

overall community landscape, streets, gateways and entries, residential neighborhoods, Town Center, neighborhood centers and high schools, creek area, commercial and industrial uses, parking lots, and community windbreaks. The Manual shall also contain a plant list for the overall community.

- b) Specific Plan Landscape Provisions. Each Specific Plan shall describe any additional landscape provisions not covered by the Design Manual and applicable only to that Specific Plan Area, including tree selection for Collector streets, designated accent trees for each neighborhood, and typical design of entries including species and placement.
- c) Focus Areas. Special Purpose Plans for the focus areas such as the Neighborhood Centers, Village Centers, Freeway Commercial area, and Central Commercial area shall describe a comprehensive landscape treatment for the subject area. Such landscape treatment shall be coordinated with architecture, lighting, signage, and site furnishing. Special Purpose Plans shall be approved prior to the approval of the first Development Permit for the focus area.
- d) Plant Material Selection. Plant materials for public areas, roadways, commercial uses and industrial areas shall be selected from the Mountain House Plant List. Except for plant species designated for community wide corridors such as Arterials and community edges, each Specific Plan may amend the plant list included in the Design Manual to include lists of additional approved plant species.
- e) Arterial Street Landscape Installation. Landscaping of Arterial streets as described in the Design Manual shall be installed no later than the development of adjacent land uses.
- f) Local and Collector Street Landscape Installation. Landscaping of Collector and Local streets shall be installed concurrent with the development of adjacent land uses.
- g) Entry Landscape Installation. Landscaping of Community and Neighborhood Entries shall be installed concurrent with the landscaping of adjacent Arterial streets.

EDUCATION AND CHILD CARE

Education

Objective 1: To ensure the adequate number, student capacity, acreage, and configuration of new K-8 and 9-12 school facilities.

Policy:

- a) A sufficient number of school sites shall be designated to meet State and School District criteria for capacity, location, acreage, shape, access, and surrounding land use.
- b) Twelve K-8 schools shall be sited to serve the 12 proposed neighborhoods.
- c) Two high schools shall be sited to provide efficient access to all portions of the community and serve the expected distribution of high school students.
- d) Each new K-8 school shall have shared use of an adjacent 2.4 acres of neighborhood parkland for athletic fields. The neighborhood park shall be designed so that park access and active use areas are separated from school access and buildings by ballfields, free play areas, or other low intensity uses. Alternatively, school and park areas shall be designed with a visible demarcation between uses. Such demarcation shall consist of landscaping, such as a row of trees, or low fencing, and shall incorporate openings allowing convenient pedestrian access.
- e) Neighborhood parks shall be situated between the K-8 school site and neighborhood commercial uses in order to provide a buffer between the two uses. Access to commercial and school uses shall be from different streets.
- f) High school primary building complexes and lighted sports fields shall be separated from surrounding residential areas by unlighted fields and open space.
- g) The architectural character of the high schools may be the same as one of the neighborhoods, or may vary. The intent is to create a major institutional complex, serving as a focus for community activity and identity.
- h) The complex should reflect the architectural heritage of the San Joaquin Valley. Special consideration should be given to the climatic

conditions, and protection of students from prevailing heat and winds.

Implementation:

- a) **School Facilities Plan.** Prior to submittal of the first Development Permit, the School Districts shall prepare a School Facilities Plan that addresses student needs over a five-year planning horizon. The School Facilities Plan shall specify the schedule for the phased funding, planning, design, approvals, construction and opening of school facilities and provision of other required mitigations. It shall also address interim facilities needs prior to construction of permanent facilities.
- b) **K-8 School Plans.** A plan for each K-8 school shall be a component of the Special Purpose Plans prepared for Neighborhood Centers.
- c) **School Sites.** The exact size (acreage) of K-8 and 9-12 schools sites shall be determined at the point of school design. Approximate acreages and configurations are as follows:
 - Each new K-8 site shall contain up to 16 net usable acres in a generally rectangular shape. Each site shall be master planned to Elementary School District standards to accommodate the eventual buildout and student generation of its neighborhood (targeted to an optimum of approximately 750 K-8 students, with a maximum of 870 K-8 students per neighborhood).
 - Each 9-12 site shall contain up to 46.5 net usable acres in a generally rectangular shape. Each site shall be master planned according to High School District standards to accommodate the eventual buildout and student generation of the six closest residential neighborhoods (up to approximately 2,300 to 2,400 students).
- d) **Adjacent Parkland.** Each new K-8 school shall have shared use of an adjacent 2.4 acres of neighborhood parkland for athletic fields if such uses would allow for a reduction in the size of the school site.
- e) **Land.** Land for schools shall be provided as described by the Public Financing Plan.
- f) **Funding.** Funding sources for school facilities shall be identified in the Public Financing Plan.

Objective 2: To ensure that schools are located to efficiently serve the student population of each residential neighborhood.

Objective 3: To locate school sites to avoid health and safety problems while reinforcing the neighborhood concept and the joint use of parks and other community amenities.

Policy:

- a) K-8 school sites shall be located centrally within neighborhoods to facilitate pedestrian circulation and reinforce the neighborhood structure of Mountain House.
- b) 9-12 school sites shall be located to efficiently serve the community and maximize joint use of parklands.
- c) All school sites shall be located to avoid public health and safety hazards and land use conflicts.
- d) The following site location standards shall be met in locating school sites. These criteria are subject to change as State regulations change, and are subject to concurrence and approval by the appropriate School District and the County.
 - **Neighborhood Schools:** One K-8 site shall be centrally located within each of the community's 12 residential neighborhoods to minimize walking distances. All K-8 site locations shall require the substantial majority of the serving residential neighborhood to be within 3/4 miles walking distance of the site. Sites for 9-12 schools shall be located so as to require all residential portions of the Master Plan area to be within two miles walking distance of a 9-12 site, and each shall be located central to the northern and southern groups of six residential neighborhoods.
 - **Adjacent Land Uses:** Surrounding land uses shall be compatible with schools and shall not pose a potential health or safety risk. Adjacency to intensive commercial, industrial, and agricultural uses shall be minimized and the design of nearby commercial uses shall be coordinated with the School District. School sites shall not be immediately adjacent to each other.
 - School sites shall be located to promote joint use of parks, libraries, museums, and other public services whenever possible. Schools

and parks shall be adjacent whenever possible. Public parking and restrooms should be away from classrooms.

- **Access and Driveway Visibility:** Sites shall provide minimum peripheral (typically 200 feet) visibility from planned site driveways. Sites shall be easily accessible from Arterial roads (in accordance with Highway Design Manual Table 201.1). Sites shall comply with School Bus requirements for driveways. The preferred configuration is to have streets and sidewalks adjacent to only two sides of the school site. To insure response by the California Highway Patrol in the event of bus accidents, schools should be located on publicly maintained roads. K-8 sites shall be located with direct access to at least one Collector street, as well as have direct or indirect access to a second Collector or secondary road. 9-12 sites shall be located directly on a minor Arterial or larger street with direct or indirect access to a secondary road.
- **Powerlines:** All portions of school sites shall maintain the following distances from the edge of an existing or proposed power easement:
 - 100 feet for 50-133 kV line
 - 150 feet for 220-230 kV line
 - 350 feet for 500-550 kV line
- **Railroad Tracks:** Distance to any portion of school site from a railroad track easement shall normally be at least 1,000 feet. Less distance may be allowed as determined by local risk analysis study to insure that cargo, speed, grade, curves, type of track pose no injury or damage risk on the school site.
- **Sound Level:** Adjacency to freeways, roads, airports, and other noise generators shall be considered to determine that sound will not affect the educational program on the school site. A maximum of 60 db Ldn or CNEL is recommended for any exterior portion of the school site. Where necessary, noise levels shall be mitigated with noise barriers.
- **Flooding:** All school sites shall be in areas removed from flooding as defined by FEMA FIRM 100-year floodplain or County designation.
- **Geologic Conditions:** School sites shall not contain an active earthquake fault or fault trace. School sites shall not be located in an area subject to moderate or high liquefaction or landslide.

- Public Services and Utilities: School sites shall have timely access to all services sized to the needs of the School District including water, fire flow, sewer, drainage, phone, electric, and cable connections. Solid waste disposal and fire and police protection shall also be determined to be adequate.
- School sites shall be located using the State Department of Education process and in accordance with the provisions of this Master Plan.

Implementation:

- a) School Locations. The approximate locations of the two 9-12 schools and the 12 K-8 schools shall be as designated on the land use map in the Draft Master Plan.
- b) Precise Locations. Specific Plans shall locate school sites relative to the secondary roadway system. The precise location of each K-8 school site shall be determined in coordination with the School District as part of the preparation of Special Purpose Plans for Neighborhood Centers. The precise location of each high school shall be determined in coordination with the School District prior to submittal of any Development Permit for the subject area.
- c) Commercial and Traffic Locations. Location of commercial designations and traffic signalization near school sites shall be in compliance with State standards and incorporate School District design input.

Objective 4: To provide for adequate school facility support needs to serve the school system.

Policy:

- a) Interim and permanent school facility support needs, and certain identified operation and transportation impacts, shall be provided on an as-needed basis.

Implementation:

- a) Interim Facilities. Interim relocatable classrooms and support facilities for use at the existing off-site schools shall be provided to house students on a justified need basis until adequate school capacity is open.
- b) Interim Vehicles. Interim use of buses and other special vehicles shall be provided for student

transportation service on a justified need basis until schools within safe walking distance are open.

- c) Service Support Center. Approximately five acres (phased), including construction of a service support center (e.g. transportation, warehouse, maintenance yard, etc.) shall be provided at a location(s) acceptable to the School Districts.
- d) Administrative Offices. Acreage and facilities for interim and permanent School District Administrative Offices shall be provided at locations acceptable to the Schools Districts on a justified need basis.
- e) Food Facilities. Food service support facilities shall be provided on a justified need basis at a location(s) to be coordinated by the School Districts.

Objective 5: To promote efficient use of community facilities.

Policy:

- a) The integration of educational facilities with parks and other community uses and services shall be encouraged wherever feasible and acceptable to the School Districts.

Implementation:

- a) Links with Other Users. Links between school facilities and other services/users shall be promoted for such activities as adult education, child care, senior citizens, civic groups, parks and recreation, community sports complexes and community-wide communication systems.
- b) Participation with Districts. Participation with the School Districts shall be promoted in areas of facility lease/ownership, facility and landscape maintenance, vehicle storage and maintenance, and other areas.

Child Care Facilities

Objective 1: To encourage the development of day and extended child care facilities within Mountain House.

Policy:

- a) Day and after school child care facilities shall be encouraged to locate within the community at sites which are easily accessible to residents and

workers, and which are appropriate for child care uses.

Implementation:

- a) **Child Care Centers.** A minimum of three one-acre Child Care sites shall be provided. Each of the three sites shall be located adjacent to the K-8 schools in Neighborhood Centers. The three sites shall be located in the following portions of the community: one child care site south of Grant Line Road, one between Grant Line and Byron Roads, and one north of Byron Road. These sites will utilize acreage set aside for the 16-acre school site if the K-8 school can be adequately designed on 15 acres, or alternatively, provided within the Village Center commercial areas. Sites located within Neighborhood Centers shall be specifically located at the time the School Plan for the Neighborhood Center is prepared. Sites provided as part of Village Centers shall be specifically delineated in the Special Purpose Plan for the Village Center.
- b) **Dedication of Land.** If the operator of the child care facility is a non-profit organization, the land shall be dedicated at no cost to the organization as described in the public lands equity transfer program in the Public Financing Plan. If a private organization is selected as the child care operator, the lands will be sold by the private land owner at a discounted value, with the conditional agreement that the operator will provide a minimum number of spaces for low income families.

The first child care site shall be made available to a qualified provider no later than upon completion of the first phase of the first K-8 school.
- c) **Coordination with School District.** Child care centers within Neighborhood Centers shall be coordinated with the Lammersville School District.
- d) **Other Child Care Facilities.** Other child care facilities shall be allowed to locate at each of the schools, neighborhood centers, in business parks, and adjacent to churches and commercial uses.
- e) **Clearinghouse.** A clearinghouse for day care information shall be provided by maintaining current files on day care providers for use by community residents.

- f) **Costs.** As child care centers are intended to be self-sustaining, it is assumed that all costs associated with development, operations and maintenance will be paid by private operators.

Library Services

Objective 1: To provide library services to all residents of Mountain House.

Policy:

- a) Mountain House shall encourage cultural and educational opportunities through a public library suitable for the community.

Implementation:

- a) **Library Facilities.** The first phase of an on-site library with a minimum of 5,000 square feet shall be provided when the population reaches approximately 10,000 residents. By full buildout, a complete library totalling 21,000 square feet and with a seating capacity of 220 shall be constructed in Mountain House. The library shall meet the specifications of the "Standards for Branch Library Buildings" Study and will contain a minimum of 118,000 volumes including 176 periodicals and 2,000 audio and visual recordings. Books shall be provided at a ratio of two per capita and other facilities on a prorated basis.
- b) **Interim Facilities.** Initially, Mountain House shall be served by a bookmobile and interim leased facilities until the population necessitates the construction of a full-service branch library.
- c) **Library Location.** The Mountain House Library shall be located in or adjacent to the Town Center or in a Community Commercial area where convenient access is available.
- d) **Library Staffing.** Staffing services which are provided on a County-wide basis shall be supplemented by volunteers, as well as a contract with the CSD. The library shall be developed and operated in coordination with school needs.

Phasing and Planning of School Facilities

Objective 1: To ensure the adequate and timely funding and provision of interim and permanent school facilities, operation and transportation services and necessary infrastructure.

Policy:

- a) Funding and provision of school sites, facilities and services shall maintain pace with development and enrollment on a neighborhood basis.
- b) Timing requirements for phased provision of new school facilities shall be tied to residential development, enrollment experienced, and projected enrollment equaling a percentage of the ultimate school design capacity as approved by the School District.

Implementation:

- a) School Plan. As described in the County General Plan, the school district's School Facilities Plan shall accurately document its existing facilities, provide future school facilities projections (both short and long term), demonstrate the use of the current and projected revenues which are anticipated to meet those needs, document the district's reasonable good faith efforts to seek all available funding, and provide a current representation regarding the prospects for seeking and/or obtaining funds in the reasonably foreseeable future.
- b) Phasing. School sites and public infrastructure and services shall be provided to allow opening of schools as scheduled in the school plan.
- c) K-8 School Openings. The following shall be targets for phased openings of each new K-8 school:
 - Opening Phase 1 of the first K-8 (core facilities and approximately 600-700 capacity) when there are approximately 225 students or 375 occupied dwelling units.
 - Opening Phase 2 of the first K-8 (up to an optimum of 750, with a maximum of 870 capacity) when there are approximately 600-700 students or 1,050 occupied dwelling units.
 - Opening Phase 1 of each additional new K-8 when the most recently opened K-8 is near capacity.
 - Opening of Phase 2 of each additional new K-8 when it nears capacity or when there are approximately 600-700 students on each new Phase 1 site.
- d) High School Openings. The following shall be targets for phased opening of each new 9-12 schools:

- Opening Phase I of the first 9-12 (core facilities and about 1,200 capacity) when there are approximately 650 students.
- Opening Phase II (an additional 600 capacity) when there are approximately 1,200 students.
- Opening Phase III (an additional 600 capacity) when there are about 1,800 students.
- Opening Phase I (core facilities and about 1,200 capacity) of the second high school when there are about 2,400 students.
- Opening Phase II (additional 600 capacity) of the second high school when there are about 3,600 students.
- Opening Phase III (additional 600 capacity) of the second high school when there are about 4,200 students.

PUBLIC HEALTH AND SAFETY

Police Protection

Objective 1: To provide for the safety and security of the community and the protection of property through aggressive law enforcement, community education, and the solicitation of community involvement.

Policy:

- a) Police protection shall be provided at a level consistent with the policies and practices of San Joaquin County and any additional needs required by the urban nature of the community.
- b) Police dispatching shall be located to maximize the ability of police to adequately serve all portions of the community. Dispatching shall be sited where safe and efficient access is available and shall not be located within residential neighborhoods.

Implementation:

- a) Police Facility. A police facility of 4,800 square feet shall be provided to serve the community. The first phase of this facility shall be provided when the community's population reaches 7,500 people.
- b) Interim Staffing. Police protection shall initially be provided by contract with the San Joaquin County Sheriff's Department.
- c) Description of Police Services. A detailed description of police services shall be prepared as

part of the contract between the CSD and the County Sheriff's Department. Such contract shall be prepared prior to submittal of the first Development Permit.

- d) Communications. Local police dispatching shall be included within the Mountain House community if found viable by the Sheriff's Department and the CSD.

Fire Protection and Emergency Response

Objective 1: To provide adequate fire protection and emergency response for the entire community at reasonable cost through quick response times and the reduction of fire risks.

Policy:

- a) The community shall provide an adequate level of urban fire protection service and emergency response either as a direct provider or by contracting for services.
- b) Fire risks shall be reduced as a result of inspections, programs in fire prevention, pre-fire planning, training, and the adoption of objectives and standards for these programs.
- c) Fire fighting capabilities shall be developed suitable for the community's specific needs.
- d) Fire stations and interim facilities shall be located to achieve a maximum run time of three minutes or 1.5 miles.

Implementation:

- a) CSD Fire Service. At the same time as the community applies for formation of its CSD through LAFCO, it shall also file for detachment from the Tracy Rural Fire District and approval of fire service as one of the CSD's service obligations.
- b) New Fire Stations. Fire stations shall be provided to meet the service standards required by this Master Plan. The fire station shall be added when required to meet the maximum run time of three minutes.
- c) Permanent Staffing. The Mountain House fire safety plan shall take advantage of a fully-integrated response system using a staff of professional fire fighters and paramedics,

augmented by cross-trained employees of the CSD.

- d) Emergency Response. In order to accommodate a less than three-minute response time, one or two fire houses shall be constructed with the timing and location to be determined by the fire service provider.
- e) Structure Types. The size and types of commercial buildings constructed within Mountain House shall dictate the fire equipment needs. Structures higher than two stories shall require additional specialized equipment, and when and if proposed shall require an evaluation of added needs.
- f) Fire Protection Standards. Standards for fire protection shall be developed between the CSD and the Tracy Rural Fire Protection District. These standards shall be prepared prior to submittal of the first Development Permit.

Issues addressed in the standards shall include:

- Standards for the development and construction of facilities to reduce the cost of fire protection and increase safety throughout the community.
 - Implementation of public education, public safety, and fire prevention through adoption of regulations and policies.
 - Regulations for weed abatement and elimination of potential fire hazards in industrial waste materials.
 - A hazardous material labeling program and classification system.
- g) Communications. An integrated communications system for fire and police as well as utilities shall be established. Alternatively, communications shall be provided by participation in the County's existing dispatch systems.
 - h) Location Standards. Fire stations shall be strategically located so as to offer adequate fire protection to all portions of the community. Such facilities shall be located adjacent to arterial roadways to provide for efficient access and site distance. Siting of fire stations relative to Collector and Arterial streets shall be determined in the applicable Specific Plan.

Medical Services

Objective 1: To encourage the development of high quality medical services within Mountain House.

Objective 2: To provide emergency medical service and transport as needed to serve the community.

Policy:

- a) Medical facilities shall be permitted to locate within the community at sites which are easily accessible to residents and workers and which are appropriate for such uses.
- b) Mountain House shall provide a maximum response time of five minutes to all emergency medical service requests.
- c) Medical offices shall be allowed to locate in business park, mixed use, and commercial land use areas, except for commercial freeway service areas. Such uses shall be designed and configured to appear as office type uses with adequate parking.
- d) Urgent care centers, hospitals, and other facilities providing emergency medical care shall be permitted in commercial and/or business park areas, except for commercial freeway service areas. Such uses shall be situated on arterial roadways, preferably along the Patterson Pass Road corridor, and shall be located and configured to minimize the impact of ambulance and other traffic on nearby residential neighborhoods. A major roadway, landscape easement, or other effective buffer shall separate such uses from residential and other sensitive land uses. Access to such facilities shall be provided from arterial streets and shall be separate from neighborhood access points.

Implementation:

- a) **Emergency Medical Preparedness Program.** Mountain House shall incorporate into its emergency medical preparedness program the use of paramedics in each of the fire companies with supplemental transport service by a private contractor.
- b) **Additional Emergency Response.** In addition to the normal fire equipment, specified utility vehicles will carry a minimum amount of medical emergency supplies and equipment in order to

respond to emergencies and provide prompt response and backup to the fire department.

Emergency Preparedness

Objective 1: To insure that the community is adequately prepared to respond to natural disasters.

Policy:

- a) Safety and protection services shall be provided to the community in the event of fire and natural disasters.

Implementation:

- a) **Emergency Preparedness Plan.** An emergency preparedness plan shall be prepared as required by the County Office of Emergency Services and approved prior to the first Development Permit. The plan shall provide for routine training programs and drills to be conducted on an annual basis, and shall be maintained by the CSD.
- b) **Natural Disaster Response.** Response shall be by Fire District staff with backup by OES staff. Earthquake preparedness training shall be an integral part of the emergency response program.

Animal Control

Objective 1: To ensure that all animals are properly controlled and protected.

Policy:

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

Implementation:

- a) **Interim Staffing.** Initial urban services will be provided by the County animal control facility on a contract basis.
- b) **Animal Control Facility.** An animal control facility or expansion of existing County facilities to accommodate normal domestic animals, as well as the occasional wild animal problem, shall be provided. A wildlife management program shall be approved prior to submittal of the first Development Permit.
- c) **Long Term Facilities.** Long term animal control including on-site facilities may be provided directly by the CSD if determined feasible.

Waste Management

Objective 1: To provide for adequate waste management, reduce waste volumes to County landfills, and encourage a comprehensive recycling program within Mountain House.

Objective 2: To provide for an on-site transfer station, if required, when the current Tracy Materials and Recovery Transfer Station reaches "full operating capacity."

Objective 3: To make the site reserved for the transfer station available in the interim for on-site composting of green waste and re-use within the community.

Objective 4: To provide for proper handling and disposal of hazardous materials.

Objective 5: To insure the safe handling of chemicals and other hazardous materials used at the water and wastewater treatment plants.

Policy:

- a) Recycling shall be mandated in order to reduce waste volumes.
- b) Waste collection shall be performed in a manner consistent with the County's plan and that reflects the State-mandated, integrated waste management program, and with any revisions implemented in the future.
- c) Handling, use and storage of hazardous chemicals shall be carried out in compliance with all applicable safety standards and coordinated with County programs.

Implementation:

- a) Transfer Station Site. A 10-acre site shall be reserved within the 50-acre site designated for Public uses in the Old River Industrial Park for a waste transfer station. Once the Tracy Materials Recovery and Transfer Facility has reached full operating capacity, this site shall be developed. If the current transfer facility site is expanded so that the Mountain House site is not needed to accommodate the present or future waste transfer demands of the town, this property shall be made available for other public uses.

- b) Curbside Recycling. Mountain House will participate in the curbside recycling program set up by the County. This will include, but not be limited to curbside collection of :

- Aluminum
- Plastic
- Paper, and
- Green waste.

- c) Community Composting. An area within the transfer station site (1 acre minimum area) shall be set aside and made available for community recycling of green waste. An on-site chipper and front end loader will process green waste for re-use within the project site.

- d) Garbage and Recycling Contract. Initially the community will participate in the garbage and recycling contract set up by the County for other unincorporated properties in the Tracy area.

- e) Future Operator. Future waste collection operators shall be evaluated on a regular basis and changed as appropriate to meet the needs of the community.

- f) Household Hazardous Waste Management. The Mountain House community shall develop an overall recycling program which shall include a household hazardous waste drop-off program. The program shall include the following elements:

- The option of using the Tracy Materials Recovery and Transfer station as a drop-off for all recyclable household hazardous waste such as used oil, oil filters, automotive batteries and used antifreeze.
- Compliance with the regional hazardous waste material program. There shall be coordination through a public information program to implement the work performed by the County. Information describing types of hazardous materials and methods of properly disposing of these materials shall be distributed to the public.

- g) Hazardous Materials from Treatment Plants. A "Hazardous Materials Management Plan" shall be developed prior to approval of the first Development Permit for either the water or wastewater facility. This plan will address the disposal of potentially hazardous chemicals used in the water and the wastewater treatment and reclamation facilities. The management plan shall

be based on the State Health and Safety Code Chapter 6.95, Division 20, Section 25500. Included will be chemical inventory sheets of all the chemicals used and/or stored on-site. The information will be provided on forms provided by the County with the intent to identify every potentially hazardous material used at the plants. The Plan shall also comply with the requirements of the County Office of Emergency Services.

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

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

Potential Site Hazards

Objective 1: To protect against fuel releases which could negatively impact the quality of groundwater resources, soils, and public health and property.

Policy:

- a) Prior to any construction, appropriate plans, operating procedures and safeguards shall be undertaken to insure safety in the area of fuel lines and pipelines.

Implementation:

- a) Site Assessments. For areas located within 500 feet of any pipeline, a preliminary site assessment shall be prepared prior to submittal of the first Development Permit by a qualified professional in compliance with the requirements of the County Environmental Health Department. If contamination is identified, an investigation and remediation shall be undertaken in accordance with the requirements of the County and the Regional Water Quality Control Board.

- b) Mapping of Pipelines. Draft Master Plan Figure 1.7 provides a map showing the general location of all existing and abandoned fuel lines. For areas located within 500 feet of any pipeline, more detailed and accurate mapping of pipelines shall be provided and the potential impact of the fuel lines on the area shall be assessed prior to submittal of the first Development Permit.

- c) Review by Owners. Prior to the approval of any Tentative Map located within 500 feet of any pipeline, development plans shall be submitted for the review and approval of owners of buried fuel pipelines that are located within 500 feet of the boundary of the map area. As part of the development plan review and approval:

- Owners of high pressure gas pipelines shall be responsible for ensuring that the operation and condition of their pipelines are in compliance with PUC regulations for proposed land uses on and adjacent to their easement, and
- Operators of hazardous liquids pipelines shall be responsible for ensuring that the operation and condition of their pipelines are in compliance with State Fire Marshal regulations for proposed land uses on and adjacent to their easement.

Objective 2: To protect the environment and the public health and safety of the community from the potential harmful effects of the residues of pesticides and herbicides that may be present as a result of past agricultural activities.

Policy:

- a) State listed bio-accumulative pesticides that exceed soil concentration thresholds shall be remediated through approved procedures.

Implementation:

- a) Site Assessments. Prior to the submittal of any Development Permit within each Specific Plan area, a preliminary site assessment shall be made to determine the existence of excessive pesticides and herbicide residue. If such residues are found to exist, a program shall be prepared that will detail the procedure to be used to remediate said residue. The program shall be submitted to the San Joaquin County Environmental Health Department and the Regional Water Quality Control Board for review and approval. Construction will be allowed to proceed when an

acceptable residue level is achieved, as determined by local and state agencies.

Objective 3: To protect the environment and the public from exposure to water contamination by dairy waste, and to limit the exposure of the public to dairy waste.

Policy:

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

Implementation:

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

Objective 4: To minimize the adverse economic, social and physical impacts from soils, geologic hazards and seismic occurrences.

Objective 5: To reduce soil erosion and sedimentation as a result of construction activities.

Policy:

- a) Project residents and workers shall be made aware of seismic hazards and informed of ways to reduce these hazards.
- b) Adequate efforts shall be made during design and construction of urban improvements, including buildings, to control or eliminate, if possible, soil erosion and sedimentation associated with construction activities.

Implementation:

- a) Earthquake Preparedness Plan. A community earthquake preparedness plan shall be developed when required by the San Joaquin County Office of Emergency Services to assist in the goal of community education. This plan shall be reviewed and updated annually during the operational phase of the community.

Objective 6: To avoid public health and safety problems due to abandoned oil and gas wells, agricultural facilities and canals.

Policy:

- a) Potential hazards existing on the site shall be identified and avoided as part of the community development. Such hazards include abandoned gas exploration wells, agricultural facilities and canals

Implementation:

- a) Mapping of Abandoned Gas Wells. Prior to the submittal of any Tentative Map, a map shall be prepared of the approximate location of abandoned gas wells or other previously recorded sources of hazardous substances within 300 feet of the map area, and a field and records inspection shall be made to determine if the County's procedures for well abandonment and remediation have been followed. Corrective actions, such as well abandonment and soil remediation, if required, must be completed prior to recordation of a final map or the issuance of a building permit for the affected area, whichever occurs first.
- b) Site Searches. Prior to the submittal of any Tentative Map, the property owner shall conduct a Phase I and Phase II site investigation for the presence of any fuel, pesticide, or chemical residue on or under the soil that is listed on the State of Federal lists of toxic materials. If any residues are found in excess of the allowable amounts, then a program of corrective action will be undertaken and implemented prior to recording of the Final Map. Corrective actions shall be conducted in accordance with the requirements of the County Environmental Health Department and the applicable State Agency (i.e., Regional Water Quality Control Board, California Department of Toxic Substances Control, etc.)
- c) Canals. Each Tentative Map shall include an evaluation of the safety considerations of open canals within a half mile of the map area. Means shall be taken to reduce the attractive nuisance such canals may pose through fencing, signage, restriction of access from the tentative map area or other means.

Electric and Magnetic Fields

Objective 1: To protect the public health from the potential harmful effect of exposure to EMFs.

Objective 2: To provide EMF information to the residents and occupants of structures located adjacent

to existing or proposed transmission line easements within the community.

Policy:

- a) New power system facilities shall be planned, designed and constructed to minimize the public's exposure to EMFs.
- b) The community shall be developed in compliance with EMF standards established by responsible state and federal regulatory agencies.
- c) Elementary and high school sites shall be located an adequate distance from transmission lines to meet setback criteria adopted by the California Department of Education (see siting criteria in the Education Section).
- d) Minimum setbacks shall be established from the edge of the Rio Oso-Tesla powerline easement for other uses as follows:
 - Residential dwelling units: 25 feet
 - Non-residential structures: 10 feet
 - Parking and storage areas: no setback
- e) Additional setbacks for residential uses shall be established if future research indicates that such setbacks are necessary to ensure the public health and safety. Each Specific Plan adjacent to the Rio Oso-Tesla easement that contains residential development (i.e., Neighborhoods A, B, and D) shall include an analysis of potential EMF hazards for residential uses using the best available information. If indicated, appropriate setbacks from the powerline easement shall be established for these neighborhoods at the Specific Plan stage.

Implementation:

- a) **Implementation of EMF Standards.** The California Department of Education is currently the only responsible state regulatory agency which has adopted EMF standards. No EMF regulations or standards will be applied to any land use other than schools until such time as official regulations or standards have been established. In the future, if the California Department of Health Services or other responsible state or federal regulatory agencies should adopt EMF standards, such standards shall be incorporated into development plans for the community. Such standards may include required residential building setbacks for living quarters (excluding storage buildings and

garages) and may or may not result in fewer units in affected neighborhoods.

- b) **Public Information.** On an annual basis, public information material shall be compiled on the potential health problems caused by exposure to EMFs from all sources, including overhead transmission lines. The public information packet shall be provided to residents or occupants of structures located adjacent to existing or proposed transmission line easements located within the Mountain House community.
- c) **Public Information.** On an annual basis, public information material shall be compiled on the potential health problems caused by exposure to EMFs from all sources, including overhead transmission lines. The public information packet shall be provided to residents or occupants of structures located adjacent to existing or proposed transmission line easements located within the Mountain House community.

Mosquito Abatement

Objective 1: To provide mosquito abatement measures for all potential breeding areas within the Mountain House Creek corridor.

Policy:

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

RECREATION AND OPEN SPACE

Parks and Recreation

Objective 1: To provide a full range of recreational facilities and open space areas in accordance with County standards and the needs of the community.

Policy:

- a) The Mountain House community shall incorporate a comprehensive system of regional, community and neighborhood parks at locations which serve every part of the community with recreational facilities and provide for preservation and enhancement of existing natural areas.
- b) The park system shall provide community focal points that are accessible to residential

neighborhoods and complement other community programs, especially schools.

- c) The park system shall provide natural resource areas to preserve and enhance wildlife habitats and corridors, and create educational opportunities for the observation and study of the local ecology.
- d) The community's bicycle and pedestrian circulation system shall establish linkages between residential areas and open space destinations.
- e) The community shall maintain a combined community and neighborhood park ratio of not less than five acres per 1,000 population.

Implementation:

- a) Parks and Open Space Plan. A comprehensive Mountain House Parks and Open Space Plan shall be prepared. The Parks and Open Space Plan shall serve as the guiding document for recreational uses in Mountain House, and shall be approved prior to submittal of the first Development Permit.
- b) Park Facility Standards. The Parks and Open Space Plan shall discuss the recreation needs of a new community within the context of County standards and procedures. This will include projected buildout population and recreation trends.

The Parks and Open Space Plan shall establish the criteria for allocating recreational facilities throughout the community, and the programmatic requirements for each type of facility. The Plan shall evaluate recommended standards from the National Recreation and Park Association (NRPA), along with those of at least two other new communities similar in size. Facilities to be addressed include such elements as tennis courts, ballfields, pools, parking, concessions, and play equipment. Anticipated demand shall be based on the projected population at buildout of each neighborhood.

The Parks and Open Space Plan shall include a facilities component for each park site providing a detailed list of the facilities planned for each park site, including mandatory and optional facilities.

- c) Park Policies. The Parks and Open Space Plan shall establish detailed policies for location of

park sites, recreation programs, accessibility requirements, edge treatments interface with adjoining land uses or other issues identified by the Master Plan. It shall also address coordination with the construction of neighborhood transit centers. Where applicable, it shall provide for coordination between parks construction/management and flood control design of levees and other flood control improvements.

- d) Parks Plans and Maps. The Parks and Open Space Plan shall provide the following:

- An overall Parks and Open Space Map showing the size and location of individual park sites, open space areas, and linkages.
- A Conceptual Plan for the regional park, each community park and a prototypical neighborhood park.
- A comprehensive Conceptual Plan for Mountain House Creek which addresses the multiple concerns for the creek corridor, including recreation, riparian areas, habitat values, stormwater management and phasing of improvements.

- e) Old River Regional Park. The Parks and Open Space Plan shall include a Concept Plan for the Old River levee area, Mountain House Creek and Dredger Cut which addresses flood control, public recreation, interim park fees, access to Old River, parking, and habitat issues.

- f) Parks Management and Implementation. The Parks and Open Space Plan shall address parks management, implementation, and maintenance issues including:

- Management strategies for recreation programs.
- Implementation of the park and open space system within the new community, including phasing, timing and responsibilities of all park improvements, and criteria for maintenance of all park and open space facilities.
- Funding of park construction and maintenance.
- Provisions for equipment, facilities and staffing.
- A structure for joint use of parks and recreation facilities with schools, to coordinate programs and activities and enhance public access.
- Requirements to monitor the community's recreation needs on a regular basis and review

the adequacy and operational character of individual parks and facilities.

- Requirements, standards, typical details, timing and responsibilities for submittal of construction plans.
- g) Trails. For Mountain House Creek Park, Old River Regional Park and any regional trails, the Parks and Open Space Plan shall provide for the design of trails, including alignment, signage, and location of trailheads. The plan shall also outline criteria for trail planning and design, management, trail naming and trail use.
- h) Specific Plan Requirements. Public parks, open space areas, and recreational facilities shall be addressed by the Specific Plans in which they are located. With the exception of Specific Plan I, Specific Plans shall include a Preliminary Park Plan for each park site within the Specific Plan Area. For parks the within Specific Plan I, Preliminary Park Plans shall be provided as part of the Park and Open Space Plan.

Objective 2: To provide neighborhood parks that will serve all local residents, including toddlers, young children, teenagers, adults, parents with infants, and senior citizens.

Policy:

- a) A neighborhood park of approximately five acres in size shall function as a central element within each residential neighborhood, with easy access by bicycle, sidewalk, trail system, and the local street system from every part of the neighborhood.
- b) Neighborhood parks shall be located on a Collector street within a half mile of residences within the surrounding neighborhood.
- c) Crossing of Major Arterial streets shall not be required to travel from any part of the neighborhood to the neighborhood park.
- d) Neighborhood parks shall be sited and designed to maximize their visibility along local streets and thereby enhance the public right-of-way and neighborhood character.
- e) Neighborhood parks shall be located adjacent to K-8 schools. Parking facilities shall be shared between the school and park. School and park recreational programs shall be coordinated.

- f) Neighborhood parks shall be designed and maintained to provide for active and passive uses. Examples of active uses could include field games, court games, exercise courses, pools, and tot lots. Examples of passive uses are picnicking, crafts, and landscaped open spaces. The parks may also provide support facilities such as parking, storage facilities and picnic structures.
- g) See also policies regarding schools and Neighborhood Parks in the Education and Child Care section.

Implementation:

- a) Parks and Open Space Plan Requirements. See Recreation System Section.
- b) Timing of Neighborhood Parks. Construction of neighborhood parks shall begin after 50% of the dwelling unit permits for each neighborhood have been issued and shall be completed by the time 80% of dwelling unit permits for the neighborhood have been issued. Further provisions for timing of Neighborhood Parks shall be established by the Parks and Open Space Plan.

Objective 3: To restore the Mountain House Creek corridor to a diverse riparian system dominated by native species and protected from inappropriate uses or activities.

Objective 4: To establish a community park and creekside landscape along Mountain House Creek which will serve as the central open space spine for the entire community and provide passive recreational opportunities, open space connections, wildlife habitat, and flood control.

Policy:

- a) Creek design and management shall integrate the multiple purposes of flood control, wildlife habitat, and recreation. Recreational facilities shall be provided to serve the phased development of adjacent residential development. See Storm Drainage and Flood Protection for further information on phasing.
- b) Community parks shall include a linear park along Mountain House Creek. This linear park shall provide continuous trail access along the creek through the entire community and connect to the regional park at Old River.

- c) The existing Mountain House Creek channel and adjacent marshes shall be retained to the maximum extent practicable.
- d) A diverse riparian system shall be restored throughout the proposed creek corridor which will be self-sustaining to the maximum extent practicable.
- e) Flood protection of adjacent lands and infrastructure shall be provided while minimizing damage to the creek.
- f) Recreational uses consistent with the protection of created and preserved habitats shall be provided. Active use areas within community parks shall be located to preserve sensitive habitat areas.
- g) The creek corridor shall be properly buffered from or integrated into the land uses adjacent to the corridor. All buildings shall be setback from the edge of the corridor a minimum of 50 feet.
- h) The impact of infrastructure crossings of the creek shall be minimized.
- i) All stormwaters draining to the creek shall be subject to Best Management Practices prior to their entry into the main creek channel.

Implementation:

- a) To ensure that the different functions of the Mountain House Creek corridor are coordinated, the corridor shall be overseen and managed as a single multi-use program integrating and coordinating opportunities for flood control, riparian values, wildlife habitat, and recreation. Creek improvements shall be constructed as described in the Storm Drainage and Flood Protection section.
- b) The restored creek corridor shall include perennial and seasonal marshes and several classes of riparian woodlands in a matrix of native grasslands.
- c) Since summer and fall flows will be crucial to the maintenance of wetlands in the creek corridor, all practicable measures shall be employed to provide a greater average annual flow consistent with flood requirements.
- d) Each Specific Plan which includes a portion of the creek shall include a specific restoration plan for

that portion of the creek based on these goals, and the requirements of the Parks and Open Space Plan. The restoration, improvement, and phasing shall be coordinated with required drainage and flood control improvements.

- e) The creek shall be designed to meander through the creek corridor in order to provide greater aesthetic and wildlife values. The creek corridor shall be a minimum of 200 feet in width, but within that corridor the creek may meander from side to side reaching as close as 50 feet from the corridor edge.
- f) Both preservation and re-creation of existing wetlands shall be addressed in the applicable Specific Plan as described in the Wetlands Management section.
- g) The creek landscape shall create three distinct landscape zones: the upper zone, Town Center zone and lower zone, progressing from a generally drier landscape regime in the upper reaches to a generally "wetter" landscape in the lower portions.
- h) Overall, the corridor shall be designed to create a natural, tree-shrouded corridor along the creek channel, with intermittent expanses of open areas between the channel and adjacent development.
- i) The upper landscape zone shall create a predominantly oak savannah landscape along the margins of the corridor with willows and other riparian species near the channel and lower terrace areas.
- j) The Town Center zone shall enhance the existing seasonal and perennial wetlands and create a mixed oak woodland and large deciduous tree landscape near the edges of roadways and development parcels.
- k) The lower landscape zone shall utilize primarily riparian and wetland plant species.
- l) Where appropriate and feasible, perennial marsh shall be created within the creek corridor. Permanent open water may be provided in areas designated for perennial marsh.
- m) Efforts shall be made to plant rare perennial marsh species which occur in this region such as California hibiscus (*Hibiscus californicus*) and Sanford's sagittaria (*Sagittaria sanfordii*).

- n) Planting within the creek corridor shall be accomplished according to the provisions outlined in Appendix 7-A: Mountain House Creek Restoration Measures.
- o) Increasing the channel width and excavating a low terrace shall be used to provide flood conveyance and increase wildlife habitat. See Storm Drainage and Flood Protection Section for storm flow considerations in the design of the creek channel.
- p) The restored Mountain House Creek corridor shall accommodate multi-purpose trails, picnic areas, and similar passive recreational uses throughout its length. The Pedestrian Facilities, Bicycle and Pedestrian Network, and Bicycle and Pedestrian Walk and Path Standards illustrate the general location and standards for trails within the creek corridor.
- q) Recreational uses shall generally be located at the perimeter of the corridor. Trails shall meander throughout the corridor to provide views of the corridor and a sense of community participation in the corridor habitats.
- r) Points of access to the creek itself shall be limited to street and selected pedestrian crossing areas. These areas may deliberately create a more formal and ordered landscape treatment in contrast with the natural creek corridor landscape. Staging areas shall include such facilities as parking, restrooms, trailheads with signage, and picnic facilities.
- s) Recreational activities shall be buffered from wildlife habitats. These buffers may include vegetative screens or hedges composed of native plant materials which allow views but discourage access to sensitive areas.
- t) Educational signage shall be included within the creek corridor at appropriate locations to identify the values of the creek corridor and encourage its protection.
- u) A post-and-cable or similar barrier shall be provided along all creek corridor edges which front public spaces such as roads. Where multi-family residential, commercial, or public development will back up to the creek, "good neighbor" fencing (open fencing promoting views of the corridor) may be used. Privacy fencing may be used where single family residential lots abut the creek corridor. Fencing along the creek shall allow for regular openings to permit pedestrian and visual access.
- v) See the Recreation System section for the Parks and Open Space Plan and the Specific Plan requirements for Mountain House Creek Community Park.
- w) A multi use path shall be constructed along each side of the Mountain House Creek corridor. The paths shall extend from Marina Boulevard to Old River. A minimum 16-foot right-of-way shall be reserved for each path. Within the right-of-way, a minimum eight-foot width shall be improved with asphalt, painted with a center stripe.
- x) The Mountain House Creek multi use path shall be grade separated where it crosses the SP tracks.
- y) Infrastructure crossings of the creek shall provide for at least two openings in any crossing to provide a movement corridor for wildlife. At least one opening shall be provided along each bank, a minimum of 12 square feet in cross-section (preferably about 3' x 4') above the ordinary high water line with earthen banks along at least one side of the opening.
- z) Roadway crossings of the creek shall minimize the length and width of the crossing as much as practicable. Road crossings shall be aligned and designed to avoid existing wetlands and avoid any discharge of dredged or fill material into the existing Mountain House Creek channel. These road crossings shall also be designed to eliminate the need for authorization by the Corps of Engineers.
- aa) Where practicable, openings in the deck of the roadway crossings shall be provided to create more light under the crossing, e.g., leaving the median open rather than creating an enclosed planting strip. The creek at either end of these crossings shall be planted to provide a natural, shaded transition zone from the more open creek to the shaded area underneath the crossing. Through flow of water shall be designed to prevent debris from clogging pipelines.
- ab) The storm water system shall provide for BMP pre-treatment of all urban, project-derived stormwater drainage prior to discharging into Mountain House Creek, the Old River, or other existing wetlands (as delineated by the Corps of Engineers). Wet or dry detention basins are

generally the most efficient form of stormwater treatment and their use is consistent with wildlife uses and shall be allowed within the creek corridor (see Storm Drainage and Flood Control Protection Section).

- bb) Prior to any grading operations in the creek corridor, all habitats to be either preserved or salvaged shall be staked by an ecologist with easily observable flagging and pre-construction conferences held to ensure that grading contractors recognize the importance of these resources.
- cc) Grading operations shall ensure that soil does not spill into the existing marshes and fill existing wetlands, restrict flooding of the habitat, or reduce water quality. During grading, the overburden may be removed from the wetland edge backwards towards the uplands to create the marsh, as with a backhoe, or a berm may be left between the existing marsh and the construction area which would be removed in the last stages of construction.
- dd) The creek corridor restoration shall be periodically inspected by a qualified ecologist with proven successful experience in the areas of habitat development and wetland restoration. Inspection is divided into two phases. The first phase involves inspection of the construction project to ensure its compliance with the approved restoration program and relevant permits. The second inspection phase shall occur for five years after construction and shall review channel stability and sedimentation in the creek, water surface elevations and plant species richness and cover for the marshes, and plant height and vigor for the woodlands.
- ee) The project shall be evaluated against specific performance standards at the end of the fifth year of inspection.
- ff) Where the inspection program shows an unsuccessful conclusion, the CSD shall take action to correct that trend.

Objective 5: To establish community parks which serve the overall community with both active and passive recreational opportunities.

Policy:

- a) Community park planning for areas outside the creek corridor shall generally follow the conceptual program summarized as follows.
 - Approximately 40 acres of community parks shall be located within and/or adjacent to the Town Center, reinforcing the community focus of the downtown.
 - A sports-related community park of about 20 acres shall be located adjacent to the northern high school.
 - A major active community park of approximately 35 acres shall be located south of Grant Line Road to serve that portion of the community with sports-related uses and provide a buffer to the transmission line and adjacent business park areas.
 - A small water-oriented community park of about three acres may be allocated near the marina along Old River to provide unstructured recreation area with views of the marina.
- b) Community parks shall include both active and passive uses. Active area facilities shall include ballfields, pools, par courses, courts (hard-surfaced, sand or turf), trails, playgrounds, support structures such as restrooms and concession stands, and parking. Passive areas shall provide picnic areas, amphitheaters, gardens, vista points, and special features such as environmental sculptures, fountains and lakes.
- c) Where community parks are located in proximity to high schools, joint use shall be encouraged.
- d) A community park shall be sited in conjunction with the Town Center to encourage community events at this location. Major recreation facilities such as community centers or sports stadiums shall be located in community parks near the Town Center.
- e) Community parks shall be easily accessible from Arterial or Collector streets and from adjacent residential neighborhoods.
- f) A small sports stadium may be located in a community park near the Town Center. The stadium could accommodate about 5,000 to 6,000 people, be shared by the two high schools, and be used for community events such as concerts, parades, and local sports events.

- g) Community parks may also accommodate community centers for indoor facilities such as a multi-purpose gymnasium, and rooms for meetings, classes, banquets, childcare, games, arts and crafts, dance and exercise classes, kitchens, restrooms storage, offices, and lockers.
- h) Programming for community parks shall address the needs of the entire community, including families, singles, youths, seniors, disabled residents, and children.
- i) Wherever possible, parking facilities for community parks shall be located so as to provide shared-use opportunities with other public facilities such as transit, libraries and schools.

Implementation:

- a) Parks and Open Space Plan and Specific Plan Requirements. See Recreation System section.
- b) Timing of Construction and Plans. The Parks and Open Space Plan shall include a program for submittal of detailed design and construction plans, including the timing and responsibility for construction. First-phase development of sport fields for team play shall be provided prior to issuance of the 800th dwelling unit permit. These first-phase sports fields may be constructed on land reserved for the first high school and planned for subsequent use by the high school School District. The 11-acre community park, located at Central Parkway and Main Street and including interim paying fields, shall be constructed prior to the issuance of the 2,000th dwelling unit permit. Further provisions for timing of community parks shall be established by the Parks and Open Space Plan.
- c) Recreational Activities. Programming of recreational activities shall be provided to ensure full utilization of the community parks.

Objective 6: To utilize the Old River levee for a variety of purposes suitable for a regional park, including regional recreation, wildlife and native plant habitat, and flood protection.

Policy:

- a) The waterfront of the Old River shall be utilized as a linear park and wildlife preserve offering access to the regional delta system and including facilities for picnicking, boating, fishing, trails, wildlife observation, and play areas.

- b) The Old River Regional Park shall provide a continuous trail for hiking and biking along its entire length, as well as sufficient access for maintenance vehicles. Public use shall be concentrated on the landward edge of the park with limited points of access to Old River rather than a linear accessway in close proximity to the Old River.
- c) The regional park trail system shall connect to the trails of the Mountain House Creek Community Park.
- d) The Old River Regional Park shall provide facilities for fishing, boat launching, viewing, and similar activities desirable at a waterfront location.
- e) Access to the general public shall be provided at two locations, from the extension of Central Parkway and near the marina.
- f) A levee along Old River shall provide for regional recreation uses and protection of adjacent lands from the 100-year flood event.
- g) The existing Old River levee and any land between the Old River levee and a new levee shall be dedicated primarily to natural habitat, excepting the access points described above and other minor uses such as fishing platforms. The new levee shall be constructed to provide 100-year flood protection.
- h) Size and location of parking areas shall be adequate to provide for park users from within and outside the community.
- i) To the extent possible, recreational activities shall be buffered from wildlife habitats. These buffers could be vegetative screens or hedges composed of native plant materials which allow views but discourage public access. Man-made materials shall be avoided.

Implementation:

- a) Timing of Improvements. Timing, phasing and responsibilities for regional park improvements shall be addressed by the Parks and Open Space Plan. Construction may occur in phases tied to development of neighborhoods adjacent to Old River.
- b) Second Levee. A second levee, landward of the existing Old River levee, shall be constructed to

provide appropriate flood protection. This levee will be integrated into the Old River Regional Park Plan.

- c) Parks and Open Space Plan and Specific Plan Requirements. See Recreation System section.
- d) Implementation of Parks Plan. The Parks and Open Space Plan shall include a program for the submittal of detailed design plans, which shall include all applicable flood control provisions, the existing levee, and integration of the new second levee into the regional park plans. Provisions for water access shall also be addressed.
- e) County Regional Park Requirement. When the County implements an overall County-wide regional park program, Mountain House shall comply with the provisions of such a program. The 70-acre regional park shall be credited toward the community's requirements for any future County-wide regional park program.
- f) Educational Signage. Educational signage shall be included within the park at appropriate locations to identify the values of the Old River and encourage its protection.
- g) Old River Path. A multi-use path shall be constructed along Old River, extending from the west to east boundaries of the community. A minimum 20-foot right-of-way shall be reserved for the path. Within the right-of-way, a minimum 12-foot width shall be improved with asphalt, which shall be striped to designate pedestrian and bicycle travel lanes.
- h) Woodlands. The woodland portion of the park design shall be planted in a variety of native riparian and oak woodland species.
- i) Riparian Woodlands. Species acceptable for planting in the riparian woodland area should include the species listed in Appendix 7-A, and other species native to the region and ecotype.
- j) Grasslands. Grassland dominated by native species indigenous to the region shall be restored wherever practicable within the park.
- k) Landscape Treatment. The landscape treatment of the linear park shall incorporate the following:

- Landscape design shall create three distinct zones: the southern levee area, the middle area between levees and the river edge zone.
- The southern levee area shall be planted with mixed oak woodland and riparian tree and shrub species, with localized areas of lawn.
- The middle zone shall consist of riparian and seasonal or perennial wetland plant species in the low areas, and grasses, shrubs or other woody species on the levee slopes.
- The river edge zone shall utilize riparian species and augment the existing vegetation adjacent to Old River.

- l) Pre-Grading Requirements. Prior to any grading operations adjacent to Old River, all habitats to be either preserved or salvaged shall be staked by an ecologist with easily observable flagging and pre-construction conferences held to ensure grading contractors recognize the importance of these resources.
- m) Grading Requirements. Grading operations shall be conducted so as to ensure that soil does not spill into Old River.
- n) Maintenance Manual. To ensure that long-term maintenance practices continue which support the purposes of the Old River enhancement program, a maintenance manual shall be developed for use after completion of construction of the regional park, including natural habitats. The manual shall detail maintenance procedures such as erosion control, debris removal, exotic plant eradication, irrigation guidelines, species cultural requirements, replanting, protective fencing, if necessary, and signing.
- o) Corrective Actions. If natural habitats within the regional park are not meeting the policies in this Master Plan and relevant Specific Plans, corrective actions shall be taken.

Objective 7: To establish a network of paths that provides pedestrian and bicycle connections to open space and other destinations within Mountain House.

Objective 8: To connect the Mountain House pedestrian and bicycle circulation system to future potential regional trail alignments.

Policy:

- a) Class I multi-use paths shall be separated from vehicular traffic by a curb, landscaped strip, or

other buffer, or be routed through an open space area. Such paths shall safely accommodate both pedestrians and bicyclists, and motorized vehicles shall be prohibited.

- b) In addition to the multi-use paths, a bicycle circulation system consisting of Class II bike lanes and Class III bike routes shall be provided as described in Bicycle Facilities.
- c) Interpretive Trails providing explanation of wildlife and other open space resources shall be addressed in the Parks and Open Space Plan.
- e) Signage and information shall be provided to orient users and promote better use of the pedestrian and bicycle system.
- f) Paths within Mountain House Creek Community Park, Old River Regional Park, Central Parkway and Marina Boulevard shall be interconnected to provide for easy access.
- g) Future regional trails leading from Alameda or Contra Costa County to the Mountain House area shall connect to the pedestrian and bicycle network within the community. Potential regional trails include those planned by the East Bay Regional Park District and Livermore Area Recreation and Park District. Wherever possible, such trails shall provide access to destinations within Mountain House, including the Old River regional park and Mountain House Creek linear park.
- h) Should the National Park Service decide to extend the De Anza Trail into the Mountain House area, the trail shall be accommodated through connections to the Mountain House pedestrian and bicycle network, and identified with signage. The most likely alignment would be to provide trail routing along proposed Class I bike lanes that parallel Marina Boulevard from Kelso Road to Grant Line Road.

Implementation:

- a) Design. Design of paths including alignment, standards, signage, location of trailheads, or staging areas, and timing of construction and maintenance shall be provided in the Parks and Open Space Plan.
- b) Trail Connections. Provisions for trail connections shall be included in the Parks and

Open Space Plan. Specific Plans for the affected area shall incorporate provisions of the Park and Open Space Plan and provide for the design and location of regional trails and provide for linkages to destinations within the community, especially Mountain House Creek Community Park and Old River Regional Park. These trails include those planned by the East Bay Regional Park District, the Livermore Area Recreation and Park District, and the National Park Service (De Anza Trail).

- e) Coordination with Other Districts. There shall be ongoing coordination with the East Bay Regional Park District and the Livermore Area Recreation and Park District to insure that regional trails connections are maintained.

Objective 9: To incorporate private recreation uses that will serve community residents and contribute to a high quality of life.

Policy:

- a) Golf courses shall include adequate acreage for clubhouses, parking, and full-length courses. The golf courses shall be accessible from Arterial streets and may be abutted by residential development.
- b) The golf courses may be publicly or privately owned and operated, and shall provide a distinctive open space and visual amenity for the community.
- c) The marina along Old River shall include approximately 40 acres of water and 20 acres of land area for parking, boat launching, boat storage and service, and buildings. The marina shall provide public access from Mountain House to the waterways of the Delta system.

Implementation:

- a) Specific Plan Requirements. Golf course design criteria shall be provided by the Specific Plans for the golf course areas.
- b) Marina Design Criteria. Marina design criteria shall be provided by the Specific Plan for the marina area.

Biological Resources Management

Objective 1: To combine agricultural irrigation by wastewater generated by Mountain House with the establishment of wildlife habitat mitigations, while

maintaining viable and economical agricultural productivity and enhanced wildlife values on the mitigation site.

Policy:

- a) Habitat mitigation for Swainson's hawks, Northern harriers, and Black-shouldered kites shall be provided through a combined HMP.

Implementation:

The HMP, attached as Appendix 7-C to the Draft Master Plan, includes the following elements:

- a) Standards. Performance and monitoring standards to ensure successful implementation of the plan, as well as long-term management procedures.
- b) Provision of Mitigation Land. Mitigation land provided through fee title and/or a permanent conservation easement.
- c) Identification of Responsible Agencies. Identification of the responsible agencies for land ownership, operation and maintenance of the HMP after the implementation phase.
- d) Phasing. Development of the HMP occurring in phases corresponding with the phases of community development.
- e) HMP/Farm Practices. All HMP components and farm practices shall be carried out without significant detriment to either the HMP or to the economical and practical operation of the farm lands.
- f) Use of Reclaimed Wastewater. A program for the use of reclaimed wastewater on HMP lands as discussed in the Wastewater Reuse section.
- g) Viable Farm Operations. Selection of crop types in consultation with the County and the California Department of Fish and Game (DFG), to provide suitable wildlife foraging habitat and maintenance of agricultural practices which will ensure viable farming operations.
- h) Rodent Control. Use of non-chemical practices to control vole and gopher populations, and standard agricultural rodent control measures to control mice and squirrel populations.

- i) Habitat for Special-Status Species. To the extent practicable, the provision of suitable habitat for other special-status species as discussed herein.
- j) Wildlife Habitat Preservation. Reasonable assurances that the wildlife habitat will be preserved in perpetuity.
- k) Tree Preservation. Whenever possible, existing mature trees on the mitigation site shall be preserved because of their value as roosting and nesting sites for raptors and other wildlife.
- l) Mitigation Requirements. Mitigation provisions for the loss of Swainson's hawk foraging habitat within the Master Plan area in accordance with the provisions of the Swainson's Hawk section, below.

Objective 2: To insure the implementation of appropriate mitigation for Swainson's hawk impacts, including use of mitigation lands for other impacted species, utilization of reclaimed wastewater, and other compatible purposes.

Policy:

- a) Mitigation for loss of Swainson's hawk foraging habitat shall be required only for the approximately 1,500 acres of land between the Southern Pacific Railroad right-of-way, Old River, Wicklund Canal, and the County line. However, if wastewater storage ponds are constructed on the preferred alternative site for such storage, Fabian Tract, mitigation shall be required for the additional acres of lost foraging habitat at the mitigation ratios set forth in the HMP.
- b) Mitigation for Swainson's hawk impacts shall be combined with mitigation for other species to the extent practicable.

Implementation:

- a) Mitigation Requirements. Mitigation for loss of Swainson's hawk foraging habitat may be satisfied by participation in the Mountain House HMP; fee participation in a County-sponsored multi-species conservation program or similar effort; by other programs as approved by San Joaquin County; payment to DFG of a mitigation fee under applicable DFG regulations and/or guidelines which may be in effect at the time mitigation is undertaken; or by a combination of all or any of the above elements.

b) Hawk Mitigation Program. Draft Master Plan Table 7.3 summarizes the mitigation program proposed in the HMP. This program provides a range of mitigation ratios that reflect the distance of the impact area from a nest site adapted from the current DFG Draft Mitigation Guidelines for Swainson's Hawks in the Central Valley of California (October 17, 1993). The table is arranged according to the habitat type to be acquired. Consequently, for any developer of a portion of the hawk impact area on the project site, this table provides a "menu" of possible selections, subject to specific restrictions. For foraging habitat acquisition, these mitigation ratios are based upon the distance of the acquired foraging habitat from an active nesting tree. The DFG Guidelines (1992 and 1993) do not address the subject; the 1993 DFG Guidelines propose varying levels of mitigation based upon the distance of the impact area from an active nest site.

c) Timing of Mitigation. Mitigation for loss of Swainson's hawk foraging habitat shall occur as foraging habitat as shown in Draft Master Plan Figure 7.8 (and foraging habitat on Fabian Tract, if applicable) is converted from suitable forage crops to urban uses in accordance with this Master Plan and the Specific Plan pertaining to such lands. Mitigation land will be set aside in fee or by easement prior to project applicant receipt of the first construction permit for each approved Tentative Map. The actual mitigation acreage will be determined at approval of each Specific Plan, or approval of a site development plan which is not encompassed within a particular Specific Plan.

Objective 3: To comply with the federal and state Endangered Species Acts provisions for protection of the kit fox.

Policy:

a) If, in the future, it is determined at any time that the kit fox would be endangered by the development of the community, then appropriate mitigation shall be provided.

Implementation:

a) Kit Fox Protection. The measures contained in Draft Master Plan Appendix 7-D: Kit Fox Pre-Construction and Construction Protocols shall be followed to the extent possible to ensure that project construction does not result in harm or injury to the kit fox. These measures shall apply

for so long as the kit fox retains its listed status under the respective Endangered Species Acts, or successor legislation; or until such time as 50% or more of the community south of Byron Road is built.

Objective 4: To preserve and/or provide for other special-status species found within the Master Plan area.

Policy:

a) The preservation and/or enhancement of habitat for other special-status species shall be considered in the development of Mountain House. These species include Mason's lilaopsis, Northern harrier, Black-shouldered kite, Burrowing owl, Tri-colored blackbird, western pond turtle, Delta smelt, Sacramento splittail, and California hibiscus.

Implementation:

a) Site Surveys. Development sites shall be surveyed for special-status species prior to approval of the first Development Permit for the applicable area. Such surveys shall meet the California Department of Fish and Game (CDFG) protocol for sensitive species surveys.

b) Raptor Surveys. Prior to submittal of any Development Permit for parcels with large trees (greater than 30 feet in height) or adjacent to Mountain House Creek, pre-construction surveys for raptor nests shall be conducted by a qualified biologist. If raptor nests are found which will be impacted by such development, appropriate restrictions on construction or measures to relocate the nest or burrow shall be developed in consultation with the California Department of Fish and Game (CDFG).

c) Burrowing Owl Surveys. Prior to submittal of any Development Permit for parcels with levees, berms, or other suitable ground-nesting locations, pre-construction surveys for burrowing owl nesting sites shall be conducted by a qualified biologist. Burrowing owl nesting sites shall be relocated in accordance with provisions explained in Chapter Seven of the Draft Master Plan.

d) Wetland or Riparian Habitat Restoration. Restoration of Mountain House Creek and other wetland or riparian habitats in the Master Plan area shall include, as may be appropriate to the

restored habitat, preferred habitat for the special-status species identified above.

- e) Old River Levee. The existing Old River levee shall be preserved and/or enhanced to provide habitat for the western pond turtle, raptors, and other special-status species, as may be appropriate to this habitat.
- f) Burrowing Owls. Any burrowing owl nests impacted by development shall be relocated prior to construction to the Old River levee and/or other suitable sites that are not likely to be disturbed by future development.
- g) Tuning for Nest Relocation. Active burrowing owl nests shall not be relocated during the breeding season (typically April 15 to July 15) in accordance with applicable DFG regulations.
- h) Buffer Zone. Construction activities shall be prohibited within a buffer zone appropriate to the particular species around any raptor nests or burrows during the nesting season, unless otherwise authorized in writing by CDFG.
- i) Participation in Other Programs. Compliance with the measures set forth above also may be accomplished through implementation of the IIMP described above, or participation (by payment of a fee or otherwise) in an adopted County-wide multi-species habitat conservation plan.

Objective 5: To preserve wetlands within Mountain House.

Policy:

- a) Development shall be carried out so that existing wetlands are preserved to the degree practicable.
- b) Where development cannot practicably occur without impacting wetlands, the development shall minimize impacts.
- c) Where impacts are unavoidable, their loss shall be compensated through mitigation.
- d) Wetlands shall be protected from damage caused by adjoining development. Buildings and structures shall be setback from the edge of wetlands a minimum of 25 feet.
- e) Passive recreational uses such as bird watching, nature trails and observation areas are normally

compatible with wetlands and shall be encouraged. Active recreational uses such as ballfields, paved bike trails or other such uses shall not be located within wetland areas.

- f) The Dry Creek wetland west of Kelso Road shall be preserved or enhanced as a natural amenity.
- g) Any riparian areas in the Dry Creek channel east of Kelso Road shall be relocated to the upstream area west of Kelso Road.

Implementation:

- a) Specific Plan Requirements. Provisions for the treatment of wetlands shall be included in any Specific Plan that will impact wetlands.
- b) Wetlands Mitigation. Wetlands mitigation shall provide for creation of wetlands to replace those which would be lost. Mitigation shall occur within the Master Plan area adjacent to, and contiguous with, preserved wetlands.
- c) Buffering. Where preserved wetlands provide valuable habitat to wildlife, protective fencing, screening or buffers shall be provided where necessary to minimize disruption of habitat areas. The type of protection will vary depending on the type and function of the wetland, the adjoining land use and the terrain.
- d) Runoff Water. Runoff water from developed or landscaped surfaces may be discharged into preserved wetlands, but shall be treated through application of appropriate Best Management Practices (BMPs) to ensure water quality, prior to entering the wetland areas. These practices will be monitored in accordance with state water quality control procedures.
- e) Fencing. All preserved wetlands and their buffers shall be temporarily fenced during construction so as to minimize the potential for inadvertent impacts from construction activities. Following construction, permanent barriers and/or fencing shall be installed to preclude access and damage from wheeled vehicles such as motorcycles and ORVs.
- f) Maintenance Requirements. The wetlands shall be retained as self-sustaining, requiring only minimal long-term maintenance to repair barriers or fences, and remove debris resulting from use of the area by residents.

g) **Recreational Uses.** Active and passive recreational uses near wetlands shall be addressed in the Parks and Open Space Plan described in the Recreation System section.

h) **Water Conveyance Pipeline.** The raw water conveyance pipeline shall be constructed in accordance with the provisions of the Corps of Engineers Nationwide Permit for Utility line crossings (NWP 12). The ground contours shall be restored to their original condition following placement of the pipeline. In order to accelerate revegetation, the topsoil within wetlands shall be salvaged prior to trench excavation and replaced after backfilling the trench.

i) **Dry Creek Requirements.** When development is proposed that is adjacent to or would impact any portion of the drainage course of Dry Creek, then a detailed plan for wetlands and riparian land management shall be prepared and implemented as part of the Specific Plan for the development.

Objective 6: To preserve whenever possible the visual quality of healthy trees within and adjacent to the Mountain House community.

Policy:

a) Existing mature trees in good condition shall be preserved and incorporated into the landscape design of the community as much as possible. Land uses should be compatible with the preservation program for mature trees.

Implementation:

a) **Design of Roadways.** The design of major roadways, widening or reconstruction of existing major roadways, and local streets shall address the preservation of mature trees in good condition.

b) **Horticultural Practices.** Existing trees shall be preserved by following good horticultural practices to maintain existing drainage, ventilation, and solar conditions. These measures shall include keeping pavement well away from the driplines of trees designated for preservation.

c) **Tree Surveys and Assessments.** Prior to submittal of the first Development Permit, a detailed tree survey shall be performed for the subject area to accurately locate all mature trees, determine the species and assess the condition of mature trees. The information obtained from the survey shall be reviewed, and those trees found suitable for

preservation shall be noted and considered in detailed designs.

ENERGY AND TELECOMMUNICATIONS

Electricity

Objective 1: To provide an electrical power system that will deliver a reliable and cost-efficient source of power while minimizing risks to public health and risks of damage to utilities and properties adjacent to utility easements.

Policy:

a) The community shall be planned to achieve a 25% energy saving by efficient community design.

b) The community shall adhere to conditions and restrictions of use applicable to areas within the easement rights-of-way of primary power transmission lines. This includes setbacks along either side of the 60 kV and 230 kV lines.

c) The electrical transmission and distribution system shall be designed and constructed in a manner that will assure a reliable and cost-effective source of electricity to the Mountain House community.

d) Public health and safety issues shall be considered in developing and implementing the electric transmission and distribution systems.

Implementation:

a) **PG&E Review.** Each Specific Plan shall specify land uses and development standards within and adjacent to transmission lines. The County shall submit the Specific Plans to PG&E for review and comment on any proposed development in the vicinity of electric power utilities that cross the project site. As part of the development plan review and approval, PG&E shall be responsible for ensuring that the operation and condition of their electrical facilities are in compliance with PUC regulations for proposed land uses on and adjacent to their easement.

b) **Approved Land Uses within Easements.** The project's proposed land uses within PG&E's electric power transmission line easements of 230 kV shall be subject to PG&E approval and in compliance with the following PG&E approved land uses:

Automobile Parking

Short-term parking of movable passenger vehicles and light trucks, such as pickups and vans, is allowed. Heavy equipment access to facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of facilities from vehicular traffic is to be provided at the developer's expense and to PG&E specifications. Blocked up vehicles, carports, canopies or awnings are not allowed.

Buildings and Other Structures

No buildings, swimming pools, wells or similar structures shall be permitted within the easements or in any prescribed setbacks.

Grading

Cuts, trenches or excavations shall not be permitted within 25 feet of any tower footing. PG&E engineers shall review grade changes in the vicinity of towers. No fills shall be allowed which would impair the ground to conductor clearances. Towers shall not be left on mounds without adequate road access to the base of the structures.

Fences and Walls

Heavy equipment access to facilities shall be maintained at all times. Metal fences shall be grounded to PG&E specifications. No fences shall be installed within 10 feet of any tower footing or pole. Retaining or sound walls require PG&E review.

Landscaping

Landscaping is allowed. Trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. Reasonable access to facilities shall be maintained, including access by heavy equipment. Greenbelts are encouraged.

Storage of Flammable, Explosive or Corrosive Materials

No trash bins, trash enclosures, dumpsters or incinerators are allowed.

Streets and Roads

Streets and roads are allowed, provided access to facilities is maintained at all times and structures are provided with protection from traffic. Street lights may be allowed, but in all cases must be reviewed by PG&E for proper clearance.

Reservoirs

Reservoirs, sumps, drainage basins and ponds are allowed within overhead electric easements, provided reasonable access to facilities and proper clearances above the water surface are maintained.

Recreation Areas

Playgrounds, parks, tennis courts, basketball courts, pedestrian trails and barbecue pits are allowed, but require special PG&E review and approval.

Pipelines

Pipelines are allowed provided crossings are held to a minimum and are aligned as near to a right angle as possible. No pipelines are allowed (except sprinkler systems) within 25 feet of PG&E structure. Leach fields are not allowed.

Signs

Signs are not allowed except in rare cases and subject to individual review.

- c) Easement Setbacks. Structure and setbacks outside but adjacent to powerline easements shall comply with the provisions of the Draft Master Plan.
- d) Undergrounding of Lines. All transmission or electrical lines shall be underground where practical.

Natural Gas

Objective 1: To provide a natural gas transmission and distribution system that will deliver a reliable and cost-efficient source of natural gas to the community, while minimizing the risks to public health and the risk of damage to utilities and properties located adjacent to utility easements.

Policy:

- a) The natural gas transmission and distribution systems shall be designed and constructed to assure a reliable and cost-effective source of natural gas to the Mountain House community, and to achieve a 25% savings in the consumption of natural gas as compared to standard usage.
- b) Public safety issues shall be considered during construction near natural gas transmission and distribution systems.

Implementation:

- a) PG&E Review. Each Specific Plan shall specify land uses and development standards adjacent to natural gas lines. The County shall submit the Specific Plans to PG&E for review and comment on any proposed development in the vicinity of natural gas utilities that cross the project site.
- b) Approved Land Uses within Easements. The project's proposed land uses within natural gas transmission pipeline easements shall be subject to PG&E approval and in compliance with the following PG&E approved land uses:
Automobile Parking

Short-term parking of movable passenger vehicles and light trucks, such as pickups and vans, is allowed. Heavy equipment access to facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of facilities from vehicular traffic is to be provided at the developer's expense and to PG&E specifications. Blocked up vehicles, carports, canopies or awnings are not allowed. Easily removed paving materials, such as asphalt concrete, are to be used over gas pipelines.

Buildings and Other Structures

No buildings, swimming pools, wells or similar structures shall be permitted within the easements.

Grading

PG&E engineers shall review grade changes in the vicinity of gas transmission lines. Deviations from 42-inch minimum and 60-inch maximum cover require special review and approval.

Fences and Walls

Patrol and maintenance requirements are such that gas transmission corridors must be maintained in an essentially open state. Heavy equipment access to PG&E facilities is to be maintained at all times.

Landscaping

Landscaping is allowed. Reasonable access to PG&E facilities must be maintained, including access by heavy equipment. No trees or deep-rooted shrubs are permitted within 10 feet of underground pipelines.

Streets and Roads

Streets and roads are allowed, providing access to facilities are maintained at all times and structures are provided with protection from traffic.

Recreation Areas

Playgrounds, parks, tennis courts, basketball courts, and pedestrian trails are allowed, but require special PG&E review and approval. Pedestrian trails are allowed.

Pipelines

Pipelines are allowed, provided crossing are held to a minimum and as nearly at a right angle as possible. Longitudinal pipelines require special review and approval. Sprinkler systems are allowed. Leach fields are not allowed. Separation/distance between gas lines and proposed pipelines must be reviewed in every instance to meet electrolysis conditions.

Signs

Signs are not allowed except in rare cases and subject to individual review by PG&E. Signs are not allowed within 10 feet of underground lines.

Reservoirs

Reservoirs, sumps, drainage basins and ponds are not permitted within gas transmission line easements.

Subdivision Design

Subdivisions affecting gas transmissions easements must be laid out to provide an open corridor along

the easement to accommodate PG&E's need for frequent patrolling as well as construction and maintenance requirements. Setbacks of homes and other structures shall be in compliance with County codes.

Energy Efficiency

Objective 1: To minimize the consumption of nonrenewable energy and encourage the development and use of alternative energy sources at Mountain House.

Policy:

- a) Energy usage shall be reduced by 25% of the traditional standards by using energy efficient design and programs.
- b) Energy efficient design shall be required as a component of all building projects. Home designers shall be encouraged to include solar water heating in their design. Commercial and industrial operations shall be encouraged to include active solar systems in the design of buildings.
- c) Site planning of residential and commercial areas shall incorporate measures to save energy. As much as practical, the design and layout of residential streets and the design of homes shall promote the use of solar orientation.
- d) The design of buildings and facilities within the community shall incorporate cost-effective measures to reduce the need for energy used for heating, cooling, ventilation and other energy needs.
- e) Natural heating and cooling shall be incorporated into residential and commercial project design through such techniques as efficient building orientation, architectural features, shade trees and other landscaping, and appropriate measures.
- f) Landscape plans shall be designed and reviewed to insure that, to the extent possible, vegetation is used effectively to reduce water demand and provide wind buffering and solar shading where desired. Vegetation shall not be placed in locations that would shade a solar collector on another person's property. Native landscaping and the efficient use of all water resources, including irrigation and waste water reuse, shall be used to the maximum extent feasible to help reduce

overall energy use and peak period pumping requirements.

- g) Governmental buildings, municipal services, and transportation systems shall be planned, designed, and constructed to minimize energy consumption by utilizing available, cost-effective technologies and design techniques.
- h) Infrastructure systems (e.g., water supply, transportation, wastewater) shall be planned, design and constructed to include cost-effective energy efficient designs and technology.

Implementation:

- a) Community Energy Conservation Plan. A Community Energy Conservation Plan shall be prepared with the assistance and recommendations of the energy suppliers prior to the submittal of the first Development Permit.
- b) Solar Rights Act. The community shall conform with the Solar Rights Act of 1987 and Solar Shade Control Act of 1987.
 - Local planning and building ordinances, including design review criteria utilized by the Community Review Board (CRB) shall not unreasonably prohibit the use of solar energy systems.
 - Tentative Maps shall be reviewed to provide, to the extent feasible, opportunities for future use of natural heating or cooling.
 - An ordinance requiring easements for solar access as a condition of subdivision map approval may be adopted. Criteria requiring such easements may also be adopted as part of the design review process.
- c) Landscape Plans. All improvement plans shall contain landscape plans.

Telecommunications Systems

Objective 1: To provide Mountain House with extensive telecommunication services to satisfy current and anticipated future needs for the next several decades.

Policy:

- a) The telecommunications transport system shall consist of a high speed digital fiber optics network. The hub of the network shall be centrally located. It shall be the communication

center and focal point for all forms of telecommunications within the community and to and from the community.

- b) The backbone transmission facilities shall be constructed underground to connect designated substation in the individual subdivisions to the communications center.
- c) The underground backbone conduits shall be installed to accommodate fiber optics and/or other cables required to satisfy the needs of a given service area.

Implementation:

- a) **Uninterrupted Power Supply.** Uninterrupted Power Supply shall be provided via battery back-up for the telephone service and any other declared "critical" component (fire, security, life-support).
- b) **Communications Facilities.** Communications facilities shall provide for splicing of fiber optic cables and other requirements, as needed. Preliminary locations, which are subject to change as designs are refined, are in neighborhood centers, at the Town Center, and at Mountain House Business Park.
- c) **Undergrounding.** The backbone telecommunications facilities shall be constructed underground and follow the main routes of the other service utilities.

Objective 2: To provide all forms of modern telecommunications to enable the users to conduct many job and business functions from the home.

Objective 3: To provide adequate spare communication lines for expansion of services within the community as needed for the next 20 to 40 years.

Policy:

- a) Provisions shall be made that allow residents to take advantage of advanced communications technologies.

Implementation:

- a) **Residential Equipment.** Each residential unit building permit shall include the requirement that appropriate "in unit" hook-up terminal be included in each unit.

Objective 4: To provide high speed digital transport facilities for all forms of telecommunications that will serve businesses within the community.

Objective 5: To provide closed circuit TV for security, telemetering for alarms and remote power controls.

Policy:

- a) Businesses shall be able to take advantage of advanced communications technologies.

Implementation:

- a) **Business Equipment.** Each business building permit shall include the requirement that appropriate "in unit" hook up terminals and equipment be included in the building.

Objective 6: To provide telecommunications transport facilities to satisfy the needs of CSD administrative and general services, schools, libraries and recreation facilities.

Objective 7: To provide fast response to emergencies (police, fire and major medical).

Policy:

- a) Communications systems of the latest technology shall be provided for use by all of the following:
 - Police
 - Fire
 - Emergency medical services
 - Community administration
 - Schools
 - Parks and recreation
 - Public infrastructure including wastewater and water treatment plants

Siting Criteria for Public Facilities

Objective 1: To minimize adverse impacts of public utilities and facilities on the aesthetics of the new community.

Policy:

- a) Electrical and gas facilities shall be located and treated so as to have a minimum of visual and other impacts on the community, especially residential neighborhoods and other sensitive land uses.

- b) Utilities (electrical distribution, telephone, cablevision, natural gas, and other) underground or conceal public facilities, including surface access boxes or manholes, shall be located such that they will have a minimum impact on maintenance and vehicular pedestrian traffic.
- c) Future development plans shall closely coordinate the placement of surface mounted public facilities with the architectural design of the community to minimize the adverse impact on aesthetics.
- d) Public safety and convenience shall be considered in the design and placement of public utilities and facilities.
- c) Whenever possible, electrical substation facilities shall be located in commercial or industrial areas. Electrical substations sites shall be buffered around its perimeter by tall fences and landscaping. All setbacks shall comply with County codes.
- d) Electrical transformers within residential neighborhoods shall be in underground vaults. Where located in commercial areas and in the downtown area, transformers may be mounted above-ground provided they are adequately shielded by landscaping. All setbacks shall comply with County codes.

TRANSPORTATION AND CIRCULATION

Objective 1: To establish thresholds in the buildout of the community when specific transportation improvements are required.

Policy:

- a) Trigger points shall be used as guidelines for future planning and fee structuring, and not as actual construction dates. Trigger points shall be tied to residential occupancy.

Implementation:

- a) Trip Analysis. Once a trigger point is reached for a given improvement, a trip analysis shall be required based on a run of an updated traffic model. An actual construction and financing plan shall then be developed and implemented.

Freeway Improvements

Objective 1: To provide for a comprehensive, efficient and safe vehicular circulation system permitting access

to and from the Mountain House community via the freeway system.

Policy:

- a) The community shall participate in the implementation of regional freeway improvements, including freeway improvement, on a "fair share" basis. Freeway improvements include mainline, interchanges, HOV lanes, ramp metering, truck lanes, study reports, and plans.
- b) Major improvements to State routes shall be completed in phases, consistent with the travel demand estimated by State project study reports or County improvement plans for regional transportation facilities.
- c) Community access to I-205 and I-580 shall be directed to existing interchanges.

Implementation:

- a) Benefit District. In conjunction with improvement conclusions of each project study report, an area of benefit district shall be set up to allocate the fair share to all parties impacting the improvement.
- b) Freeway Improvements. The community shall participate in the study of identified improvements on I-205 and I-580.
- c) Altamont Corridor. The community shall participate in the completion of a Strategic Transportation Plan for the Altamont Corridor, in cooperation with the County, State, and the City of Tracy.
- d) Interchange Improvements. The community shall participate, with the County, the State, and the City of Tracy, in identifying future freeway interchange improvement needs in the project vicinity, incorporating appropriate demand management strategies such as ramp metering and HOV lanes.
- e) HOV Lanes. Should high-occupancy vehicle (HOV) lanes be added on I-205 between I-580 and Grant Line Road, a community "fair share" participation shall be required.
- f) Truck Climbing Lanes. Should truck climbing lanes be built on I-580 between I-205 and Greenville Road, the community shall provide a "fair share" participation.

- g) **Freeway Interchange Schedule of Improvements.** The community shall participate in project study reports and the fair share allocations determined by the reports for the freeway interchange improvements identified in Draft Master Plan Table 9.1: Schedule of Freeway Interchange Improvements. The provided schedule shall be used as a guideline for the planning schedule and revenue generation necessary to meet the group benchmarks listed in the schedule. The schedule shall not be considered as the real schedule, but rather as the current best estimate of projected traffic growth. Schedule modifications shall be varied according to the program developed in the project study report.
- h) **Freeway Mainline Improvements.** The community shall participate in project study reports, including, but not limited to, the freeway segments affected by the development of Mountain House and shall participate in a fair share benefit district to the extent of the community's impacts.
- i) **Determination of Fair Share.** "Fair share" contribution for regional transit and freeway improvements, identified in the Master Plan, shall be determined in the Public Financing Plan and shall be based upon estimates provided in the most current EIR for the purpose of establishing and collecting the fees only. The final determination of fair share to a given improvement project shall be made during the design stages of the individual improvements.

County Arterials

Objective 1: To adequately plan for and assign fair share responsibility to all County Arterials that may be significantly impacted by the community.

Policy:

- a) To avoid over-designing the local roadway system and further encouraging the use of single-occupant vehicles during commute periods, designated improvements at community gateway locations shall be designed to maintain a minimum of LOS D.
- b) LOS D shall be allowed during peak hours on Mountain House Gateway road segments in order to discourage single occupant vehicle commuting and to encourage and support the use of alternative modes of travel including buses and high occupancy vehicles.

- c) The community shall participate on a proportionate "fair share" basis for improvements to Byron Road, Patterson Pass Road, and Grant Line Road to allow non-community traffic to move through and around the community rapidly and efficiently.
- d) Traffic signals, turn lanes, and additional through lanes shall be utilized to preserve the flow of traffic on County Arterials.
- e) The community shall, when it is determined to be the primary new traffic contributor, initiate appropriate traffic studies and improvement measures for all County Arterials listed in Draft Master Plan Table 9.2 when such Arterials are impacted by the community.
- f) The community shall, to the extent of its fair share, participate in appropriate traffic studies and improvement measures for all County Arterials impacted by the community.
- g) The community shall, to the extent of its fair share, participate in appropriate traffic studies and improvement measures with other Counties or cities whose roadways are impacted by the community; provided that the other jurisdictions allow equal consideration of their jurisdiction's traffic impacts on Mountain House

Implementation:

- a) **Traffic Studies.** Traffic studies shall be initiated, as directed by the above policies, to determine design specifications and fair share improvement measures based on the projected improvements schedule and phasing listed in Draft Master Plan Table 9.2.
- b) **Specific Plan Requirements.** Each Specific Plan and accompanying environmental review shall assess the transportation impacts of Mountain House development on other Counties or cities.
- c) **Determination of Fair Share.** "Fair share" contribution toward improvement of County Arterials, identified in this Master Plan, shall be determined in the Public Financing Plan and shall be based upon estimates provided in the most current EIR for the purpose of establishing and collecting the fees only. The final determination of fair share for a given improvement project shall be made during the funding stages of the individual improvements.

- d) **County Traffic Impact Mitigation Fee Program.** The County "Traffic Impact Mitigation Fee" Program (TIMF) shall be amended to create a Mountain House planning area. The local portion of fees collected within this planning area shall be used to fund County Arterial improvements as identified in the Engineer's Report of the TIMF program within Mountain House. The TIMF program amendment and supporting engineering report shall be funded by the Master Developer and shall be approved prior to the submittal of the first Development Permit.
- e) **Benefit Districts.** Areas of benefit districts shall be formed when appropriate to determine fair share participation of the community and other area property owners and impacted jurisdiction.
- f) **Community Participation.** The community shall participate in the traffic studies and improvement measures for improvements not listed on the Draft Master Plan Table 9.2 schedule if warranted by the traffic monitoring program, or, if initiated by others, when it is determined that the community will have a significant traffic impact on the needed improvement.

Arterial Intersections

Objective 1: To ensure that traffic, on all Arterials in and around the community, flows in a safe and efficient manner in compliance with County LOS standards.

Policy:

- a) Intersections on existing County Arterials shall be spaced at least 1/8 mile apart. New driveways and minor access points shall be prohibited on existing County Arterials. Existing driveways and access points may remain, but shall be encouraged to relocate. No new building or increased traffic uses shall be allowed on existing access points.
- b) The community shall to the extent of its fair share, provide signalization and channelization at County arterial intersections within the traffic impact area of the community.
- c) Safe intersections shall be provided through properly designed signalization and lane channelization at appropriate locations.

Implementation:

- a) **Traffic signals.** Traffic signals will be provided within the community at 12 County major arterial intersections, which are on existing County Arterials as identified in Draft Master Plan Table 9.3 and shown in Draft Master Plan Figure 9.2: Intersection Signalization and Channelization.
- b) **Requirements at 4,100 DU Buildout.** Of the intersections specified in a) in Draft Master Plan Table 9.3 above, those shown with an * shall be completed upon 4,100 DU Master Plan buildout or sooner, if standard signal warrants are met prior to 4,100 DU Master Plan buildout in terms of traffic. Each Specific Plan shall include provisions for necessary intersection improvements required to serve the cumulative traffic of the community.

Monitoring of intersections within and immediately adjacent to the site for signal warrants shall be required on an annual basis.

- c) **Community Arterial Intersections.** Intersection signalization shall be required at the community arterial intersections listed in Draft Master Plan Table 9.4.
- d) **Channelization.** Channelization, that is, provision of additional turn and storage lanes, shall be provided at 16 intersections on and adjacent to the site as follows in Draft Master Plan Table 9.5.
- e) **Coordination with Roadway Improvements.** All signalization and channelization shall be provided in conjunction with the roadway improvements or as needed if traffic studies support a deferral.
- f) **Determination of Fair Share.** "Fair share" contribution toward improvement of County Arterial intersections identified on Draft Master Plan Table 9.3 shall be determined in the Public Financing Plan and shall be based upon estimates provided in the most current EIR for the purpose of establishing and collecting the fees only. The final determination of fair share to a given improvement project shall be made during the design stages of the individual improvements.

On-Site Roadway Circulation and Design

Objective 1: To facilitate the movement of vehicular traffic within the community by providing a safe, efficient, and easily understood on-site circulation system at a LOS C for all roadways except at certain gateway locations.

Policy:

- a) Pavement widths shall be minimized, consistent with safety considerations, to reduce development costs and improve the visual appearance and scale of street corridors, especially within neighborhoods.
- b) Design standards for local streets shall be based upon the needs of the neighborhood, only, and shall ensure that:
 - Pedestrian safety will not be compromised.
 - The width of the street is based upon the number of cars expected to use that street.
 - The street will safely accommodate the expected traffic.
 - The arrangement of streets encourage short, quiet streets, that discourage through traffic.
- c) Road signs shall be developed in accordance with County policy and broadly adopted guidelines on uniform traffic signage. This applies to regulatory, warning, and guidance signs.
- d) Access standards shall define appropriate level of access to and from each type of street in the functional classification system. Unsignalized "right turn in, right turn out" intersections (excluding those in Draft Master Plan Table 9.3) may be permitted on major Arterials, if consistent with safety criteria such as sight distance and minimum spacing.
- e) Minor Arterials and Collector streets may have unsignalized intersections, in addition to those that are signalized.
- f) Driveways serving individual homes are prohibited from Arterials. Driveways for individual homes may be accessed from Collectors, except for homes fronting Mascot Boulevard. Access to residential lots fronting on Central Parkway shall be from local streets, common driveways, or alleys.
- g) In commercial areas, a pedestrian-oriented street design shall be developed, including on-street parking, that is conducive to an active street life and meets minimum pedestrian crossing requirements contained in standard urban design guidelines.
- h) Landscaped medians shall be constructed along high volume major Arterials, and driveway access and on-street parking shall be prohibited (see Landscape Treatments Section).
- i) Roadways within the community shall be constructed in coordination with phased development to accommodate vehicular travel demand and to minimize intrusion of through traffic into residential neighborhoods.
- j) Stormwater runoff from publicly owned alleys shall be directed to publicly owned collection and disposal facilities. Runoff from privately owned alleys shall be directed to public or private facilities, depending on the nature of the development being served by the alley.
- k) Residential access streets may intersect or take access from any street type. Turning movements may be restricted where local streets intersect with major Arterials.
- l) Collector Residential Streets shall be the primary means of movement through and between neighborhoods.
- m) To improve traffic flow and reduce automobile emissions, traffic signals throughout Mountain House shall be synchronized to the maximum extent possible.
- n) Lane striping shall be required for all Arterial Streets. Collector streets may be striped based upon a determination by the Department of Public works. Local streets shall not be striped.
- o) Assignment of speed limits take into account several factors including design speed, sight distance, adjacent land use, and street function. Limits typically are 35 to 45 miles per hour (mph) on Major Arterial streets, and 25 to 30 mph on Minor Arterials and Collector streets.

Implementation:

- a) Corner Radii. Street corner radii shall be as small as possible to minimize pedestrian crossing distances (maximum curve radii of 20 to 30 feet for Arterials and Collectors, and 10 to 20 feet for local streets). Bulb or bumpout corner radii may be used where it can be determined that safety will not be impaired. Radii less than 20 to 25 feet should not be used for street corners at

intersections which are (or may be) part of a transit route or school bus route.

- b) **Speed Limits.** Speed limits shall be established on individual Arterial and Collector streets in the Design Manual. Special speed zones shall be identified as dictated by sensitive land uses such as schools, hospitals, or other institutional uses.
- c) **Intersection Spacing.** Arterials shall have access limited to signalized intersections at minimum 1/8 mile spacing. Intersections of Collector streets with other Collector streets shall be spaced no closer than 300 feet. Intersections or offsets of local streets with Collector streets shall be spaced no closer than 200 feet.
- d) **Street Classifications.** Classification of the streets including Major Arterial, Minor Arterial and Collector streets, shall be as cited in Draft Master Plan Figure 9.4: Roadway Classification Diagram.
- e) **Typical Sections.** Roads within the community shall be designed according to the typical sections shown by Draft Master Plan Figures 9.5 through 9.29. Travel lanes shall be measured to exclude the gutter-pan. Parking lanes shall be measured to include the gutter-pan.
- f) **Street Locations.** Final locations of Residential Collector Streets shall be designated in each Specific Plan.
- g) **Loop Streets.** Both ends of local loop streets shall intersect the same collecting street in order to discourage through traffic.
- h) **Limit on Residential Drives.** No more than 16 homes may be served by a street with a single point of access.
- i) **Intersections.** The intersecting angle between two streets shall not deviate from the perpendicular by more than 10°.
- j) **Deceleration/Turning Lanes.** Deceleration or turning lanes shall be required along existing and proposed streets as determined by a traffic study to be completed prior to the submittal of all appropriate Development Permits.
- k) **Rolled Curbs.** Local and Collector residential streets shall utilize a 'rolled curb' section to the extent possible, in order to minimize the impacts

of individual driveway cuts, except for Type I Local Streets, which shall utilize a vertical curb.

- l) **Sidewalk Widths.** Sidewalks shall be a minimum of five feet in width, except where adjacent to rolled curbs where they shall be a minimum of six feet in width, excluding the curb.
- m) **Alley Standards.** Alleys serving individual or group residential units may be permitted. Design, construction and maintenance standards for alley shall be developed and approved by the County prior to submittal of the first Development Permit. All alleys shall be designed to meet or exceed the minimum standards for pavement design and drainage appropriate for the type of development being served.

Roadway Maintenance

Objective 1: To provide for adequate and cost effective maintenance including routine maintenance, resurfacing, signal maintenance, and landscaping.

Policy:

- a) Roads within the Mountain House community shall be adequately maintained to facilitate safe vehicular travel and according to a pavement management system (PMS) which maximizes pavement life.
- b) Road maintenance shall cover routine maintenance, resurfacing, signal maintenance, and landscaping.
- c) Alleys shall be maintained to acceptable standards for the type of development being served.

Parking

Objective 1: To provide on- and off-street parking facilities in a manner that both meets the parking demand of the planned land uses and encourages the use of alternative modes to the automobile.

Policy:

- a) Within mixed-use districts the shared parking guidelines published by the Urban Land Institute may be used as an option, to reduce total parking supply.
- b) On-street parking shall be permitted along collector roads and local residential and commercial streets, and shall be generally permitted on Minor Arterials and prohibited on

Major Arterials except for designated emergency parking.

- c) Access to transit and rail travel shall be facilitated through the provision of adequate park-and-ride facilities at major transit and transfer locations.
- d) An on-street parking policy in commercial areas shall encourage turnover, ensure the availability of parking, and discourage use of parking by employees.
- e) Park-and-ride lots shall be provided at transit locations as described in the Transit section.
- f) Parking for carpools and cleaner fuels vehicles shall be located in the preferred parking spaces, such as in shaded, convenient locations close to building entrances. In order to facilitate disembarking and embarking of passengers with respect to rideshare vehicles, passenger loading/unloading areas shall be required at or near building entrances.
- g) Compact spaces shall be included throughout the project's parking areas through allocation of designated compact spaces to comprise up to 40% of total parking spaces. Alternatively, standard parking stall dimensions may be reduced to 8.5 by 18 feet for all parking spaces to serve both full-sized and compact cars.
- h) On street parking shall be accommodated within a seven-foot wide parking lane, which includes up to two feet of gutter pan.
- i) Parking areas for industrial and office uses shall be located at the sides and rear of buildings, to the degree possible.
- j) Areas for receiving and loading of materials on the premises of commercial and industrial uses shall be located away from the public street to which the use is oriented. Loading areas shall be screened from all public streets and public view to the greatest extent possible.
- k) For all industrial and commercial uses except mixed-use, a landscape strip shall be installed between parking areas and adjacent public street rights-of-way.

Implementation:

- a) **Parking Management Plan.** Prior to submittal of the first Development Permit, parking management program shall be developed for on- and off-street parking in commercial areas which limits or controls long term (e.g., more than two or four hours) parking. The enforcement of the parking management program shall be designed to assist in turnover and parking availability.
- b) **Specific Plan Requirements.** If an individual Specific Plan includes land uses with large parking concentrations such as the Town Center and the multi modal transit station, that might benefit from a structured parking plan, then the Specific Plan shall contain a generalized assessment of parking demand based upon the averages of the parking requirements for various land use designations included in the plan. This assessment shall contain TDM measures. The opportunity for shared parking shall be evaluated based upon the types of uses anticipated within a given zone and general estimates for required parking. At the building permit stage, precise parking requirements shall be determined based on the standards listed in Draft Master Plan Table 9.7.
- c) **Design Manual.** The Design Manual shall provide design guidelines for the layout of parking lots, prior to the submittal of the first Development Permit.

Bicycle and Pedestrian Facilities

Objective 1: To provide ample bicycling, rollerblade, and electric cart amenities within the community to serve as an incentive for reducing use of the private automobile for short utility and commute trips and to encourage and enhance recreational bicycle travel and to separate high speed commuter bikers from recreational use whenever practical.

Policy:

- a) Class I and II bikeways shall provide a continuous, comprehensive network minimizing the need for cyclists to share roadway space with motorists.
- b) The bicycle network shall provide adequate facilities to separate the slowly moving family-oriented bicyclists from the faster commuter bikers.

- c) Class III bikeways shall be provided along collector streets to guide bicyclists through neighborhoods. These should only be used for short distances to connect to major routes.
- d) The bikeway system shall be coordinated with regional bikeways.
- e) Mountain House shall work with the City of Tracy to develop and implement a direct bicycle route between the two communities.
- f) All bike paths, routes, and lanes shall be designed to conform with standards established by the community and in compliance with Caltrans guidelines.
- g) Rest areas, bike racks, drinking fountains, and other appropriate amenities shall be provided at significant destinations on the network of Class I and Class II facilities.
- h) A "fair share" participation towards bicycle routes to regional destinations shall be provided whenever off-site roadway improvements are undertaken on designated regional bike routes, over the length of the improved sections. Participation shall be required when regional improvements in the area are initiated and the degree of participation shall be established by benefit district study.
- i) Rollerblade and electric cart use of bikeways and multi-use paths shall be allowed whenever pedestrian and bicycle use is not compromised. Additional width and other design considerations may be required to accommodate the size and speed of electric carts.

Implementation:

- a) **Bikeway System.** Multi-purpose Class I paths, Class II bike lanes, and Class III bike routes shall be provided as shown on Draft Master Plan Figures 9.30 and 9.31 and described below.
- b) **Class I Bike/Multi-Use Path.** The following Class I Bike Paths shall be constructed at the same time as adjacent roads. Class I Bike Paths shall parallel major Arterials except within Mountain House Creek Community Park and Old River Linear Park, where multi-use paths shall be constructed as specified in the Parks and Open Space Plan. All multi-purpose Class I paths shall

have curb ramps and crosswalk striping when crossing streets.

- Mascot Boulevard
 - Kelso Road
 - Central Parkway
 - De Anza Boulevard
 - Patterson Pass Road
 - Main Street (Patterson Pass to De Anza Boulevard and Marina Boulevard to Central Parkway)
 - Grant Line Road
 - Mountain House Boulevard
 - Marina Boulevard (Old River to Grant Line Road)
 - Mountain House Creek Community Park (Marina Boulevard to Old River)
 - Old River Regional Park
- c) **Class II Bike Lanes.** The following roadways shall be designed to include six-foot paved shoulders with signing, pavement legends, and lane striping separating the shoulders from automobile traffic so that Class II bike lanes are constructed concurrent with the roadway.
 - Marina Boulevard
 - Grant Line Road (Marina Boulevard to Patterson Pass Road)
 - Central Parkway (Patterson Pass Road to North Patterson Pass Road)
 - Patterson Pass Road (I-205 to Byron Road)
 - Byron Road
 - Mascot Drive
 - d) **Class III Bike Routes.** Class III bike routes will be provided concurrent with construction of roadways to ensure a continuous, safe bicycle network. All Collectors shall be designated as Class III routes.
 - e) **Bikeway Development.** All bikeways shall be part of the roadway development/design when they are within the road right of way.
 - f) **Commuter Travel.** A subset of the Class I and II bikeways shall be designated as "commuter" routes indicating the most efficient path of travel for the dedicated bike commuter. This subset of bikeways shall include directional signage, direct access routes, and secure bike storage facilities at all park-and-ride lots and transit centers which shall be included in the roadway design.

- g) **Traffic Signalization.** Where designated bicycle facilities intersect traffic signal locations, those traffic signals shall include the latest technology for bicycle actuation, or if such technology does not exist, pedestrian equipment to allow cyclist actuation.
- h) **Bicycle Facilities and Parking.** The improvement plan for each industrial and commercial site shall provide secured bicycle facilities free-of-charge to all employees. These facilities shall include Class I lockers or Class II racks as appropriate. Bicycle storage for commercial, industrial, office, and public uses shall be provided at a rate of five spaces per building complex plus one space for every 15 automobile parking spaces. Office buildings or office complexes that are 50,000 net rentable square feet or larger shall include shower and locker facilities as an incentive for visitors to walk, jog, or bicycle.
- i) **Racks on Transit Vehicles.** Transit vehicles shall include bicycle racks to encourage bicycle access to the system.
- j) **Determination of Fair Share.** "Fair share" contribution toward improvement of regional bicycle facilities shall be determined in the Public Financing Plan and shall be based upon estimates provided in the most current EIR for the purpose of establishing and collecting the fees only. The final determination of fair share to a given improvement project shall be made during the design stages of the individual improvements.
- k) **Specific Plan Requirements.** At each Specific Plan stage the bikeway system shall be reviewed and updated to ensure conformance with goals and current conditions, and to ensure consistency with bikeways adjacent to the site.

Objective 2: To encourage and enhance pedestrian travel through provision of a complete network of walking paths and sidewalks.

Policy:

- a) In addition to the multi-use paths, additional pedestrian facilities shall be provided along roadways, within parks, and at higher intensity areas such as the Town Center. Pedestrian facilities shall include sidewalks, pedestrian crossings, benches, lighting, trash containers, and signage.

- b) The design of the multi-use paths described above shall facilitate safe pedestrian travel in addition to bike travel.

Implementation:

- a) **Standards for Multi-Use Paths.** Multi-use paths shall be eight feet in width, except for the Old River multi-use path which shall be 12 feet wide, and may be constructed of decomposed granite, asphalt or concrete as appropriate to use and location. Collector and local streets shall incorporate walks, five feet in width (see Draft Master Plan Figure 9.32: Pedestrian Walk and Path Standards). Walks and paths relationships to streets are shown in street sections, Draft Master Plan Figures 9.4 to 9.29. Multi-purpose path routes are shown in Draft Master Plan Figure 9.30 under the Class I bike routes.
- b) **Commercial/Industrial Collector Streets.** Commercial and industrial Collector streets shall have walks or paths on at least one side of the street, and on both sides where the street supports commercial frontage.
- c) **Residential Streets.** Residential Collector and Local streets shall have a walk on each side of the street.
- d) **Pedestrian Crossings.** At each signalized intersection where pedestrians are expected to cross, a pedestrian crossing signal shall be provided.
- e) **Pedestrian Features.** The design of each commercial area and the Town Center shall include pedestrian-oriented features, such as narrowed intersections to reduce crosswalk distance, small-radius corners, and pedestrian-actuated signals. Site plans prepared as part of Development Permit applications shall incorporate direct and convenient pedestrian connections, including those between sidewalks and building entrances and between cul de sacs and abutting streets.
- f) **Transit Centers.** A design for each neighborhood transit center shall be included in the Special Purpose Plan for the affected Neighborhood Center. A design for the intermodal station on the Mococo line shall be prepared prior to the submittal of the first Development Permit within the affected Specific Plan Area. Each transit center shall permit direct pedestrian access from

the closest Arterial streets, without introducing long, circuitous access routes.

Transit

Objective 1: To reduce reliance upon the private automobile by offering attractive, competitive bus transit service locally within the community and to major regional destinations.

Policy:

- a) Local transit service shall be provided between the twelve residential neighborhoods and the commercial, retail, and employment uses within the project at a service frequency that provides a viable alternative to the automobile for local peak and off-peak travel.
- b) Transit service provided within the community and to regional destinations shall be consistent with the San Joaquin County Congestion Management Plan.
- c) Commensurate with the number of occupied dwelling units specified in the CMP and employee base, regional transit service shall be provided between the Mountain House community and Tracy, Stockton, Lawrence Livermore Laboratories, and the BART East Dublin/Pleasanton station (open by 1997) at a service frequency that provides a realistic alternative to the automobile for peak-hour travel between the community and these regional destinations. This service shall facilitate the transfer of passengers to other transit services in the region serving these destinations.
- d) The twelve neighborhood centers shall serve as the focal point for passenger collection and distribution. Transfers between local and regional bus service shall be accommodated at major transfer points among the neighborhood centers and the Town Center.
- e) The Town Center shall include a central transfer facility to serve as the intermodal transfer center prior to completion of the Mococo Station.
- f) Transit service amenities to promote use of bus service shall be located throughout the community to enhance service accessibility. Such amenities shall include bike racks, bike lockers, shelters, telephones, safety stop areas, etc.

g) Neighborhood impacts shall be minimized and service attractiveness enhanced through the use of smaller, clean-fuel vans for local transit service.

- h) Local transit routes shall be designed to provide stops within one-quarter mile of the majority of residential, retail, and employment. Pull-outs and bus shelters shall be provided at all major stops on local bus routes. Bus schedules shall be posted at all stops and route maps shall be displayed at all major stops.
- i) The community shall participate in the implementation of bus transit facilities on a "fair share" basis.

Implementation:

- a) Initiation of Regional Transit Service. Upon sale of the 25th dwelling unit, transit service between the existing neighborhood and regional transit connections in Tracy and major employment destinations shall be offered on a demand-responsive basis. Upon sale of 700 dwelling units, local transit service shall be offered on a demand-responsive basis between the existing neighborhood centers and existing employment and retail areas within the community.
- b) Regional Service. Prior to the sale of approximately 4,100 dwelling units, the demand-responsive service provided between the community and Tracy shall be expanded to a regional fixed route transit service connecting the major transfer points among existing neighborhood centers with Tracy, Stockton, Lawrence Livermore Laboratories, and the BART East Dublin/Pleasanton station (when open). Service shall be offered using lift-equipped buses.
- c) Expansion of Local Service. Prior to the sale of 8,200 dwelling units, local and regional transit service shall be expanded to provide more frequent service.
- d) Funding. As new major regional destinations may emerge and travel demand warrants, regional transit service between the community and these new destinations, consistent with the service levels defined above, shall be funded by the community on a "fair share" basis in cooperation with major regional employers and the County transit agency. "Fair share" contribution toward improvement of bus transit facilities shall be determined in the

Public Financing Plan and shall be based upon estimates provided in the most current EIR for the purpose of establishing and collecting the fees only. The final determination of fair share to a given improvement project shall be made during the funding stages of the individual improvements.

- e) Coordination of Service. Provision of regional transit service shall be coordinated by the community and the regional transit agency to promote creation of a coordinated county-wide service plan and to determine the most effective means of administration.
- f) Neighborhood Transit Centers. Each Specific Plan shall include provisions for a neighborhood transit center. A neighborhood transit center shall be constructed within each neighborhood in conjunction with the neighborhood park which shall provide the following amenities: lighted bus shelter, bench, telephone, waste receptacle, bicycle racks, and bike lockers.
- g) Town Center. The Town Center Specific Plan shall incorporate a central transfer facility. This facility shall provide the following amenities: bus parking, park-and-ride lot, bicycle lockers, sheltered passenger waiting area, rest rooms, ticket booths, and comprehensive map and schedule information.

Objective 2: To actively support and participate in obtaining passenger rail transportation between Mountain House and nearby rail stations; and regional destinations.

Policy:

- a) Passenger rail service on the Altamont and Mococo lines and shall be promoted.
- b) Access between Mountain House and the new Altamont and Mococo rail stations shall be provided.
- c) Development along the Mococo should be located in light of the fact that this line will carry passenger traffic at some point in the future and thus frequency and speed of trains will rise over current use. The impact of rail service on any development within the community adjacent to the Mococo line shall be minimized.
- d) The community shall participate in the implementation of the rail transit facilities,

including but not limited to those identified in this Master Plan, on a "fair share" basis.

Implementation:

- a) Altamont Pass Service. Upon implementation of passenger service over the Altamont Pass on either the SP or UP lines, bus and/or shuttle service shall be provided between the Town Center (or another central transfer location if the Town Center has not yet been built) and the nearest station at a service frequency consistent with the passenger rail service schedule.
- b) Facilities on Mococo Line. Upon implementation of passenger service on the Mococo line through the community, a passenger platform, and multi-modal station or other facility commensurate with passenger boarding demand, shall be developed on the Mococo line north of Byron Road and west of Patterson Pass Road to serve the Mountain House community.
- c) Altamont Station Contribution. A proportionate "fair share" contribution, based upon projected ridership shall be made towards development of a new Altamont platform near I-580 at the time that service is implemented and at least 4,100 dwelling units have been occupied. "Fair share" contribution toward improvement of these facilities shall be determined in the Public Financing Plan and shall be based upon estimates provided in the most current EIR for the purpose of establishing and collecting the fees only. The final determination of fair share to a given improvement project shall be made during the funding stages of the individual improvements.
- d) Mococo Station and Service. Upon implementation of passenger service and completion of the Mococo Station facility, the station shall be incorporated into existing local transit routes at a service frequency consistent with the passenger rail service schedule on the Mococo line. Existing feeder service between the Town Center and other stations on the Mococo line shall be discontinued at this time. This station shall serve as the designated intermodal transfer facility which shall provide a hub for passenger activity and shall provide comprehensive information regarding access to alternative modes, access for the disabled, and route maps and schedules for community and regional transit operators (BART, AC Transit,

SMART, Contra Costa County Transit Agency, and AMTRAK).

- e) **Development Proposals.** All residential development proposals for the area adjacent to the Mococo line shall be reviewed to ensure the issues of noise and vibration have been addressed. A building setback sufficient to provide a safety and aesthetic buffer to adjacent uses shall be established along the Mococo line. This setback shall be described in the Specific Plan for the applicable area.

Objective 3: To ensure that roadway crossings of the Mococo line accommodate the circulation needs of the community and facilitate safe passage for motorists, pedestrians, and bicyclists.

Policy:

- a) Rail crossings shall be provided as defined in Draft Master Plan Figure 9.33: Railroad Crossing Concept.
- b) All at-grade rail crossings shall include a pull-out lane for specially designated vehicles which are required to stop at crossings.
- c) All at-grade rail crossings shall include crossing gates, flashing lights and available signals.
- d) All road and trail crossings of the Mococo line shall provide adequate pedestrian and bicycle facilities.
- e) Access to the Mococo line right-of-way by pedestrians shall be limited to minimize safety hazards.
- f) The Central Parkway rail overcrossing of the Mococo line shall accommodate travel by school children and others between the northern and southern portions of the site and shall incorporate sidewalks and bicycle lanes.
- g) To ensure that access to the community is not accidentally obstructed by a train-related incident, at least two at-grade crossing of the rail line shall be maintained to serve the area north of Byron Road.

Implementation:

- a) **PUC Standards.** Any proposed new railroad crossing or change to an existing crossing shall be approved by the California Public Utilities

Commission and its standards for traffic control, lighting, signage, and other warning devices.

- b) **Wicklund Road Crossing.** Upon completion of the new at-grade rail crossing at Patterson Pass/Byron Road, the existing at-grade crossing at Wicklund Road shall be closed.
- c) **Henderson Road Crossing.** Prior to commencement of commercial or industrial building construction in the North Industrial Area, the existing at-grade crossing at Henderson Road shall be improved to include crossing gates, flashing lights, and audible signals.
- d) **Rail Crossings.** The first residential Specific Plan north of Byron Road shall provide at least two rail crossings to serve the area north of Byron Road. One of these crossings shall be the grade-separated crossing at Central Parkway. The location of the at-grade crossing shall be determined by the location of initial residential development north of Byron Road.
- e) **Bike/Pedestrian Facilities.** Sidewalks and Class II bike lanes shall be provided on all roadways crossing the SP tracks.
- f) **Creek Multi-Use Path.** The Mountain House Creek multi-use path shall be grade separated where it crosses the SP tracks.
- g) **Fencing.** Upon development north of Byron Road, fences or other obstacles shall be constructed along the SP right-of-way boundary to prohibit pedestrian access across the right-of-way except at designated crossings.
- h) **Coordination with SP.** Prior to submitting plans to the California Public Utilities Commission for the review and approval of proposed alterations to rail crossings, the proposed changes shall be discussed with the Southern Pacific Transportation Company and obtain their accord.

AIR QUALITY AND TRANSPORTATION MANAGEMENT

Overall Issues and Cross-References

Objective 1: To reduce air quality impacts associated with development of residential, employment, and other land uses at Mountain House.

Objective 2: To reduce the normally expected number of automobile trips.

Policy:

- a) Telecommuting shall be promoted in order to reduce automobile trips.
- b) Alternative transportation modes including walking, bicycling, transit, or cleaner fuels vehicles shall be supported.
- c) Vehicle miles traveled shall be reduced through community design to reduce internal trips lengths and create a jobs/housing balance to reduce external trips.
- d) Air pollution from non-automobile sources shall be reduced.

Implementation:

- a) References. Draft Master Plan Table 10.1 provides references to this and other chapters of the Master Plan that provide further implementation measures for achieving the above policies.

Transportation Demand Management

Objective 1: To reduce the use of the single-occupant vehicle (SOV) for travel within and to and from the Mountain House community through implementation of specific trip reduction measures.

Policy:

- a) Mountain House employers of 100 or more employees shall achieve a 1.5 Average Vehicle Ratio (AVR) by the year 1999 for commercial and office work trips in the peak period. This policy meets the requirements of the 1993 California Clean Air Act and meets the requirements of the 6-28-93 Draft Rule #9001 - Commute Based Trip Reduction (SJVUAPCD).
- b) The use of alternative modes for trips, particularly bus and rail transit, taken within and to and from the community shall be promoted and facilitated.
- c) Rideshare matching for residents and employees of the community shall be promoted and facilitated.
- d) Participation in vanpools by Mountain House residents and employees shall be promoted.

- e) Residents and employees of the community shall be adequately informed regarding access, routing, and schedules for alternative transportation modes.

- f) The use of bicycling and walking shall be promoted and facilitated as viable means of commuting within the Mountain House community.

- g) Special promotions shall be used to encourage residents and employees to try alternative modes of transportation.

- h) Strategies for TDM implementation and monitoring shall comply with the San Joaquin County Congestion Management Plan. Implementation measures shall comply with the SJVUAPCD Air Quality Attainment Plan.

- i) The TDM program specified in the Master Plan shall be modified as necessary to comply with any Transportation Demand Management program devised by the County of San Joaquin.

Implementation:

- a) Preparation of the TDM Plan. The TDM Plan shall be prepared prior to submittal of the first Development Permit.

- b) TDM Plan Requirements. The TDM plan shall lay out provisions for implementation and administration of the TDM program, including the appropriate timing for a TDM coordinator, requirements for a monitoring program, and incentives for the use of cleaner fuels. The TDM plan shall establish permanent funding mechanisms for trip-reducing programs at both the employer end and the home end and shall include provisions for trip reduction monitoring. The plan shall meet the requirements of the County Trip Reduction Ordinance and the County's Congestion Management Plan.

- c) Monitoring. TDM Monitoring shall include:

- Periodic collection of information regarding the success of TDM programs so that appropriate revisions to TDM programs can be made to increase effectiveness.
- An annual meeting of residents to discuss transit and rideshare opportunities and make recommendations for improving access to alternative modes of transportation.

- Annual or bi-annual basis documentation of the success of the TDM programs.
- d) Revisions to the Program. Every two years, the Air Quality/TDM program for Mountain House shall be revised based upon the results of the annual monitoring program and information regarding advances in technology and TDM strategies.
 - e) Establishment of the TMA. The TDM Plan shall include provisions for the Mountain House Transportation Management Association (TMA). The Mountain House TMA shall coordinate with other TMA's at major off-site employment centers including Hacienda Business Park and Bishop Ranch. Participation in the TMA by developers, businesses, and building owners shall be required through the terms of the TDM Plan.
 - f) Personalized Matching Assistance Program. The TDM Plan shall establish a voluntary personalized matching assistance (PMA) program, in coordination with Caltrans Rideshare, for all Mountain House employees in order to encourage ridesharing.
 - g) Vanpool Program. A vanpool program shall be established for Mountain House residents and employees through the TDM Plan.
 - h) Information for Residents. Each household shall be provided with rail, transit, bicycle route, and ridesharing information at the time they purchase a home or rent an apartment. As service or facilities change, updated information shall be provided.
 - i) Availability of Information. Transit passes, tickets, schedules, and route maps shall be available at the Town Center, at the Mocooco intermodal transfer center (upon completion), and other common areas throughout Mountain House.
 - j) Annual Meeting. An annual meeting of residents shall be held to discuss transit and rideshare opportunities and to make recommendations for improving access to alternative modes of transportation.
 - k) Free Transit Service. Free transit service shall be provided to new residents of the Mountain House community for the first three months of occupancy.
 - l) Reduced Fees for Transit Passes. Transit passes at a reduced fee shall be provided to employees who choose to use transit for their employees' commute.
 - m) Promotions for Employees. Special ridesharing, bicycling, and transit promotions shall be conducted for employees who work in the community.
 - n) Bicycle Facilities. See the Bicycle and Pedestrian Facilities Section for provisions relating to bicycle facilities.

Cleaner Fuels

Objective 1: To reduce emissions from public, fleet or private vehicles through the use of cleaner fuel vehicles.

Policy:

- a) The community shall develop and promote the use of natural gas, the cleanest of the fossil fuels.
- b) Programs to encourage the use of cleaner fuel vehicles shall be developed.

Implementation:

- a) CNG Fueling Station. A compressed natural gas fueling station shall be built. The CNG fueling station would be available on a staged basis, initially for CSD vehicles including school, transit, and employers with fleet vehicles. Fueling stations shall be made available to the public.
- b) Specific Plan Requirements. A CNG fueling station shall be sited and constructed in Specific Plan I, with the likely location to be near the Henderson/Bethany Road intersection. Each subsequent Specific Plan shall include additional provisions for implementation of the fueling station.
- c) Fuels. Initially, compressed natural gas (CNG) shall be the cleaner fuel used. Other fuels shall be allowed in order to take advantage of advances in technology.
- d) Preferential Parking. Parking facilities throughout the community shall provide preferential parking to clean air vehicles.
- e) Alternative Fuel Vehicles. Individuals and business shall be encouraged to consider

alternative fuel vehicles for personal and fleet use. Specific measures are as follows:

- All Mountain House publicly owned service and maintenance vehicles shall be cleaner fuel vehicles (i.e., CNG, methanol, or electric).
- The use of alternative fuel vehicles shall be recognized as mitigation measures and credits toward trip reduction ordinance (TRO) compliance.
- Long term infrastructure requirements for supporting increased numbers of alternative fuel vehicles shall be determined.

Construction Program for Air Quality

Objective 1: To mitigate air quality impacts due to construction activities.

Policy:

- a) Generation of dust and emissions shall be controlled during the pre-construction and construction phases.
- b) Emissions from operating equipment shall be controlled.
- c) Construction equipment and traffic shall be considered in air quality control.

Implementation:

Regulations for Construction. Community-wide regulations shall be prepared that will regulate specific construction practices according to the provisions of the SJVUAPCD.

Houses and Buildings

Objective 1: To reduce air emissions from homes and buildings at Mountain House.

Policy:

- a) The following emissions shall be targeted for reduction:
 - Emissions resulting from routine usage of gasoline appliances such as lawn maintenance equipment and barbecues.
 - NOx emissions resulting from water heaters.
 - Emissions resulting from fireplace usage.

Implementation:

The following items shall be included in building plans prior to the issuance of a building permit:

- a) Gas Outlets. Natural gas lines outlets shall be provided to backyards to encourage usage of natural gas or electric barbecues.
- b) Electrical Outlets. 220 volt electrical outlets for recharging electric automobiles shall be provided in each garage. Electrical outlets shall be located on the outside of single family homes to accommodate electric lawn maintenance equipment and electric barbecues.
- c) Water Heaters. Low nitrogen oxide (NOx) emitting and/or high efficiency water heaters shall be required for all dwelling units.
- d) Fireplaces. Each single family residence shall have no more than one fireplace. Only EPA certified fireplaces shall be installed.

NOISE

Mobile Source Noise Control

Objective 1: To mitigate noise from mobile sources.

Policy:

- a) Berms, barriers, soundwalls, setbacks, landscaping, or some combination of these measures shall be used adjacent to transportation noise sources to reduce indoor and outdoor noise exposure to acceptable levels.
- b) Where excessive sound wall heights would be necessary, a combination of setbacks and berms or sound walls shall be considered.
- c) Setbacks shall be used in conjunction with noise barriers where necessary to achieve acceptable levels of noise.

Implementation:

- a) Noise Control Techniques. Noise control techniques, as described in this Master Plan and in Appendix 4-A: Design Manual, shall be required as a condition of Tentative Map or use permit approval.
- b) Specific Plan Requirements. The Master Plan noise analysis shall be reviewed as part of each Specific Plan to determine if an update is required due to land use and circulation layouts proposed by the Specific Plan. See Draft Master Plan Section 11.6: Specific Plan Requirements, for contents of Specific Plan reviews.

- c) **Noise Studies.** If required by noise reviews conducted as part of Specific Plans, additional or supplemental noise studies shall be conducted at the Development Permit stage when pad elevations, final grading, and building locations are available. Such noise studies shall be prepared prior to approval of the first Development Permit for each Specific Plan Area.

Objective 2: To adequately consider noise impacts from I-205.

Policy:

- a) The community shall be protected from noise impacts due to traffic on I-205.
- b) Noise mitigation barriers along the freeway shall be limited to earthen berms, embankments and vegetation.

Implementation:

- a) **Specific Plan Requirements.** Noise studies shall be prepared as part of the development of Specific Plans with residential development, schools, or other sensitive land uses located within 2,000 feet of I-205. Such studies shall address freeway noise impacts.

Objective 3: To adequately consider noise impacts from Arterial roadways within the Master Plan area.

Policy:

- a) Each Major and Minor Arterial shall be considered as a source of noise that possibly could require mitigation.

Implementation:

- a) **Sound Barriers.** Noise studies prepared at the Development Permit stage shall identify specific noise-reducing barriers sufficient to meet the needed mitigation for noise generated from major and minor Arterials.

Objective 4: To adequately consider noise impacts from the rail line.

Policy:

- a) Land uses near the rail line shall be protected from noise impacts from rail line use. Noise mitigation structures shall be required along the

edges of the railroad right of way abutting residential development.

Implementation:

- a) **Specific Plan Requirements.** As part of the noise analysis prepared for Specific Plans located within 1000 feet of the rail line, a review of potential noise impacts shall be conducted and appropriate noise mitigation established.
- b) **Train Noise Mitigation.** In the event that rail service is established through the community, train noise mitigation measures shall be implemented.
- c) **Interim Measures.** Until such time as residential, school, or other noise-sensitive development is proposed within 1000 feet of the tracks or until such time as rail use is initiated, noise mitigation shall be limited to a sound wall along the tracks between the proposed transit station and Marina Boulevard.

Objective 5: To adequately consider noise impacts from Byron Airport.

Policy:

- a) The community shall be protected from significant noise impacts due to air traffic from Byron Airport.

Implementation:

- a) **Monitoring.** Increased traffic at Byron Airport shall be periodically reviewed to determine if noise mitigation studies are warranted. If so, appropriate noise mitigation shall be developed.

Objective 6: To adequately consider noise impacts from agricultural activities west of the community.

Policy:

- a) Noise sources resulting from adjacent agricultural operations shall be considered and mitigated if within unacceptable standards.

Implementation:

- a) **Community Edge.** In accordance with the noise studies prepared at the Development Permit stage, each Development Permit shall include provisions for the improvement and construction of edge treatments including sound berms and/or

soundwall as specified in the Community Edges Section.

Stationary Source Noise Control

Objective 1: To control stationary noise sources.

Policy:

- a) A daytime and nighttime hourly Leq standard shall be used to evaluate stationary noise sources at receiving residential land uses.
- b) As a means of providing noise level standards which account for stationary noise sources, new development of noise sensitive uses shall not be allowed where the noise levels due to stationary noise sources will exceed the community's noise level standards as set forth in Draft Master Plan Table 11.2: Exterior Noise Standards for Noise-Sensitive Uses Affected by Non-Transportation Noise Sources.

Implementation:

- a) Lowering of Noise Levels. Each of the noise levels specified in Draft Master Plan Table 11.1 shall be lowered by five dB for simple tone noises or for noises consisting primarily of speech or music.

POTABLE WATER SYSTEMS

Potable Water Supply and Distribution

Objective 1: To provide the Mountain House community with an adequate year-round water supply.

Policy:

- a) Water supply and usage in Mountain House shall comply with the County Water Policy.
- b) A water service agreement specifying the quantity, cost and conditions of water service to the Mountain House community shall be maintained between the Mountain House Community Services District (CSD) and BBID.
- c) An exchange agreement shall be maintained between the State and BBID to provide a winter (November through March) water supply to the Mountain House community.
- d) The portions of the Mountain House project area which do not currently lie within the BBID service area shall be annexed to BBID, unless

alternative water sources are used for these properties.

- c) The portions of the Mountain House area currently within the Westside Irrigation District and the Plain View Water District shall be de-annexed from their respective districts and annexed to BBID.

Implementation:

- a) Annexation to BBID. Prior to the submittal of a Development Permit for any development or improvement located outside the boundaries of the BBID, that will require delivery of BBID water for urban use as a specific condition of commencement of construction under the Development Permit, a "Will Serve" letter shall be obtained from BBID indicating their cooperation and general terms under which they would accept annexation for that land area (see the Public Services Provisions Section). Exceptions to this requirement will be determined at the time of filing a Development Permit. The entire land area of the Development Permit must be annexed into BBID prior to the issuance of the first construction permit for that land.

For a specific land area of a Development Permit that contemplates the use of riparian or other water sources, an executed agreement between BBID and the CSD shall be provided prior to the issuance of the first construction permit for that land area. This agreement shall indicate that the parties have agreed to the terms under which BBID will wheel riparian water through their pumping and conveyance facilities to the Mountain House community as provided for in the BBID Water Services Agreement.

Annexation into BBID shall be required prior to any annexation to the CSD for those lands contemplating using BBID owned water. A landowner may annex into BBID without immediate plans to annex into the CSD, but with the understanding that the CSD cannot supply treated water until CSD annexation is complete. All lands requiring urban BBID water must be annexed to the CSD before any BBID water can be delivered.

Objective 2: To provide a safe, reliable and sufficient water supply to meet demands at buildout of the Mountain House community.

Policy:

- a) Development within Mountain House shall consume less water than in similar communities, and less than that assumed in current County standards.
- b) Sufficient safe and reliable water shall be provided.

Implementation:

- a) **Water Demand.** Water demand shall adhere to the water conservation requirements specified in the Water Conservation Section.
- b) **Water Usage.** The actual water usage shall be monitored on a routine basis to confirm the assumed estimates in Draft Master Plan Table 12.1: Potable Water Demand. If actual use exceeds the assumed per capita use, then additional conservation measures, and/or adjustments made to the water supply and distribution system may be imposed prior to approval of subsequent Specific Plans.

Objective 3: To utilize the Mountain House water supply efficiently.

Policy:

- a) On-going water conservation shall be encouraged within the Mountain House community through the use of public information and education programs.
- b) Certain on-going water conservation measures shall be required through the enactment of community-wide regulations.
- c) Best beneficial use of reclaimed water shall be practiced.

Implementation:

- a) **Public Information.** The residents and patrons of the Mountain House community shall be informed about the importance of water conservation and ways which water use can be reduced through the establishment of programs promoting the benefits of such water conservation.
- b) **Conservation Measures.** The following conservation measures shall be required:
 - **Low-Flush Toilets.** The installation of low-flush toilets in residential, school,

commercial, industrial and public buildings shall be incorporated into the community design and building standards.

- **Showerheads.** The installation of low-flow showerheads in residential buildings shall be incorporated into the community design and building standards.
- **Appliances.** The installation of water-conserving appliances in residential buildings shall be incorporated into the community design and building standards.
- **Landscaping.** Low-water-using landscaping (e.g., xeriscape) shall be incorporated into residential, school, commercial, industrial and other public areas within Mountain House (see Appendix 4-A: Design Manual).
- **Wastewater Reuse.** Best beneficial reuse of treated wastewater shall be practiced.

- c) **Penalty for Waste.** The CSD shall establish penalties for water waste.

Objective 4: To maintain water service to lands outside of the Mountain House project area which are within the BBID service area.

Objective 5: To maintain a supply of irrigation water to lands under agricultural use.

Policy:

- a) Continued irrigation water service shall be provided to the area of land within the BBID service area located east of the Mountain House project area.
- b) Irrigation water service and drainage shall be maintained so long as required by farming practices. In order to assure continued service to remaining customers, BBID's ability to provide service shall not be impaired.
- c) The project shall provide permanent or interim facilities as needed, as each phase develops, that will assure continued service to BBID customers.

Implementation:

- a) **Provisions of Water Service.** The appropriate Specific Plans shall include provisions for continued water service to the BBID service area located east of the Mountain House area and Patterson Pass Road.
- b) **Requirements for Agricultural Irrigation.** All Development Permits shall consider water supply,

drainage, interruption of irrigation patterns, temporary interruptions for the installation of underground utilities, and access for farm fields by workers, equipment and trucks.

- c) **Farm Drainage Requirements.** All Development Permit submittals shall include a report on the existing impacted farm irrigation drainage. Such plans shall include a map of existing farm drains that flow through or drain the Specific Plan area. Any such drains are to be identified on the maps as to type, location and function. The report will include an analysis of the impacts on the drainage system and a determination of the planned dispossession of the system. If any portion of the system is to be abandoned, the pipes and drains shall be removed unless reusable. If the drainage system is usable for the control of the water table and/or storm runoff, it may be integrated into the storm system and be subject to the same conditions required for storm runoff.
- d) **Costs.** Any costs associated with reconstruction or rerouting of irrigation waters caused by development shall be paid for by the individual development causing the reconstruction or rerouting subject to reimbursement if the first builder has to front larger area rerouting.

Objective 6: To provide adequate conveyance facilities to supply the community with raw water.

Policy:

- a) Conveyance facilities shall be provided appropriate backup equipment and power.

Implementation:

- a) **Pump Station and Pipeline.** The Development Permit for the initial phase of the water treatment plan shall include details for a new or expanded pump station and conveyance pipeline from the water source to the treatment plant. The size and location of the pipeline shall be finalized prior to the County's approval of the water treatment plant.
- b) **Capacities.** Both the new pump station (or additional pumps) and the pipeline(s) shall be designed to convey the flow required to serve maximum day demands at Mountain House during the various phases of development. Ultimately, the capacity of the pump station and conveyance system will need to be approximately 20 mgd (31 cfs or 13,900 gpm).

- c) **Pump Station Requirements.** The new pump station shall be equipped with electrically driven pumping units with the provision for backup diesel power in the event of a power outage. The entire pump station building and the pumps needed to serve the initial phases of development shall be constructed initially. Additional pumps shall be added to the pump station as development occurs and the demand for water increases. One standby pump shall be provided at all phases of the pump station phasing.
- d) **Impact on Habitat.** Construction of the BBID raw water conveyance pipelines from the intake off-site to the on-site water treatment plant shall not impact any special-status animal or plant species (see Recreation and Open Space Section for description of species survey).

Objective 7: To provide adequate and safe potable water to the community.

Policy:

- a) The treatment process shall be designed to meet the safety standards and regulations of all overseeing agencies. The treatment plant shall be constructed to minimize impacts on adjoining land uses in particular the adjacent wetlands. The treatment process shall be designed to provide the required capacity at each stage of its construction.

Implementation:

- a) **Review Process.** A Development Permit shall be required for the water treatment plant.
- b) **Water Treatment Process.** Improvements to the treatment process shall be studied as part of more detailed subsequent design. The treatment process shall include the following.

Raw Water Reservoir. The raw water reservoir's primary function is to serve as a pre sedimentation basin. This preliminary sedimentation reduces silt and settleable organic matter prior to chemical treatment. The secondary function of the raw water reservoir is to serve as emergency storage in case of temporary shutdowns of the raw water pump station due to maintenance or repairs.

Disinfection (Ozone) Contractors. The disinfection (ozone) contractors serve as a pretreatment oxidation and disinfection process.

Clarifier. The clarifier provides flocculation and sedimentation. Flocculation is the mixing of the water with chemical additions to form a coagulated floc which is passed along to the next step, sedimentation. Sedimentation, or clarification is where the particulate matter, chemical floc, and precipitates from suspension are removed through gravity settling.

Filters. Filtration will be used to remove nonsetttable floc remaining after the water has left the sedimentation basins.

Washwater Recovery Basins. Filters are cleaned by backwashing (reversing the flow) upward through the bed.

Sludge Drying Beds. The sludge from the washwater recovery basins is then pumped to the sludge drying beds where the sludge is dried prior to disposal.

Clearwell. Clearwells are used to store the treated water. Having this storage allows the treatment plant to operate at a constant flow with no "peaks" or "valleys" and it also provides for some emergency storage in case the treatment plant is temporarily shut down for maintenance or repairs.

Treatment Facilities. The total land necessary for the required structures is about 230,000 square feet, which is approximately 5.3 acres. With additional space requirements of access and parking at fifty percent structural occupancy, the minimum land requirement would be about 8 acres. The raw water storage reservoirs would require an additional 3 acres of land, therefore the total space required for the treatment plant to operate is approximately 11 acres. A conceptual site plan is shown in Draft Master Plan Figure 12.4. The selected site at the Northwest corner of Kelso Road and Byron Highway contains 18.5 acres, and reserves an extra 7.5 acres as a contingency for additional storage facilities.

- c) **Visual Impacts.** Treatment plant layout and modular construction shall be designed to minimize the visual impacts on adjoining land uses by maintaining as low a profile as possible and utilizing screening and landscaping.

Objective 8: To provide the Mountain House community with adequate water storage facilities to ensure efficient system operation and "back up" supply

in the event of an emergency or required system shutdown.

Policy:

- a) Treated water storage facilities shall be provided to hold the required amount of operational, emergency and fire storage for the community at the various stages of development and at buildout of the community.

Implementation:

- a) **Development Permits.** Development permits shall be required for water storage facilities. The Development Permit for the initial phase of the water treatment facility shall include water storage facilities.
- b) **Facilities Design.** Where feasible, storage facilities shall be designed in a manner that allows for phased construction.
- c) **Water Storage Permit.** Prior to the submittal of any Tentative Map for any area over two miles from the water treatment plant, a Development Permit shall be required for water storage facilities. The permit application shall include an engineering study addressing the feasibility of constructing remote storage tanks. This measure applies to all development subsequent to Specific Plan I.

Objective 9: To provide a reliable water distribution system that will provide optimum quality, a reasonable pressure range during maximum water demand periods, and adequate capacity to deliver water in cases of emergencies.

Policy:

- a) The water distribution system shall be designed and constructed to assure a reliable and cost-effective water supply to the community.

Implementation:

- a) **Water System Design.** The main water transmission pipelines shall be provided as indicated in Draft Master Plan Figure 12.5: Water Distribution and Treatment Facilities Plan.
- b) **Supplemental Analyses.** It is understood that Mountain House will develop in phases, and the order of phased development is not known at this time. Therefore, at each incremental phase a supplemental analysis shall be performed of the

transmission system to determine the minimum amount of the facilities that will be needed to adequately serve the phase. All supplemental analysis shall be performed in conformance to the design criteria specified by County Standards and the Master Plan. The final water supply system and fire flows must meet the approval of the County Fire Warden and other agencies specified by County standards. Improvements to the proposed treatment process shall be studied as part of more detailed subsequent design.

- c) **Water Demand Review.** For each Specific Plan, an analysis shall be performed of the water treatment and transmission system to reaffirm the amount of facilities that will be needed, including storage, to adequately serve that particular phase. For Specific Plan I, this analysis shall take place prior to submittal of the first Development Permit.

Objective 10: To ensure that the disposal of water treatment plant sludges does not adversely impact the community or the surrounding environment.

Policy:

- a) Water treatment plant sludge shall be disposed of through land filling, land spreading and/or dedicated land disposal in and around the Mountain House community in accordance with applicable regulations.

Implementation:

- a) **Sludge Disposal Program.** The Development Permit for the water treatment plant shall include a community-wide program/method for sludge disposal that will identify sludge disposal options through the buildout of the community.

Objective 11: Water treatment facilities shall have minimal aesthetic or other impacts on surrounding areas.

Policy:

- a) The water treatment plant and related facilities shall be sited, designed and landscaped to avoid negative impacts on surrounding areas, especially residential neighborhoods.
- b) Treated water storage may be located in several locations within the community if found beneficial after study and approval by the County; otherwise it shall all be located at the water treatment plant.

Implementation

- a) **Siting of Treatment Plant.** The water treatment plant shall be sited to minimize noise or odor nuisances that could adversely impact adjacent land uses. Landscaping, including trees, shrubs and decorative sound walls, shall be included in order to act as a buffer between plant operations and the adjacent land uses.
- b) **Structures.** Structures shall be designed, if possible, to appear as buildings rather than utility structures.
- c) **Pump Stations.** Booster pump stations shall be located to conceal these facilities from public streets. Such facilities shall be fenced or otherwise enclosed with a masonry fence or structure in order to mitigate visual and/or noise impacts. The facility shall be landscaped and maintained in such a manner that will be compatible with the adjacent land uses.
- d) **Water Storage Tanks.** The preferred location for water storage tanks is in non-residential areas. In such cases, the visual qualities of the facility and site landscaping shall be compatible with that normally encountered in a non-residential atmosphere.

In the event that a water storage tank must be located within a residential area, its design shall be such as to minimize, as much as possible, the adverse visual and noise impacts on the adjacent community. The color of the storage tank shall be such as to minimize the visual impact on the adjacent land uses. Colors selected shall be generally neutral that will allow the facility to blend in with the visual character of the neighborhood. Landscaping, especially trees, shall be used to visually buffer the storage tank.

Water storage facilities shall be:

- Located at the highest available point relative to their pressure zone.
- Constructed with the lowest profile consistent with sound economical engineering practices. Tanks shall be depressed below ground level as much as possible.
- Constructed to provide for Public Safety in the event of rupture.
- Screened from view to the greatest extent possible using a combination of grading, fencing, landscaping, walls, and tank color.

WASTEWATER TREATMENT AND COLLECTION SYSTEM

Wastewater Generation

Objective 1: To transport wastewater from all areas within the community to the treatment plant and avoid any adverse impacts on public health and safety.

Policy:

- a) Wastewater shall be conveyed to the treatment plant through a pipe network system in a fast and efficient manner.
- b) The collection facilities shall be designed and constructed in such a manner that the health and safety of inhabitants of the community are not adversely affected.

Implementation:

- a) Design. The wastewater trunk collection system shall be installed at the size and locations shown in Draft Master Plan Figure 13.1. The detailed design and construction of the facilities shall be in accordance with current County Standards and good engineering practices.
- b) Specific Plan Requirements. Each Specific Plan shall indicate which portion of the trunk pipeline system must be installed to adequately serve the specific plan development and what additional facilities are needed to efficiently serve future "upstream" developments. In no case shall future developments be forced to install trunkline extensions through completed developments in order to secure service.
- c) Future Revisions. If in the future there are any revisions to the Land Use Plan, the wastewater generation assumptions, or County standards, a reanalysis of the trunk collection system shall be performed and changes made to insure that the overall system design continues to meet the minimum requirements of the Master Plan and County Standards.

Wastewater Treatment Plant

Objective 1: To insure that wastewater treatment process selections meet the requirements of the planned method of effluent disposal and the economics of the alternative treatment methods available.

Objective 2: To provide flexibility and reliability for the wastewater treatment plant.

Policy:

- a) Treatment processes shall be selected to meet the effluent quality required for restricted use reclamation such as irrigation of agricultural lands.
- b) Process piping, equipment arrangement, and unit structures, shall provide flexibility, efficiency, safety, reliability, and convenience in operation and maintenance.

Implementation:

- a) Interim Treatment. For Specific Plan I, the level of treatment shall be facultative lagoons.
- b) Ultimate Treatment. The treatment to be used after Specific Plan I shall be an activated sludge plant to replace the facultative lagoon treatment.
- c) Level of Treatment. All process designs shall be sufficient to treat effluent for surface irrigation of crops and/or for landscape irrigation in areas with limited public access.
- d) Treatment Process. Subject to engineering and process considerations in the design stage, the treatment process steps shall include:
 - Preliminary Treatment: This shall include large materials and grit screening.
 - Facultative Treatment Lagoons: The wastewater generated by the first three increments of the project (25% of buildout of all land uses in the Master Plan, including 4100 residential units and a corresponding balance of non-residential land uses as projected for the first Specific Plan) shall receive secondary treatment by facultative lagoons with supplemental aeration. The lagoons shall be replaced after five to seven years with a conventional treatment facility that will require less space.
 - Conventional Activated Sludge Treatment: Following construction of the first three increments of the project, secondary treatment shall be provided by activated sludge instead of lagoon treatment. The processes include primary clarifiers, aeration basins, secondary clarifiers, dissolved air flotation (DAF) thickeners, and anaerobic digesters. The DAF thickeners and anaerobic digesters are described in the sludge disposal section of this chapter.
 - Disinfection: The secondary effluent from the secondary treatment process, either

facultative treatment lagoons or activated sludge, shall be disinfected prior to storage. The two alternatives to be evaluated for Mountain House are chlorination and ultraviolet light. The selection of a disinfection alternative shall be made as part of the design of the activated sludge treatment facility which is estimated to be needed in the year 2000.

- Effluent Storage Ponds: These shall be provided as discussed in Chapter Fourteen: Wastewater Reuse and Appendix 13-A of the Draft Master Plan.
- e) Reclaimed Water Treatment. Treatment facilities shall be laid out to accommodate additional treatment processes that would be required for reclaimed water used with potential for public contact.
- f) Development Permit. A development permit shall be required for the wastewater treatment plant.

Siting Criteria

Objective 1: Wastewater treatment facilities shall have minimal aesthetic or visual impact on surrounding areas.

Policy:

- a) The facilities shall not appear to be a wastewater treatment plant to the casual observer.

Implementation:

- a) Location. The wastewater treatment facility shall be located in an area where the surrounding planned land uses are industrial.
- b) Siting. The wastewater treatment facility shall be sited so that the facility cannot be seen from a major arterial roadway.
- c) Undergrounding. Above ground structures and elevated piping shall be minimized.
- d) Landscaping. Landscaping shall be designed to screen the perimeter of the site.
- e) Structure Design. Structures shall be designed to appear as industrial buildings rather than utility structures.

Odors

Objective 1: Odor from the wastewater treatment plant shall not be detectable at the boundary line of adjacent private property.

Policy:

- a) The approach taken for odor control shall include: (1) design details and good housekeeping to eliminate odor sources, (2) control of the raw wastewater discharged to the treatment plant, (3) the use of covers or chemicals if needed to control odors, and (4) selection of processes that favor odor reduction.

Implementation:

- a) Plant Design. Odor control measures shall be incorporated in the plant design. Measures shall include submerged inlets and weirs, properly sized units to maintain conservative process loading, and enclosing the principle sources of odors such as headworks, primary clarifiers and sludge thickeners. Odor treatment systems shall be provided to neutralize off-gasses collected from enclosures.
- b) Setbacks. Setbacks of buildings and structures shall be the same as prescribed by the County in the G-I zoning. Storage ponds and sludge basins shall be setback from property lines a minimum of 20 feet.
- c) Odor Studies. Odor studies shall be conducted to identify the type and magnitude of odor sources, meteorological conditions, dispersion characteristics and adjacent developments if odor problem develops following startup and operation of the treatment facilities.
- d) Sludge Digesters. Sludge digesters shall be operated to provide adequate volatile solids reduction and a stabilized sludge to eliminate odors that would be produced if the sludge were to continue digesting on the sludge drying beds.
- e) Monitoring. Odor production shall be monitored following plant startup. If required, unit processes such as the sludge drying beds may be covered, or chemicals may be used, to control or eliminate odors.
- f) Standards. As applied to industrial and commercial uses, control of the raw wastewater characteristics and strength at its source shall be accomplished by the adoption of discharge limits that are rigorously enforced through strong Sewer

Use and Pretreatment Standards. In addition to strong standards, an aggressive public education program shall be implemented to educate the community on what may be discharged to the sewer and on waste minimization issues. Sewer use and pretreatment standards shall be developed when potential non-standard sewer uses are proposed by individual applicants for Sewer capacity. Typically these will be special industrial users requiring pre-treatment processes.

Nonresidential Discharges

Objective 1: To insure that raw wastewaters discharged to the treatment facilities shall not limit treated effluent disposal or reuse options.

Policy:

- a) Nonresidential wastewater discharged to the treatment facilities shall have characteristics similar to residential wastewater.

Implementation:

- a) Standards. Sewer use and pretreatment standards shall be implemented to regulate wastewater discharges to the plant prior to the issuance of a building permit to a user with discharges.
- b) Discharge Permit. A permit-to-discharge shall be required for certain categories of nonresidential dischargers. The criteria for such permits shall be established prior to the issuance of a building permit for a user with non-residential type discharges.
- c) Discharge Limitations. Discharge limitations shall be established, and pretreatment shall be required of dischargers who otherwise would not meet these limits.
- d) Public Education. A public outreach and education program shall be implemented to inform dischargers of what is allowed for discharge to the sewer, and to emphasize waste minimization concepts and techniques.

Sludge Disposal

Objective 1: To provide for appropriate disposal of wastewater sludge.

Policy:

- a) Wastewater sludge shall be disposed of in the most economical and beneficial manner possible and in accordance with appropriate regulations.

Implementation:

- a) Initial Sludge Disposal. During the operation of the facultative lagoons, the sludge shall be allowed to break down naturally and will not require disposal.
- b) Interim Disposal. Until sludge is classified, the sludge shall be disposed of in the Foothill or another acceptable landfill. Sludge shall meet non-hazardous classification and be dried to 50% solids for disposal in a landfill.
- c) Classification. As soon as sludge is available to obtain representative samples, the sludge shall be assessed for waste classification and the alternatives of land application, dedicated land disposal and composting, shall be analyzed based on such factors as current regulations, sludge constituents, land availability, demand for compost and cost to implement.
- d) Evaluation. Sludge disposal alternatives shall be evaluated and selected at least 6 months before disposal is required.
- e) Sludge Disposal Program. The Development Permit for the wastewater treatment plant shall include a community-wide program/method for sludge disposal, that will identify sludge disposal options through the buildout of the community.

Specific Plan Requirements

Objective: To insure implementation of provisions for wastewater treatment and disposal.

Policy:

- a) Specific Plans shall provide more detailed provisions for wastewater treatment based on this chapter.

Implementation:

- a) Wastewater Generation Assessment. All Specific Plans except Specific Plan I shall include an evaluation/assessment of actual wastewater generation compared to Draft Master Plan Table 13.1: Wastewater Generation Average Daily Flow (Adf). In addition, monitoring of sewage generation figures shall be carried out by the CSD on a routine basis. Both of these evaluations shall be used to determine whether adjustments to treatment and collection facilities need to be made and how this impacts the schedule of wastewater improvements and sizing.

- b) **Trunk Pipeline System.** Each Specific Plan shall indicate which portion of the trunk pipeline system must be installed to adequately serve the Specific Plan development and what additional facilities are needed to efficiently serve future "upstream" developments. In no case shall future developments be forced to install trunkline extensions through completed developments in order to secure service.
- c) **Wastewater Treatment.** For Specific Plan I, the level of treatment shall be facultative lagoons. The treatment to be used after Specific Plan I shall be an activated sludge plant to replace the facultative lagoon treatment.
- c) **Return Irrigation Systems.** Return irrigation systems shall be provided to control irrigation runoff when required.
- d) **Land Management.** Some of the reuse lands may be managed and farmed in coordination with the Habitat Management Plan and other provisions set forth in this Master Plan, if the lands are utilized for joint purposes.
- e) **Ponds.** Pond construction shall be accomplished using on-site materials taken from areas within the ponds that will be submerged by storage waters.
- f) **Testing.** Annual soil and water testing shall be conducted to ensure that salinity and metals levels in the reclaimed water are satisfactory for reclamation purposes. The results of the tests will be used to set irrigation rates, crop selection, and soil amendment programs to provide maximum crop production in compliance with water quality requirements.

WASTEWATER REUSE

Wastewater Reuse Program

Objective 1: To manage and reuse reclaimed water for the maximum benefit of the community.

Policy:

- a) Management practices for reclaimed water shall consider regional benefits and potential impacts in addition to the benefits to the Mountain House community.
- b) The overall approach for water reclamation shall be to maintain flexibility so that application can be to as wide a range of uses as possible.
- c) Water reclamation facilities shall be designed to ensure no adverse effects of agricultural irrigation with reclaimed water.
- g) **Pretreatment Requirements.** To minimize and control the metals levels in the reclaimed water, pretreatment requirements shall be implemented and enforced so that metals in industrial wastewaters are comparable to domestic wastewater concentrations.
- h) **Monitoring.** Effluent reuse operations shall be continuously evaluated, monitored, and revised as required throughout the life of the community to ensure maximum efficiency, public safety, and conformance with all agency requirements and environmental laws. Continuous monitoring of the soil and groundwater conditions on all disposal lands and adequate maintenance of storage ponds shall occur throughout the life of the community.

Implementation:

- a) **Reclamation Plan.** Reclamation (reuse) of all effluent shall be practiced. A reclamation plan shall be approved prior to submittal of the Development Permit for the Wastewater Treatment Plant. The reclamation plan shall be updated prior to the approval of each subsequent Specific Plan.
- b) **Specific Plan Requirements.** With the exception of Specific Plan I, no Specific Plan shall be allowed to proceed beyond its plan approval stage until it can be demonstrated that sufficient land to meet the required storage and disposal acreage is under the control of the plan applicant or the community. In the case of the first Specific Plan, this requirement must be fulfilled prior to submittal of the first Tentative Map or as specified in the Development Agreement.
- i) **Engineering Report.** An Engineering Report shall be prepared, or previous reports amended, for each phase of the effluent disposal plan and submitted to the appropriate agencies including the County, for the purpose of obtaining a wastewater reclamation permit for any portion of the community. Any such Engineering Report may cover a disposal study area greater than that actually needed for individual specific plans, but at a minimum it should cover enough acreage to meet the needs of the proposed development.

Best Beneficial Use

Objective 1: To reuse treated effluent for the best beneficial use.

Policy:

- a) All reclaimed water shall be considered to be a valuable asset and shall be managed and reused for its best beneficial use.

Implementation:

- a) Crop Uses. Reclaimed water shall be delivered for reuse on a variety of crops, including non-human consumption crops such as alfalfa, silage corn, or Sudan grass. The selection of crops will vary from year to year as market conditions, crop rotation needs, and economics change.

Selection of Reuse Sites

Objective 1: To provide for flexible, economical and environmentally sound locations for effluent use.

Policy:

- a) Storage ponds and irrigation areas for reclaimed effluent shall be located outside project boundaries except for the first Specific Plan when the location may be on-site.
- b) The primary permanent reclamation site shall be located across Old River from the project site, on what is known as the "Fabian Tract".
- c) An alternative permanent reclamation site shall be located in Alameda County, adjacent to the west boundary of the project site.
- d) Adequate effluent disposal land shall be available prior to the implementation of each phase of development.
- e) Wastewater reclamation sites shall be brought into operation on an incremental basis as the community develops and shall be located contiguously whenever possible.

Implementation:

- a) Evaluation of Suitability. The following factors shall be used for evaluation of all sites.
 - Proximity to wastewater treatment facilities.
 - Relatively flat topography to minimize pumping costs.
 - Quantity of farm land.

- Existing farm structures and farming with irrigation and drainage systems already in place.
- Soil conditions.
- Groundwater depths.
- Avoidance of well sites.
- Deep drainage system tied to the Delta to control the groundwater levels.
- Impacts on Old River.
- Cost of conveyance pipeline.
- Impacts on other agencies, districts or jurisdictions.

- b) Fabian Tract. The Fabian Tract site shall be evaluated for use as the primary permanent reclamation site, and shall be utilized if found more suitable than other alternatives.
- c) Interim Alternative. The interim on-site alternative shall be used only if it is found to be economically and environmentally superior to the other alternatives, and then only until needed for development.
- d) Permanent Location. If the interim on-site location is used, the reuse location shall be moved to a permanent location when the initial lands are needed for development.
- e) Alameda Site. Should the primary permanent site fail to qualify for selection, then the Alameda County site shall be selected.
- f) Other Sites. Other sites may be evaluated and selected should they become available and if they can be proven to be superior to the original site.

Multiple Use of Reclamation Sites

Objective 1: To provide for the joint use of land as mitigation for Swainson's hawk and other species habitat, treated wastewater reuse, and other conservation and/or habitat when financially and environmentally feasible.

Policy:

- a) Wildlife mitigation habitat, wastewater reuse and other compatible uses shall be combined on the same lands to the maximum extent that is both biologically and economically possible.
- b) For Specific Plan I, if the on-site alternative is selected, separate reuse and habitat areas may be used until economically feasible to combine subject to the conclusion of the HMP.

- c) Agricultural and wildlife habitat lost to storage ponds outside the community shall be mitigated as described in the Recreation and Open Space Section.
- d) Construction of the effluent pipeline and other structures shall not significantly impact existing wildlife habitats especially in the vicinity of Old River. Adequate precautions shall be undertaken to ensure protection of the Old River riparian wildlife habitats, levees and waterways.
- e) When not detrimental to the other objectives and policies of this chapter, effluent disposal lands shall be maintained under agricultural production and shall utilize cropping patterns and practices compatible with viable farm practices.

Implementation:

- a) Joint Use. When economically feasible or required by the need for development of the interim reuse site, the reuse site shall be combined with wildlife habitat on Fabian Tract, if approved.
- b) Multiple Use. Multiple use of farm lands for habitat, reclaimed water reuse and other programs shall be planned to allow successful economical solutions of all programs.
- c) Permanent Lands. Permanent combined wildlife habitat and reuse lands shall be provided for development of the community beyond Specific Plan I. These lands shall be provided as required and as determined in the HMP and specified in each Specific Plan.

STORM DRAINAGE AND FLOOD PROTECTION

Off-site Watersheds

Objective 1: To insure that drainage from off-site watersheds is considered in the design of the community storm system and is safely conveyed through the community.

Policy:

- a) Adequate storm transport systems shall be provided to insure that all off-site drainage from watersheds shall be safely conveyed to terminal drains.
- b) Off-site drainage may be merged with urban runoff as a means of conveyance to terminal

drains providing that the urban runoff has been treated according to best management practices (BMP) as provided for by applicable water quality control regulations.

Implementation:

- a) Streambed Protection. Erosion shall be minimized by using appropriate streambed protection energy dissipators at transitions from supercritical to subcritical flow, at the confluence of channels, at the downstream location of culverts, and at channel transitions. Streambed protection shall be provided by planting appropriate species of plants. Streambed is defined in this application as the constructed floodplains and channels and does not include existing creekbeds that will not be disturbed.
- b) Specific Plan Requirements. Detailed studies for each watershed area shall be prepared and utilized in the design of each segment of storm facilities required for each Specific Plan, and shall be completed and approved prior to the approval of Specific Plans. For Specific Plan I, these studies shall be approved prior to submittal of the first Development Permit.
- c) Phasing of Improvements. Each segment of the storm drainage system shall be designed as needed to provide protection for each phase of development.

Primary Storm Drain Collection System

Objective 1: To insure that on-site and off-site drainage generated by precipitation and urban run-off are jointly considered and are conveyed safely through the community.

Objective 2: To insure that on-site drainage will not impact property owners adjacent or within the community, or downstream property owners.

Objective 3: To minimize the discharge of sediment to creeks, ditches and Old River.

Policy:

- a) Pipes and/or open-channels shall be designed with 100-year flood capacity to a point of terminal discharge.
- b) Open-channels shall be designed to minimize erosion.

- c) Sediment generated by grading or construction activities shall be subject to BMPs prior to discharge to creeks, ditches and Old River.
- d) Trunk line pipes (72 inch and larger), detention basins, and major open-channels shall be designed and constructed to transport the 100-year volumetric flow rate.
- e) Trunk line pipes shall be designed for gravity flow conditions.
- f) Open-channels shall be designed and constructed to meet the most conservative freeboard requirements of Federal, State, or County standards.
- g) Erosion shall be minimized by designing and constructing open-channels to convey storm water runoff at or below the allowable maximum velocity.
- h) Erosion shall be minimized by using appropriate streambed protection and/or energy dissipators at transitions from supercritical to subcritical flow, at the confluence of channels, at the downstream location of culverts, and at channel transitions. Streambed protection shall include appropriate species of plants.
- i) The ultimate point of terminal discharge for all drainage shall be Old River. Future flows shall be metered to predevelopment rates.
- j) The location and design of detention ponds shall provide for adequate access to the basins for maintenance.

Implementation:

- a) Inlet Structures. The inlet structure of detention ponds shall be designed and constructed to reduce the velocity of the incoming water to levels that minimize erosion.
- b) Inflow Channels. The inflow channel for a dry detention basin shall be designed and constructed to prevent erosion, which may include but not be limited to a concrete low-flow channel or riprap. The inflow channel shall continue to the outlet of a dry detention basin or to the edge of a lower stage of the basin which is always submerged.
- c) Detention Pond Design. For Specific Plan I, the preliminary locations and capacities of detention

ponds within the Specific Plan I Area shall be determined prior to submittal of the First Development permit. Each subsequent Specific Plan shall include the preliminary locations and capacities of detention ponds within the Specific Plan boundaries.

- d) Terminal Discharge. Terminal discharge may occur by either gravity flow and/or pumped flow.

Secondary Storm Drain Collection System

Objective 1: To insure that on-site drainage occurring over the community be safely conveyed by the secondary storm drain collection system to the primary storm drain collection system.

Policy:

- a) The secondary storm drain collection system shall be used to collect and convey on-site drainage to the primary storm system safely with adequate flood protection.
- b) The design and construction of the secondary storm drain collection system shall be based on the 10-year storm event.

Implementation:

- a) Final Designs. Each final design of a secondary storm drain collection system shall be based on the design standards of the County and other sound engineering practices.

Mountain House Creek Improvements

Objective 1: To develop Mountain House Creek as a multi-use corridor for conveyance of off-site and on-site drainage through the community and for a wildlife habitat and recreation corridor.

Objective 2: To minimize the deposition of sediment from Mountain House Creek into Old River.

Policy:

- a) Mountain House Creek shall be used as an open channel to convey off-site and on-site drainage through the community with adequate flood protection.
- b) Mountain House Creek shall discharge into Old River.
- c) Existing wetlands within Mountain House Creek shall be preserved.

- d) Mountain House Creek shall be designed to minimize erosion.
- e) The discharge of sediment to Old River shall be minimized by causing sediment deposition to occur in the Mountain House Creek channel.

Implementation:

a) Phasing of Improvements. Improvements to Mountain House Creek shall be constructed on an as-needed basis beginning at the southwestern end of the creek corridor. Such improvements and phasing shall be coordinated with the Mountain House Creek Plan in the Recreation and Open Space Section. Timing of improvements shall be specified in both the creek plan and in the Specific Plan and shall make provisions for the following:

- Design for 100-Year Flow. Mountain House Creek and the associated road crossing culverts and railroad crossing culvert shall be designed and constructed to convey the 100-year volumetric flow rate with free board established to County standards.
- Maximum Velocity. To minimize erosion, the maximum allowable average velocity shall be based on channel material per Table 3-4 of the San Joaquin County Improvement Standards.
- Planting. As specified in the Recreation and Open Space Section, selected species of plants shall be planted to enhance the creek habitat and increase the channel boundary roughness and hence reduce the average flow velocity.
- Channel Bed Slope. Drop structures and check structures may be used to decrease channel bed slope, and thus reduce average flow velocity.
- Flow Reduction. For several hundred feet along Mountain House Creek immediately upstream from Old River, the average flow velocity shall be reduced below two fps at the 100-year storm flow to enhance sedimentation prior to discharge into Old River. This reduction in average flow velocity shall be achieved by a gradual widening and deepening of the floodplain cross-section. The speed reduction will take place in the

creek's floodplain area that will not be subject to permit control.

- Existing Dams. The two existing farm dams on Mountain House Creek between the Delta-Mendota Canal and the Alameda/San Joaquin County line shall be lowered to an acceptable level to prevent downstream flood damage from a sudden and complete dam failure. These dams shall be designed and reconstructed to preserve the existing wetlands upstream of each structure and to pass larger flood flows over the dam crest. This may be accomplished without a need for specific permits.
- Wetlands. Within the community, the existing wetlands on Mountain House Creek shall be preserved by the construction of small earthen check berms within the floodplain. The function of these berms shall be to provide periodic inundation of the wetlands and to allow passage of flood events over the crest of the structures. The bulk of flood flows will bypass the wetlands via the floodplain. The berms will be constructed at levels below the adjoining topography to avoid berm failure and inundation.
- Berms. Berms shall be constructed to trap sediment thus reducing the sediment load to Old River.
- Flood Control Structures. Flood control structures on Mountain House Creek (e.g. culverts at road crossings and culverts at the Southern Pacific Railroad crossing) shall be constructed in the flood plain section of the creek and shall not impact the existing creek channel.
- Streambank Stabilization. Structural streambank stabilization measures may be required at points of storm drain discharge into Mountain House Creek. Stabilization and erosion control may also be required downstream of culverts and upstream and/or downstream of sudden channel transitions. In these cases, appropriate structural measures to prevent erosion may include stone riprap, reinforced concrete, log cribbing, gabions, cellular concrete and geotextiles. If possible, natural vegetation shall be incorporated into the erosion control method.

- **Specific Plan Requirements.** Streambed modification and riparian vegetation proposals shall be prepared for each Specific Plan Area.
- **Alteration Agreement.** When and if required, prior to construction affecting any portion of Mountain House Creek, the applicant shall apply for and comply with a streambed Alteration Agreement (1603 Agreement) issued by the California Department of Fish and Game.
- **404 Permit.** When and if required, prior to construction on Mountain House Creek, the applicant shall apply for and comply with a 404 Permit (Clean Water Act) issued by the Army Corps of Engineers.
- **Section 10 Permit.** When and if required, prior to construction on Mountain House Creek, the applicant shall apply for and comply with a Section 10 Permit (Rivers and Harbors Act) issued by the Army Corps of Engineers.
- **Nationwide Permit.** When and if required, prior to construction on Mountain House Creek, the applicant shall apply for and comply with a Nationwide Permit (categorical permits) issued by the Army Corps of Engineers.
- **Water Quality Certification.** Water quality certification or a waiver thereof, shall be obtained pursuant to Section 401 of the Clean Water Act. Water quality certifications and waivers of certifications are obtained from the Regional Water Quality Board. If authorization from the Army Corps of Engineers is not required as described above, water quality certification is likewise, not required.

Best Management Practices (BMPs)

Objective 1: To design a storm drain system that will reduce the quantity of storm water pollutants as close to the point of origin as possible, and to incorporate cost effective BMP treatment processes into system's design.

Policy:

- a) Site specific and regional treatment BMPs shall be incorporated into the design of the storm drain system.

Implementation:

- a) **Source Control BMPs.** Source control BMPs which are feasible for the area shall be incorporated into the first development permit for each Specific Plan Area. Source control BMPs are defined as: (1) planning management, (2) materials management, (3) spill prevention and cleanup, (4) illegal dumping controls, (5) illicit connection controls, and (6) street/storm sewer maintenance.
- b) **BMPs.** The BMPs described below shall be implemented where appropriate along with any additional BMPs that may be determined to be practical and feasible.
- c) **Community Design.** The community shall be designed to minimize the amount of directly connected impervious area (DCIA) that is connected to the storm drainage system and to provide setbacks from environmentally sensitive areas. Where possible, runoff shall be directed to landscaped areas, grass buffer strips, and grass lined swales to slow down the rate of runoff, reduce runoff volumes, and promote filtering and infiltration of stormwater.
- d) **Material Management Plan.** A material management plan for each business with potential pollutants shall be adopted and enforced prior to the issuance of building permits for commercial or industrial uses to control the use, storage and disposal of chemicals that could pollute runoff.
- e) **Spill Prevention and Cleanup Plan.** A spill prevention and cleanup plan shall be adopted prior to the issuance of building permits for commercial or industrial uses to minimize the risk of spills during outdoor handling and transport of chemicals, and to contain and rapidly clean up spills before entering the storm drain system.
- f) **Illegal Dumping.** An illegal dumping regulation shall be adopted and enforced prior to the issuance of building permits for commercial and industrial uses to prevent businesses and individuals from dumping waste products into the drainage system.
- g) **Illicit Connections.** An illicit connection regulation shall be enforced to prevent connections to the storm drainage system that discharge material except rainfall runoff into the drainage system.

- h) **Maintenance Program.** A street/storm sewer maintenance program shall be developed to provide for the removal of pollutants from paved areas (e.g. street sweeping) and maintain the functions of the various storm drain components.
- i) **Site Specific BMPs.** Site specific BMPs shall be required for industries, public facilities and businesses which generate polluted runoff which differs in concentration and/or content from residential runoff. Industries, public facilities and businesses may be required to treat on-site runoff prior to discharge into the public storm drain collection system.
- j) **BMP Processes.** Possible site specific BMPs shall include, but not be limited to, extended detention followed by filtration and oil/water separators.
- k) **Regional Treatment.** Regional BMP treatment processes shall be required for the community.
- l) **Regional Processes.** Possible regional BMP treatment processes shall include, but not be limited to, extended dry detention basins, wet detention basins or ponds and/or wetland bottom channels.

Flood Protection

Objective 1: To protect people and property in the Mountain House community from flood hazards.

Policy:

- a) The entire Mountain House community shall be protected from a 100-year flood.

Implementation:

- a) **Monitoring.** Dams, levees and berms protecting the County and the Mountain House community from flooding shall be monitored to identify potential problems.
- b) **Requirements for Flood-Prone Areas.** The development of the areas in the Mountain House community which are identified to be subject to flooding shall be subject to requirements for participation in the National Flood Insurance Program (NFIP), San Joaquin County General Plan 2010, Volume I, and San Joaquin County's Development Title.
- c) **Proposed Levee System.** A new levee system shall be constructed immediately adjacent to but

structurally separate from any existing substandard levees. Both the existing substandard levees and the proposed levee shall be developed as regional public recreational parks and/or wildlife habitat areas subject to levee encroachment standards established by the agency responsible for the operation and maintenance of the new levee system.

The new levee system shall extend from the San Joaquin/Alameda County line easterly approximately 15,000 feet to the W.I.D. intake canal. The new levee system shall extend southerly to an elevation contour sufficient to meet agency standards estimated at a contour elevation of 12 feet: (1) at the San Joaquin/Alameda County line, 2) at the easterly and westerly banks of the Mountain House Creek dredger cut and 3) at the westerly bank of the W.I.D. intake canal.

- d) **Minimum Levee Design Criteria.** The proposed new levee system shall meet, as a minimum, the requirements of Section 65.10 Mapping of Areas Protected By Levee Systems, 44 CFR Ch. 1 and the design standards specified herein.
- e) **Levee and Encroachment Standard.** Prior to approval of any Specific Plan including the Old River levee, a levee encroachment standard and processing procedure for encroachment permits (including the Old River levee) shall be developed.
- f) **FEMA Application.** After the new levee system is constructed along Old River, an application shall be made to the Federal Emergency Management Agency to change the flood insurance maps.

Siting Criteria

Objective 1: To insure that drainage facilities are sited to perform efficiently while minimizing visual, safety, or other impacts.

Policy:

- a) Storm drainage retention/detention ponds shall be located in such a manner, by incorporating into golf course water hazards and parks, as to minimize the visual impact on the adjacent community.

Implementation:

- a) Screening. Where the facility is exclusively used for storm drainage purposes, the site shall be fenced in order to bar entry to the facility by the public. Where ponds interface with public streets or adjacent land developments, a buffer of landscaping shall be installed that will visually hide the facility from the adjacent land uses.
- b) Temporary Facilities. Temporary storm drainage retention/detention basins shall be exempt from the siting criteria noted above, except for those relating to health and safety.

PUBLIC SERVICE PROVISIONS

Objective 1: To establish a framework for public services that will provide Mountain House residents with urban services and facilities in a cost-efficient manner that does not have adverse fiscal impacts on the County.

Policy:

- a) A Community Services District shall be formed initially as a dependent district, with the County Board of Supervisors serving as the District's initial Board of Directors.
- b) The boundaries of the Community Services District Sphere of Influence should be identical to the boundaries of the Mountain House Master Plan.
- c) The initial CSD boundaries shall include sufficient land and a balance of land uses adequate to insure a viable community.
- d) Annexation into the CSD shall be required for all development. The initial annexation shall be as defined in the first Specific Plan.
- e) An adequate urban level of public services shall be provided for the residents of Mountain House.
- f) The County shall retain public service responsibilities until such time as the County deems it appropriate to transfer specific responsibilities to the Community Services District.
- g) The civic and public administration buildings should be located in the Town Center.

- h) Public services shall be provided in a manner that is cost-effective and consistent the Public Financing Plan and the Master Plan.
- i) The County shall ensure that the actions of the Community Services District are consistent with County plans, policies, standards, ordinances and programs relative to Mountain House.
- j) Agreements regarding public services for Mountain House shall be consistent with the applicable Master and Specific Plan provisions.

Implementation:

- a) Formation of a Community Services District. The formation of a CSD shall be approved by LAFCO not later than the submittal of the first development application for the community. The initial CSD will be formed with the County Board of Supervisors acting as the CSD Board of Directors.
- b) CSD Inclusion. Prior to the submittal of any Development Permit, the land area that is the subject of the Development Permit shall a) have been approved by LAFCO for annexation into the CSD, or b) have obtained a Will Serve Letter from the CSD indicating that the CSD can and will provide the services required under the Master Plan and appropriate Specific Plan. Annexations shall have been completed prior to establishment of the use, issuance of building permit, or recording of a map, whichever occurs first.
- c) CSD Boundaries. The initial CSD boundaries shall be as defined in the first Specific Plan. The ultimate boundaries of the CSD shall be the same as the CSD Sphere of Influence which shall coincide with the boundaries of the community as defined in this Master Plan.
- d) Pre-Existing Land Uses. Those lands improved with existing structures as generally cited in Section 3.2.4: Pre-Existing Land Uses Within the Mountain House Community Boundaries of the Draft Master Plan shall not be obligated to annex to the CSD unless they elect to join the CSD in order to obtain a higher level of services.
- e) Public Services Allocations. A Public Services Allocation Agreement between the County and the CSD shall allocate and/or assign service provider responsibility among the parties. The agreement

shall also identify the financial responsibility of each designated service provider. The agreement shall be signed prior to the submittal of the first Development Permit.

- f) **Financing of Public Services.** The Public Financing Plan, subsequent Development Agreements and other agreements shall incorporate provisions which ensure that public service provisions do not adversely affect the fiscal condition of the County, and that adequate financing is available to provide public services and facilities for the development of Mountain House.
- g) **Agreements Between the Community Services District and the School Districts.** Prior to the submittal of Development Permit applications, the Community Services District shall enter into an agreement with the school districts respecting matters of building construction, operation, and maintenance, public uses of school facilities, and student transportation.
- h) **Police Protection.** The CSD shall contract with the County Sheriff's Department to provide an urban level of police protection. As necessary to meet the needs of the community, the Community Services District may supplement the police services.
- i) **First Protection.** The Community Services District shall contract with the Tracy Rural Fire District for initial provision of an urban level of fire protection service.

IMPLEMENTATION

Community-Wide Plans

Policy:

- a) The Master Plan and the Public Financing Plan, and any amendments thereto, shall be consistent with the General Plan.
- b) The Master Plan and the Public Financing Plan shall be consistent with each other.
- c) The Master Plan and Public Financing Plan each shall be internally consistent.
- d) Implementation of the Public Financing Plan shall not adversely affect the fiscal condition of the County.

- e) The Master Plan and Public Financing Plan shall be implemented by Specific Plans.
- f) Each Development Permit approval shall require a finding that it is consistent with the Master Plan, Public Financing Plan, and pertinent Specific Plan.
- g) Community-wide plans or programs developed after approval of the Master Plan shall require a public hearing and recommendation by the Planning Commission and a public hearing and decision by the Board of Supervisors.

Specific Plans

Policy:

- a) Specific Plans shall be consistent with the General Plan, the Master Plan and the Public Financing Plan.
- b) Each Specific Plan shall be processed with a Financial/Fiscal Addendum to the Public Financing Plan. The Addendum shall include documentation that the Specific Plan is financially feasible and not detrimental to the fiscal condition of the County.
- c) Specific Plans shall implement community-wide programs and plans.
- d) Specific Plans shall be compatible with the approved Specific Plans for adjacent areas.
- e) All property within the Mountain House community shall be included in a Specific Plan. Property may not be included in more than one Specific Plan.
- f) A Specific Plan shall be approved prior to the submittal of a first Development Permit in the area.
- g) Specific Plans may be implemented by Development Agreements, and by other agreements, as appropriate.
- h) Future Specific Plans may be sequential and independent of one another, or may be developed concurrently.
- i) The area to be covered by each Specific Plan shall be approved by the Director of the Community Development Department.

Specific Plan Amendments

Policy:

- a) Specific Plan area expansions and substantive changes shall be processed as Specific Plan Amendments using the same process as the initial Specific Plan submittal.
- b) Each Specific Plan shall be internally consistent.
- c) Minor differences in boundaries from those shown in the Specific Plan map may be considered in conformity with the General Plan, unless an undesirable precedent would be set for more extensive and nonconforming changes in adjacent area.

Specific Plan Minimum Area

Policy:

- a) All of each neighborhood, as defined in the Master Plan, shall be included in the same Specific Plan.
- b) More than one neighborhood may be contained in a single Specific Plan.
- c) A Specific Plan may include only a portion of a neighborhood initially if it includes the neighborhood center (the K-8 school, the neighborhood park and the neighborhood commercial area). The remainder of the neighborhood shall be covered under a single amendment to the Specific Plan.

Specific Plans For Designated Areas

Policy:

- a) Mountain House Business Park and Old River Industrial Park shall be included in not more than one Specific Plan for each area, but each Specific Plan may be planned and approved in phases via the Specific Plan Amendment process.
- b) The initial Specific Plans for the marina and the Town Center shall include their entire areas.
- c) When a public facility located in an area without a Specific Plan is made necessary by the development of another area, the facility initially must be included in the Specific Plan being prepared. The water treatment plan, however, may be planned independently and incorporated in a later Specific Plan.

Special Purpose Plans

Policy:

- a) Details of certain focus areas may be deferred in the initial Specific Plan for an area. Prior to the approval of a Development Permit for development in these areas, a Special purpose Plan shall be approved. The focus areas include the following:
 - Central Commercial Area
 - Village Centers
 - Neighborhood Centers
 - Freeway Service portion of Mountain House Business Park
- b) Special Purpose Plans for Neighborhood Centers shall be provided in conjunction with school planning. Special Purpose Plans for other focus areas shall be approved prior to the approval of Development Permits for the subject area.
- c) Special Purpose Plans for focus areas shall address site planning including building locations, parking, circulation, relationship to adjacent areas, landscape design, signage, lighting, site furnishings, and transit facilities.

Phasing

Policy:

- a) Contiguous growth shall be strongly encouraged throughout development of the community.
- b) Development phasing shall not result in a net fiscal deficit to County of special district funds.
- c) Each Specific Plan shall be evaluated in combination with all prior Specific Plans to determine the feasibility of adding the incremental public infrastructure required to serve land uses within the new Specific Plan and to assess the cumulative burdens on existing and proposed land uses. This test of financial feasibility shall be conducted for each Specific Plan.
- d) Specific Plans shall address phasing for services and facilities and shall develop review procedures which ensure that ongoing County review checkpoints are provided with each stage of community development.
- e) Prior to the submittal of any Development Permit, the County and Master Developer shall enter into

a Development Agreement to ensure compliance with Master Plan implementation.

Monitoring

- a) Community monitoring shall be administered by the County and may be done by the County or the CSD.
- b) Monitoring shall continue until such time as it is determined by the County that it is no longer needed.
- c) Monitoring shall be conducted by the Community Services District and the County as detailed in applicable plans, agreements and permits.
- d) Results and analysis of community monitoring shall be summarized in an annual Community Report.
- e) The County shall be responsible for an annual Community Report due by April 1 for the previous year.
- f) The County shall initiate a procedure for a biannual review and revision of implementation measures and programs as necessary to achieve the goals and objectives of this Master Plan, the Public Financing Plan and Specific Plans.
- g) Mountain House plans shall be revised to incorporate environmental mitigation measures.