

CHAPTER THREE

LAND USE

CHAPTER THREE: LAND USE

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CHAPTER THREE: LAND USE

3.1 INTRODUCTION

3.1.1 Purpose

This chapter describes the land use plan and the primary design concepts for Mountain House. The chapter provides policies which are intended to implement the goals and objectives described in Chapter Two: Community Vision.

This chapter also presents land use assumptions, states land use regulations and development standards, and defines the Jobs/Housing and Affordable Housing programs.

The assumptions, regulations and standards described in this Plan may include differences from County policies or regulations in other communities in the County. These provisions are intended to facilitate the use of higher densities, smaller residential lot sizes, innovative housing types and development patterns, more efficient transit, pedestrian and bicycle facilities and roadway systems.

3.1.2 Overall Concepts

Mountain House is planned as a comprehensive new community that provides a balance of housing and employment, a diversity of housing types and employment opportunities and recreational amenities for its residents. In the tradition of California Central Valley towns, Mountain House is planned to develop as a community of pedestrian-scaled, tree-shrouded Neighborhoods, each focused on the neighborhood school and park, and linked to nearby shopping. The Mixed-Use Town Center provides a focal point for civic and community activities and for commercial businesses in the northern half of the plan area while the I-205 Mixed-Use area serves to supplement the Town Center in the southern half of the Master Plan.

An important objective in the design of the community is to create a lifestyle that is less reliant on the automobile, more connected to the activities within local neighborhoods, and more oriented to transit, bicycles and walking.

As illustrated by Figure 3.1: Community Concept Diagram and Figure 3.2: Residential Neighborhood Boundaries Diagram, the land use plan for Mountain House organizes neighborhoods, shopping areas and other facilities to encourage pedestrian use and access and to minimize the need for off-site automobile travel for the majority of residents' needs. The structure of the community incorporates Neighborhood and Village Centers which will serve as locations for transit connections and pedestrian destinations. The roadway layout provides efficient access from residential to employment districts, whether by transit, bicycle, carpool, or short trips by car. The open space system contains linear parks as well as local facilities to enable residents to enjoy recreational opportunities without driving.

Additionally, several subareas providing distinct community functions are identified by Figure 3.3: Community Subareas Map. These Subareas include the Town Center, Mountain House Business Park, the I-205 Mixed-Use area, Old River Industrial Park, Mountain House Parkway Corridor, Village Commercial Centers, and the Central Community Commercial center.

3.1.3 Neighborhood Structure and Village Centers

Mountain House is organized into 12 distinct neighborhoods of roughly the same size, including nineteen family neighborhoods and two mixed active adult and family neighborhoods. Family neighborhoods shall contain a centrally located K-8 school, a Neighborhood Park, and a Neighborhood Commercial area, serving as the center of neighborhood activities. The two mixed active adult and family neighborhoods, Neighborhoods J and K, will share one K-8 school between them. The Lammersville Unified School district has determined that a K-8 school in Neighborhood J is not warranted based on the number of K-8 students expected to be generated in Neighborhood J. Students from Neighborhood J will attend the K-8 school in Neighborhood K. Neighborhoods A and B are combined to accommodate a college campus in the southwestern corner of the community, and share a consolidated Neighborhood Center. Neighborhoods will be planned to create a distinct sense of identity and character that offer safe and visually appealing environments, with street landscaping, entries, walls and fences, signage and other elements designed as an integrated system for each neighborhood.

Figure 3.4: Neighborhood Structure illustrates a conceptual layout of a neighborhood within the community. Neighborhoods are sized to provide convenient walking access to the local Neighborhood Center and commercial uses. Each family neighborhood, and the Neighborhood K mixed active adult and family neighborhood, is organized around a Neighborhood Center consisting of a K-8 school, a Neighborhood Park, and a Neighborhood Commercial area. Family neighborhood boundaries, and the neighborhood boundaries for the Neighborhood J & K mixed active adult and family neighborhoods, are also intended to delineate the attendance boundaries of the K-8 schools. The Neighborhood J mixed active adult and family neighborhood will not contain a Neighborhood Center but will feature only one component of a Neighborhood Center, a Neighborhood Park located on the east of the neighborhood.

Three Village Centers are located to provide nearby shopping and service needs for groups of four neighborhoods. The Village Centers will also provide transit connections and facilities.

3.1.4 Community Identity and Design Expression

Creating a distinct image and identity is important to the success of the community environment. The image of Mountain House will be partially established through the consistent treatment of community-wide elements such as landscaping and site graphics. Additionally, the Master Plan contains provisions regarding buildings, public art, water elements, site furnishings and other elements which contribute to the overall image of the community. Within this community-wide framework, each neighborhood will benefit from a consistent application of design elements that are unique to that neighborhood. The intent is to provide a sense of continuity but not to produce a regimented, monotonous environment.

Community-wide elements such as Arterial streets, major entries, and the Mountain House Creek corridor will establish a common identity for the entire community. Landscape treatment will be consistently applied in these areas. In contrast, the Village Centers and neighborhoods will exhibit a different character, with distinct

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architecture, landscape and furnishings. The intent is to allow for individualized expressions within the overall framework of the community as defined by major public corridors such as streets and parks.

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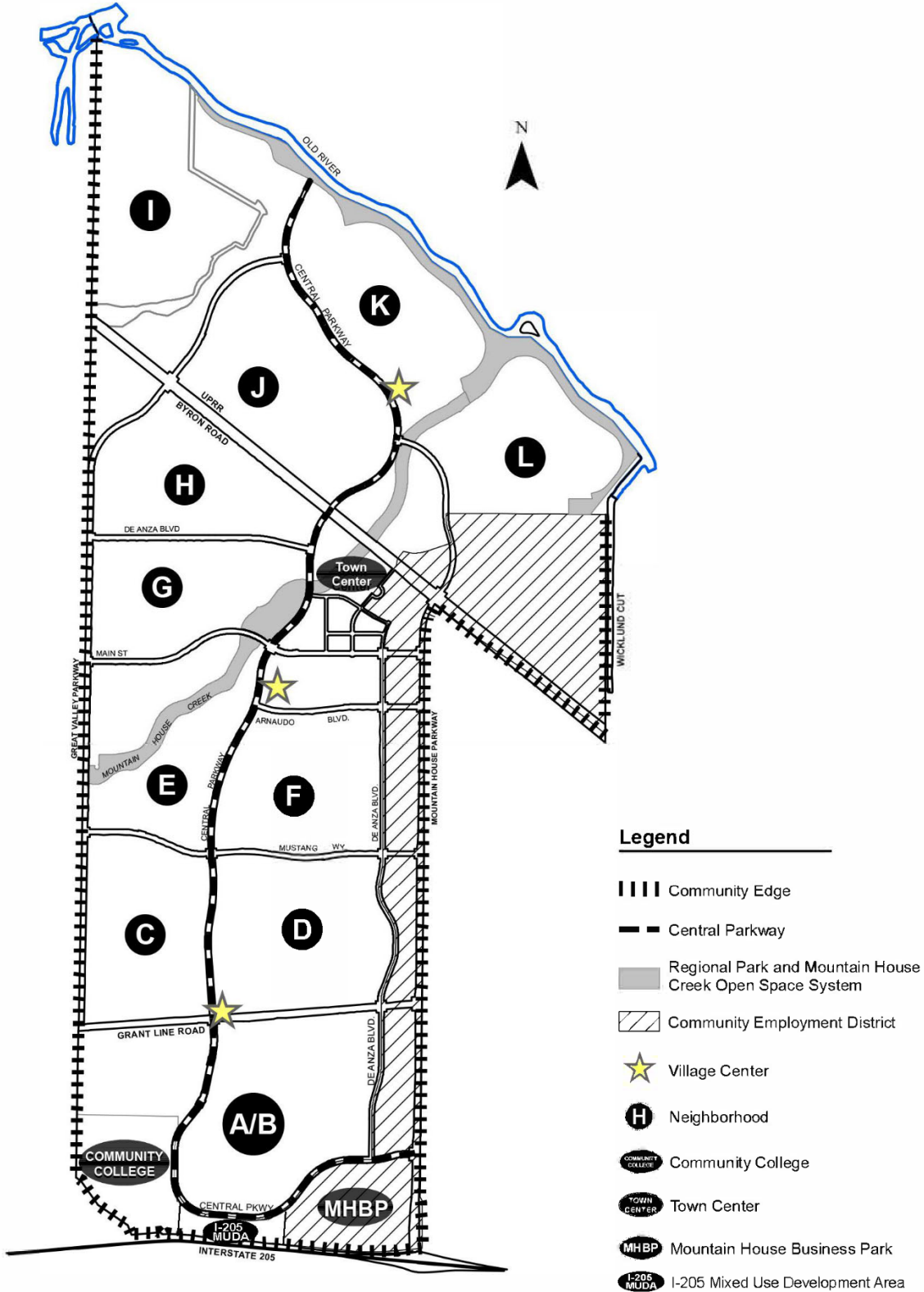


FIGURE 3.1 – COMMUNITY CONCEPT DIAGRAM

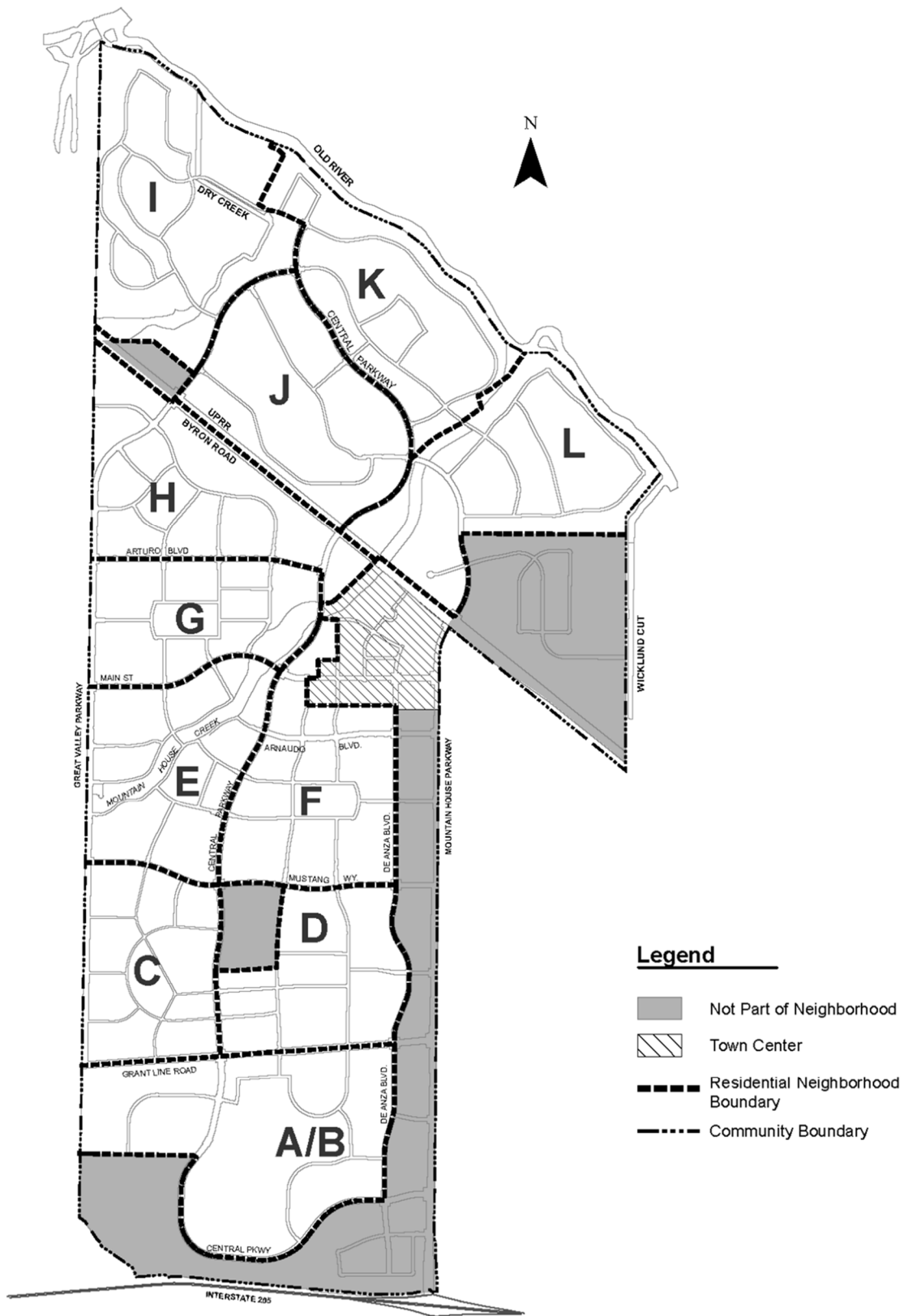


FIGURE 3.2 – RESIDENTIAL NEIGHBORHOOD BOUNDARIES DIAGRAM

MOUNTAIN HOUSE MASTER PLAN

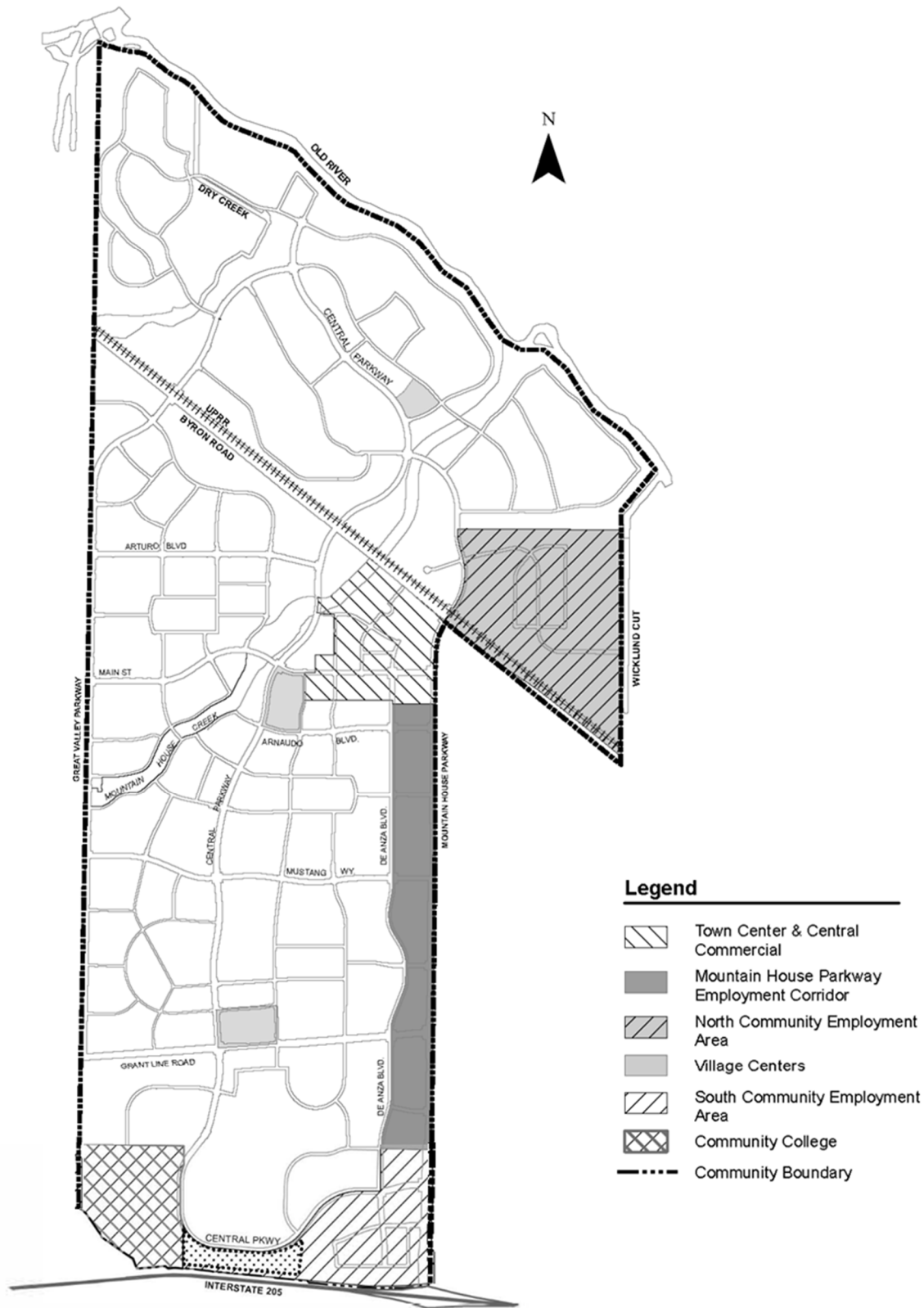


FIGURE 3.3 – COMMUNITY SUBAREAS MAP

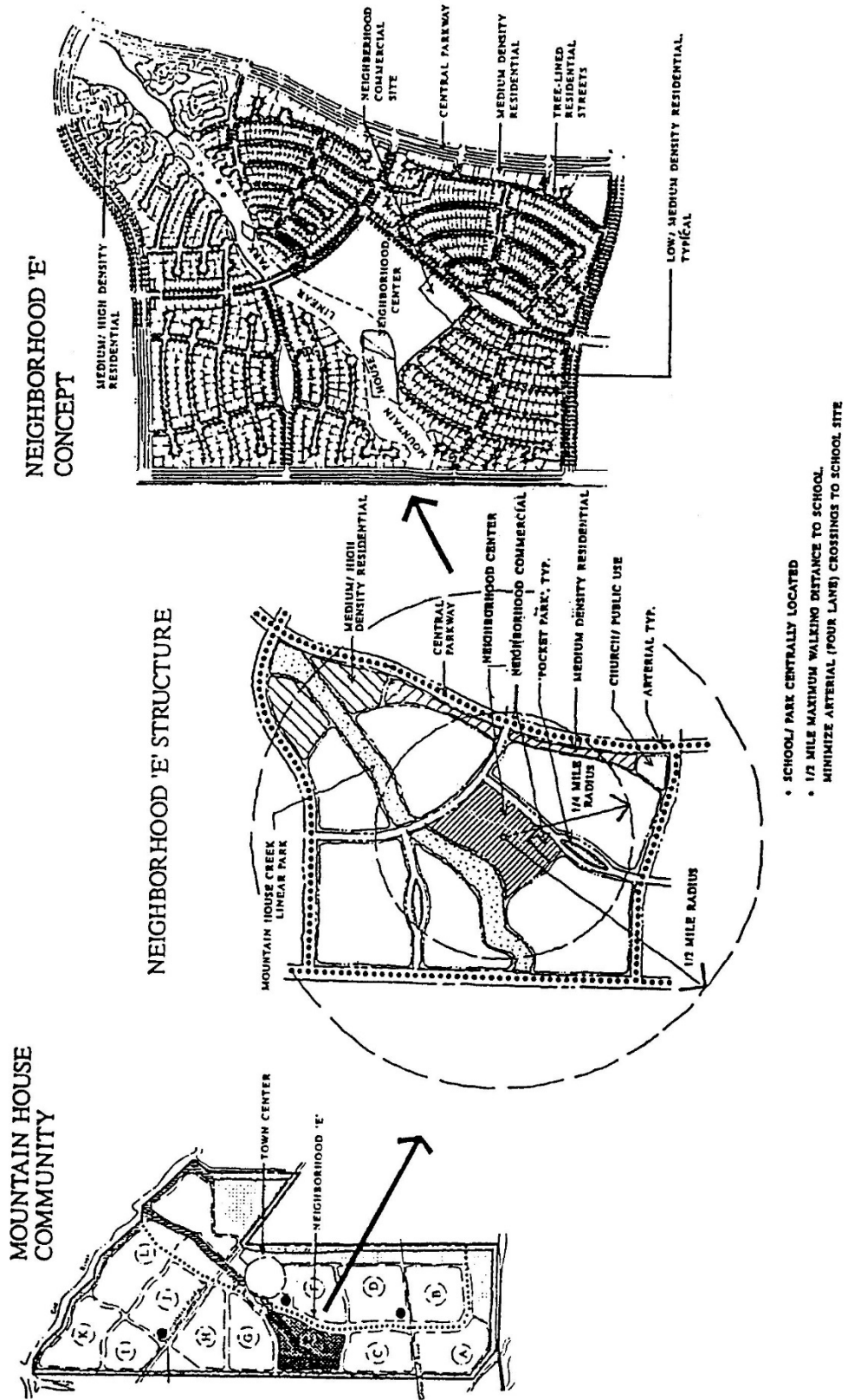


FIGURE 3.4 – NEIGHBORHOOD STRUCTURE

3.2 COMMUNITY LAND USE PLAN

3.2.1 Purpose of the Land Use Plan

The purpose of the Land Use Plan is to establish the generalized location and categories of land use for the entire Mountain House community (see Figure 3.5: Master Plan Designations). It sets the land use framework for subsequent Specific Plans, and defines the boundary limits of the overall community. In addition to establishing the basic allocation of land uses, the Land Use Plan establishes the primary circulation system and intersections of the primary network and future Collector streets. The level of detail shown in the Land Use Plan in Figure 3.5 is comparable to a general plan land use map. For ease of reference, Figures 3.6, 3.7 and 3.8 provide enlarged versions of the Master Plan Designations for the north, central, and south areas of the community.

The Land Use Plan is intended to allow flexibility for subsequent Specific Plans and subdivision applications to define the specific mix, configuration and character of uses in greater detail.

3.2.2 Land Use Program

The land use program for Mountain House is summarized below in Table 3.1: Land Use Summary. For each land use designation, the summary table indicates acreages, estimated numbers of dwelling units, population and employment figures. Final acreages for all land uses will be established by future Specific Plans.

Table 3.2: Land Use by Neighborhood presents approximate acres of planned land uses for each neighborhood. Land uses not located within or easily associated with a residential neighborhood are listed as “Other Areas.” The number of dwelling units is based on an expected density for each residential designation, as shown in Table 3.3.

Potential Residential Units

Table 3.3: Minimum, Maximum, and Expected Residential Units by Neighborhood establishes a minimum and a maximum number of dwelling units for each residential designation and indicates the minimum and maximum number of dwelling units which could be built in each neighborhood based on General Plan and Zoning criteria. Since it is unlikely that building will occur at either the minimum or maximum densities, the table also indicates the expected density and expected units for each neighborhood. Facility planning will generally be based on a number of units higher than the “expected” number, in order to allow for contingencies. Generally, the expected number of units should be used for determining and projecting residential revenues. Based on the evaluation of impacts referenced in the certified EIR for the project, the expected number of units for the entire Mountain House Master Plan area is 16,105 Residential units.

3.2.3 Accuracy in Relationship to Specific Plans

Future Specific Plans will define the boundaries of land use areas more precisely by defining zoning districts (see Section 3.3: Land Use Regulations and Permitted Uses). Future Specific Plans will reflect Master Plan land use designations, rather than pre-existing property line boundaries in defining the location of land uses. This

is consistent with the requirement that future Specific Plans follow the layout defined for each Neighborhood, Neighborhood Center and Other Planning Areas (see Section 17.5.4: Specific Plan Minimum Area).

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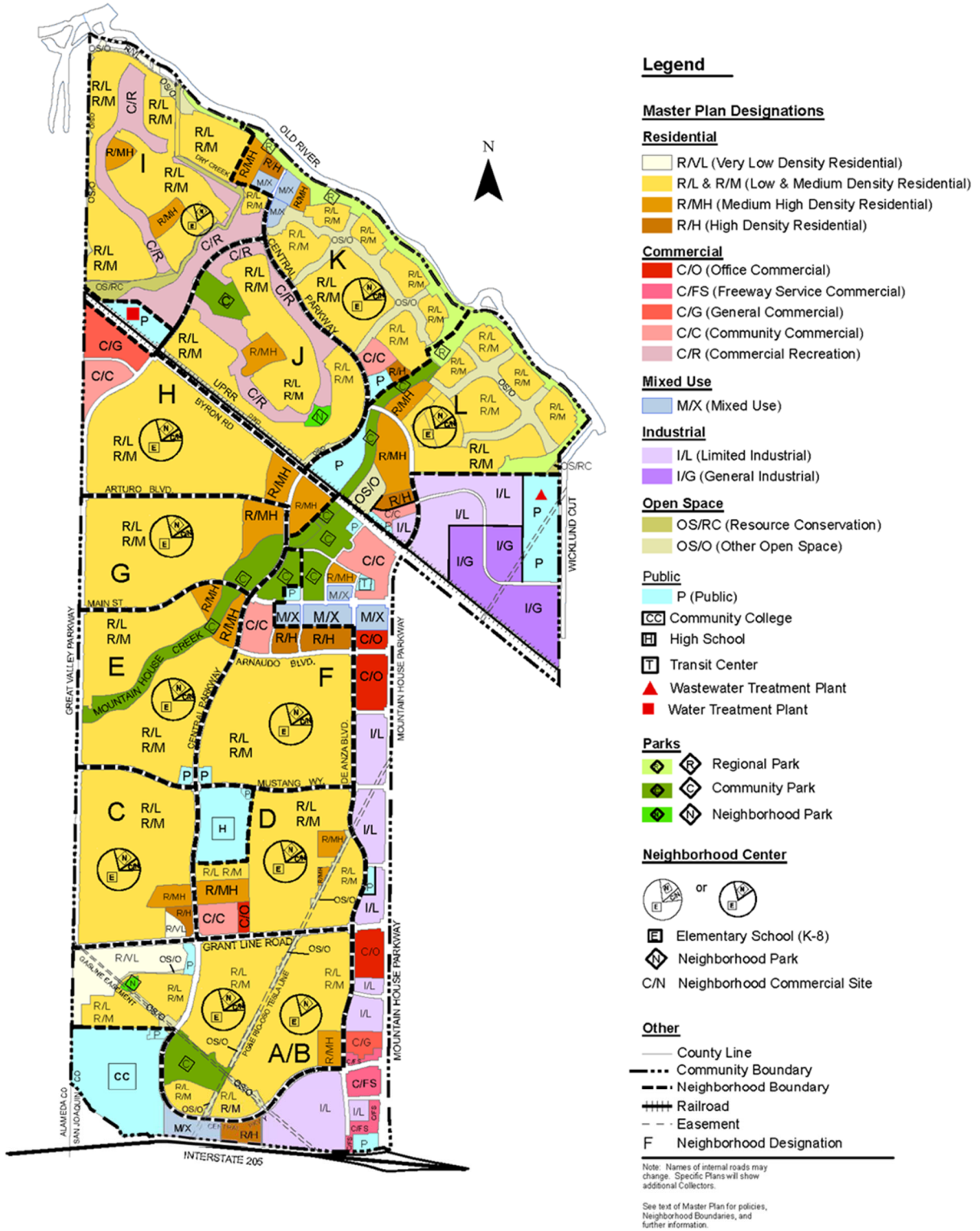


FIGURE 3.5 – MASTER PLAN DESIGNATIONS

MOUNTAIN HOUSE MASTER PLAN

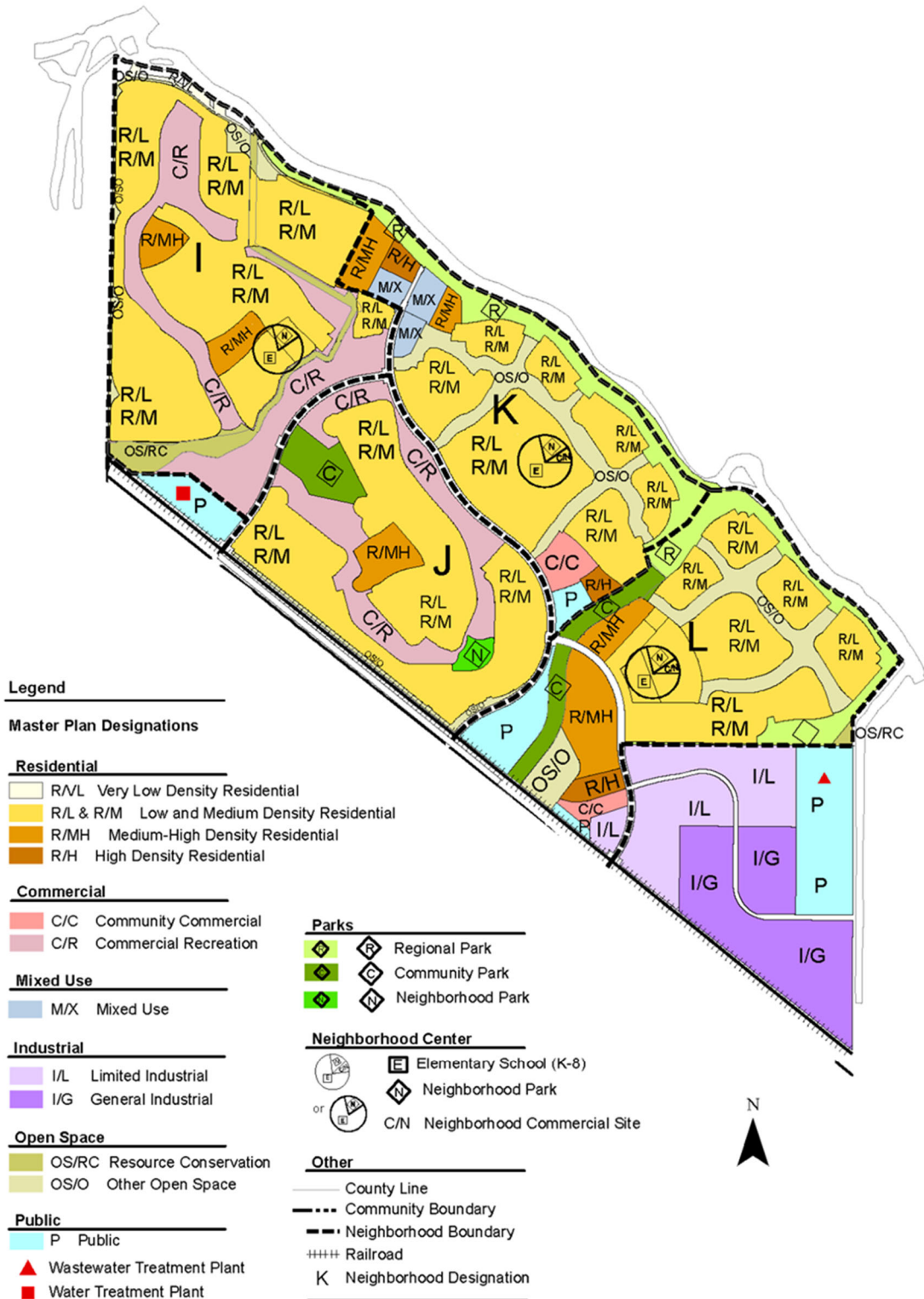


FIGURE 3.6 – MASTER PLAN DESIGNATIONS – NORTH AREA

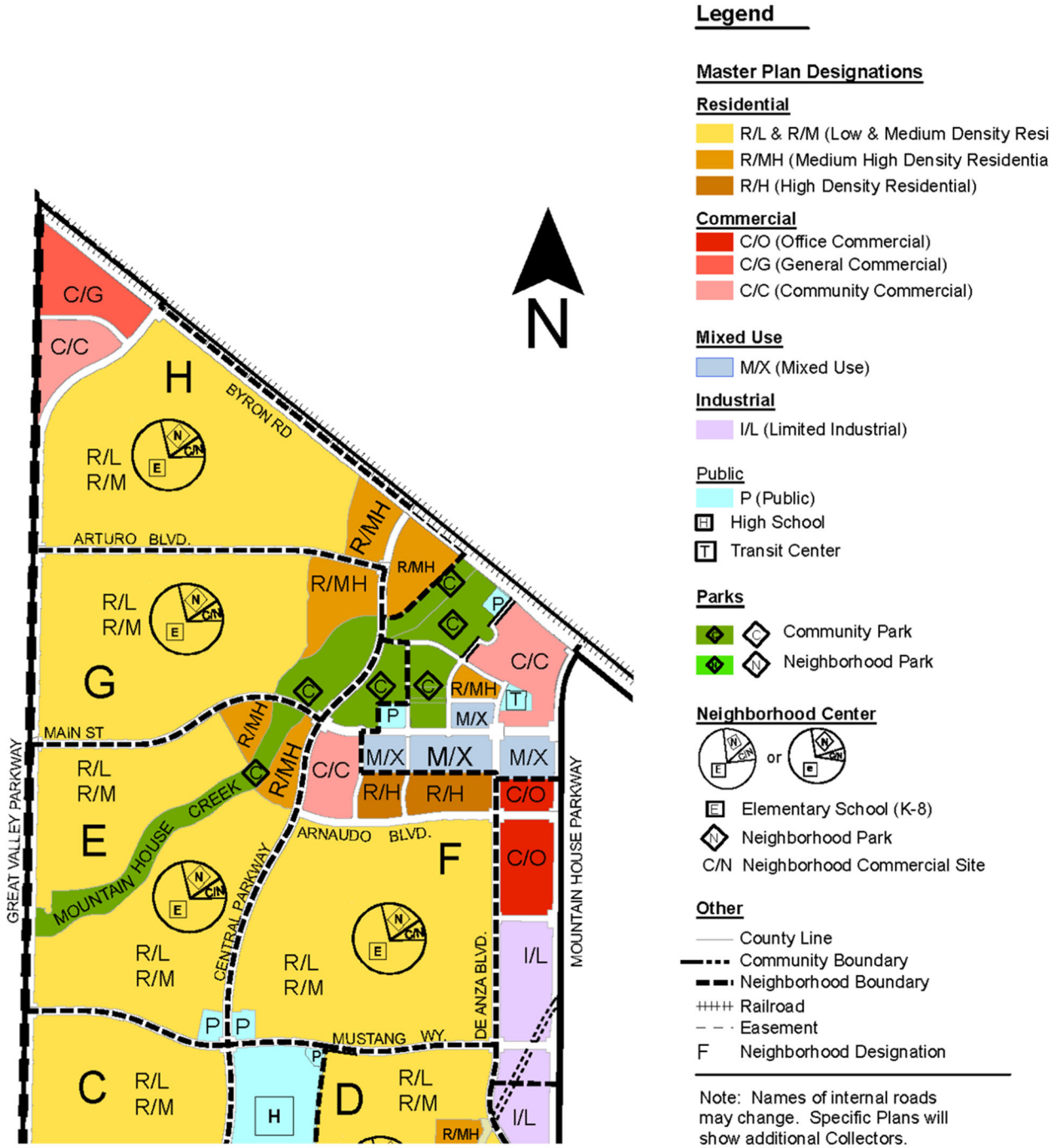


FIGURE 3.7 – MASTER PLAN DESIGNATIONS – CENTRAL AREA

MOUNTAIN HOUSE MASTER PLAN

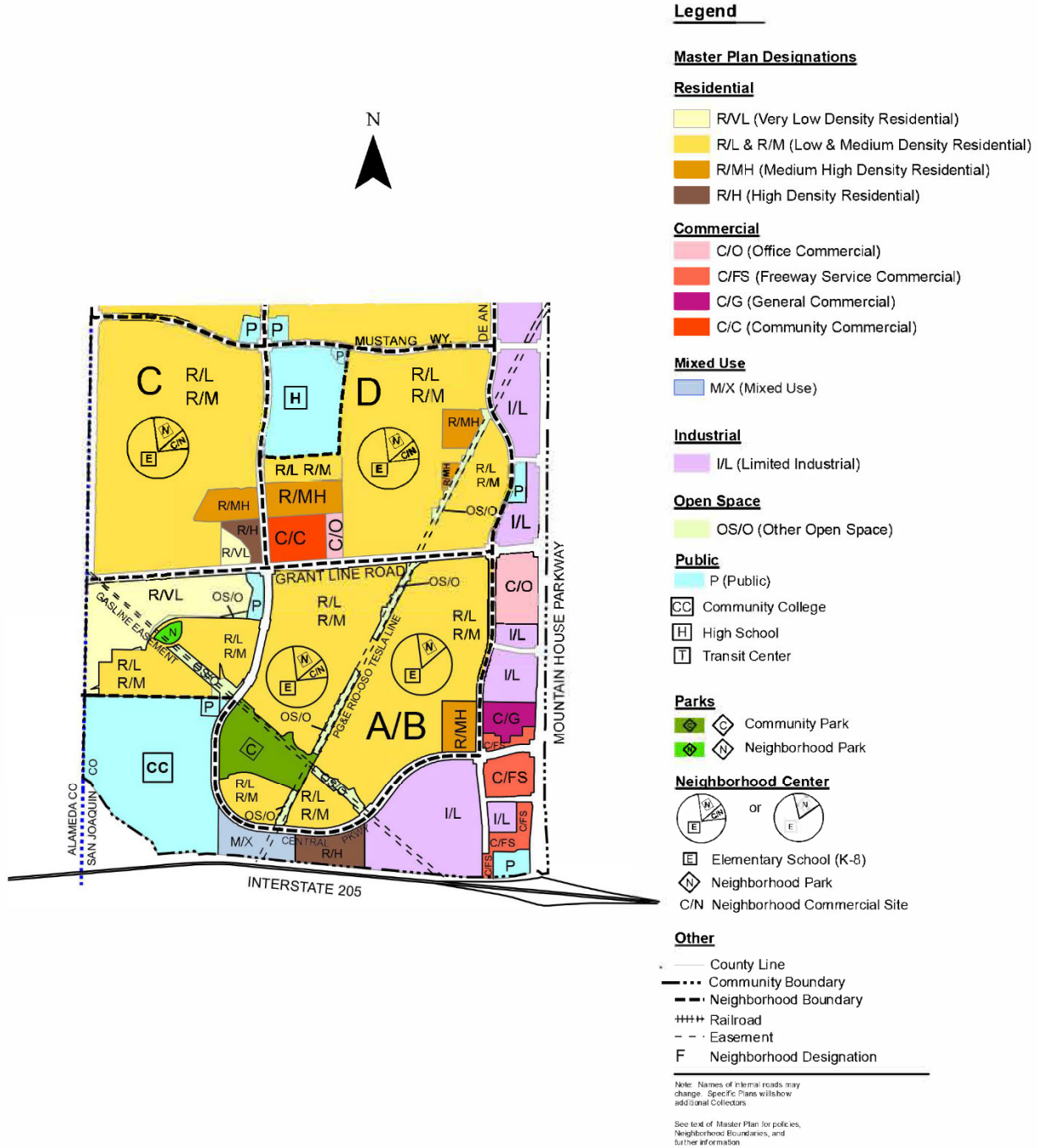


FIGURE 3.8 – MASTER PLAN DESIGNATIONS – SOUTH AREA

MOUNTAIN HOUSE MASTER PLAN

Table 3.1: Land Use Summary

		Gross Area	%	Expected Density	Expected Units	Person/	Population	Jobs per	Jobs
LAND USE		AC	Acres	DU/AC	DU	DU		Acre	
RESIDENTIAL									
RVL	Residential/Very Low	57.8	2.3%	2.0	121	3.12	378		
RL	Residential/Low	1073.1	42.8%	4.5	4,829	3.12	15,066		
RL	Residential/Low - Active Adult	131.8	5.3%	4.5	593	1.80	1,068		
RM	Residential/Medium	969.2	38.6%	6.0	5,898	2.70	15,925		
RM	Residential/Medium - Active Adult	13.5	0.5%	6.0	81	1.80	146		
RMH	Residential/Medium High	186.8	7.4%	14.0	2,615	2.00	5,230		
RMH	Residential/Medium High - Active Adult	14.0	0.6%	14.0	196	2.00	392		
RMH	Residential/Medium High - Senior Housing	0.0	0.0%		0		0		
RH	Residential/High	62.1	2.5%	20.0	1,242	2.00	2,484		
RH	Residential/High - Senior Housing	0.0	0.0%		0		0		
MX	Mixed Use (I-205)				0	0.00	0		
MX	Mixed Use (Town Center)				200	2.00	400		
	SUBTOTAL	2,508.3	100.0%		15,775		41,089		
ADDITIONAL & BONUS UNITS									
	Additional Units (Town Center)				240	2.00	480		
	Bonus Units (For HD Housing)				90	2.00	180		
	SUBTOTAL				330		660		
COMMERCIAL									
CN	Neighborhood Commercial	12.8	2.7%					24	307
CC	Community Commercial	97.4	20.4%					24	2,338
CG	General Commercial	41.8	8.8%					24	1,003
CO	Office Commercial	50.8	10.6%					44	2,235
CFS	Freeway Service Commercial	24.8	5.2%					24	595
CR	Commercial Recreation	179.4	37.6%					0.5	90
MX	Mixed Use (I-205)	16.0	3.4%					24.0	384
MX	Mixed Use (Town Center)	35.7	7.5%					51	1,821
MX	Mixed Use (Old River)	18.4	3.9%					51	938
	SUBTOTAL	477.2	100.0%						9,711
INDUSTRIAL									
IL	Limited Industrial (N. of Byron)	87.6						26	2,278
IL	Limited Industrial (S. of Byron)	155.0						32.3	5,007
IG	General Industrial	106.6						14	1,492
	SUBTOTAL	349.2							8,777
OPEN SPACE									
NP	Neighborhood Park	61.3						0.2	12
CP	MH Creek Community Park	92.2						0.2	18
CP	Central Community Park	46.3						0.2	9
CP	Other Community Parks	51.3						0.2	10
RP	Regional Park	88.2						0.2	18
OS/O	Lakes	95.6						0.2	19
OS/O	Water Quality/Detention Basins	20.8						0	0
OS/O	Other Open Space (buffers, gas/electric c	41.2						0.2	8
OS/RC	Wetland / Resource Conservation	17.2						0	0
OS/RC	Dry Creek	13.0						0.2	3
	SUBTOTAL	527.2							98

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SCHOOLS									
	K-8	176.0						2.5	440
	High School	46.5						2.5	116
	Community College	107.9						n/a	532
	SUBTOTAL	330.4							1,088
PUBLIC									
P	Wastewater Treatment Plant/Service Area	48.2						5	241
P	Water Treatment Plant	16.9						5	85
P	Transit (includes designated par/ride lots)	10.9						5	55
P	Public Facilities (public)	22.3						5	112
P	Public Facilities (private)	27.0						5	135
	SUBTOTAL	125.3							626
TOTALS		4,317.6			16,105		41,749		20,300
Notes:									
1) All acreages exclude Arterial roadways. In Town Center, acreages also exclude Collector roads. RVL, RL and RM areas include Collector and Local roadways (including some roads serving non-residential uses) and areas under power line easement.									
2) Neighborhood D total excludes the high school and fire station. 1.6 acres of Neighborhood Commercial in Neighborhood F is for a community pool.									
3) Dwelling units are "Expected Units." For "Minimum Units" and "Maximum Units", see Table 3. Second unit dwellings are not included in Expected Units.									

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**Table 3.2:
Land Use by Neighborhood**

LAND USE	Neighborhood A/B		Neighborhood C		Neighborhood D		Neighborhood E		Neighborhood F		Neighborhood G		Neighborhood H	
	Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU
	RESIDENTIAL													
RVL Residential/Very Low	48.7	3	4.2	8		0		0		0		0		0
RL Residential/Low	112.4	444	118.0	531	44.0	198	101.1	455	142.3	640	83.5	376	96.0	432
RL Residential/Low - Active Adult														
RM Residential/Medium	175.5	1088	79.0	474	123.9	779	107.5	645	66.4	398	88.1	529	107.5	645
RM Residential/Medium - Active Adult														
RMH Residential/Medium High	10.0	140	10.5	147	24.4	320	19.4	272			22.3	312	31.0	434
RMH Residential/Medium High - Active Adult														
RMH Senior Housing		0		0		0		0		0		0	0.0	0
RH Residential/High			6.0	120		0		0	24.0	480		0		0
RH Senior Housing		0		0		0		0		0		0	0.0	0
MX Mixed Use														
SUBTOTAL	346.6	1,675	217.7	1,280	192.3	1,297	228.0	1,372	232.7	1,518	193.9	1,217	234.5	1,511
ADDITIONAL & BONUS UNITS														
Additional Units (Town Center)														
Bonus Units														58
SUBTOTAL	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	58
COMMERCIAL														
CN Neighborhood Commercial	1.5		1.0		1.0		1.4		2.6		0.9		1.1	
CC Community Commercial					15.5				17.8				19.3	
CG General Commercial													31.5	
CO Office Commercial					3.8									
CFS Freeway Service Commercial														
CR Commercial Recreation														
MX Mixed Use														
SUBTOTAL	1.5	0	1.0	0	20.3	0	1.4	0	20.4	0	0.9	0	51.9	0
INDUSTRIAL														
IL Limited Industrial (N. of Byron)														
IL Limited Industrial (S. of Byron)														
IG General Industrial														
SUBTOTAL	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
OPEN SPACE														
NP Neighborhood Park	11.0		5.0		5.0		5.0		5.0		5.0		5.0	
CP MH Creek Community Park							36.9				22.5			
CP Central Community Park									14.5					
CP Other Community Parks	31.0													
RP Regional Park														
OS/ Lakes														
OS/ Water Quality Basin & Detention Basins	3.8													
OS/ Other Open Space (buffers, gas/electric)	25.5													
OS/ Wetland / Resource Conservation														
OS/ Dry Creek														
SUBTOTAL	71.3	0.0	5.0	0.0	5.0	0.0	41.9	0.0	19.5	0.0	27.5	0.0	5.0	0.0
SCHOOLS														
K-8	32.0		16.0		16.0		16.0		16.0		16.0		16.0	
High School														
Community College														
SUBTOTAL	32.0	0	16.0	0	16.0	0	16.0	0	16.0	0	16.0	0	16.0	0
PUBLIC														
P Wastewater Treatment Plant/Service Areas														
P Water Treatment Plant														
P Transit (includes designated park/ride lots)														
P Public Facilities (public)	6.5				3.0		3.0		2.9					
P Public Facilities (private)														
SUBTOTAL	6.5	0	0.0	0	3.0	0	3.0	0	2.9	0	0.0	0	0.0	0
TOTALS	457.9	1,675	239.7	1,280	236.6	1,297	290.3	1,372	291.5	1,518	238.3	1,217	307.4	1,569

Notes:

- 1) All acreages exclude Arterial roads. In Town Center, acreages also exclude Collector roads. RVL, RL and RM areas include Collector and Local roadways (including some roads serving non-residential uses) and areas under power line easement.
- 2) Neighborhood 'D' total excludes the High School and Fire Station. 1.6 acres of Neighborhood Commercial in Neighborhood F is for a community pool.
- 3) Dwelling units are "Expected Units". For "Minimum Units" and "Maximum Units", see Table 3.3. Second unit dwellings are not included in Expected Units.

MOUNTAIN HOUSE MASTER PLAN

Table 3.2:
Land Use by Neighborhood

LAND USE	Neighborhood I		Neighborhood J		Neighborhood K		Neighborhood L		Town Center		I-205 Mixed-Use Area		Other Areas	Totals		
	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Gross Area	Expected Units	
	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	AC	DU	
RESIDENTIAL																
L Residential/Very Low	4.9	10	0.0	0		0		0		0					57.8	21
Residential/Low	145.4	654	82.0	369	45.8	206	104.0	467		0					1074.5	4,772
Residential/Low - Active Adult	0.0	0	78.7	354	53.1	239									131.8	593
I Residential/Medium	91.2	547	22.8	137	58.2	349	49.1	295		0					969.2	5,886
I Residential/Medium - Active Adult	0.0	0	13.5	81											13.5	81
H Residential/Medium High	15.4	216			15.6	219	33.0	462	5.2	73					186.9	2,595
H Residential/Medium High - Active Adult	0.0	0	14.0	196											14.0	196
H Senior Housing		0		0		0		0		0					0.0	-
Residential/High				0	9.0	180	6.2	124		0	16.9	338			62.1	1,242
Senior Housing		0		0		0		0		0					0.0	-
Mixed Use										200	16.0	0			0.0	200
SUBTOTAL	256.9	1,427	211.0	1,137	181.7	1,193	192.3	1,348	5.2	273	32.9	338	0.0		2,492.8	15,586
ADDITIONAL & BONUS UNITS																
Additional Units (Town Center)										240						240
Bonus Units								32								90
SUBTOTAL	0.0	0	0.0	0	0.0	0	0.0	32	0.0	240			0.0		0.0	330
COMMERCIAL																
Neighborhood Commercial					1.7		1.5									12.8
Community Commercial					9.9		6.0		29.0							97.4
General Commercial													10.3			41.8
Office Commercial													47.0			50.8
S Freeway Service Commercial													24.8			24.8
Commercial Recreation	108.0		71.5													179.5
Mixed Use					18.4				35.7		16.0					70.1
SUBTOTAL	108.0	0	71.5	0	30.0	0	7.5	0	64.7	0	16.0	0	82.1		461.2	
INDUSTRIAL																
Limited Industrial (N. of Byron)								5.9							81.7	87.6
Limited Industrial (S. of Byron)														155.0		155.0
General Industrial														106.6		106.6
SUBTOTAL	0.0	0	0.0	0	0.0	0	5.9	0	0.0	0	0.0	0	343.3		349.2	
OPEN SPACE																
Neighborhood Park	5.0		5.3		5.0		5.0									61.3
MH Creek Community Park							23.6		9.2							92.2
Central Community Park									31.3							45.8
Other Community Parks			20.0		0.0											51.0
Regional Park	4.9				43.1		40.2									88.2
/O Lakes					48.3		47.3									95.6
/O Water Quality Basin & Detention Basins	4.4						12.7									20.8
/O Other Open Space (buffers, gas/electric)	8.3		7.4													41.2
OS/R Wetland / Resource Conservation	15.8						1.4									17.2
OS/R Dry Creek	13.0															13.0
SUBTOTAL	51.4	0.0	32.7	0.0	96.4	0.0	130.1	0	40.5	0	0.0	0	0.0		526.2	
SCHOOLS																
K-8	16.0				16.0		16.0									176.0
High School														46.5		46.5
Community College														107.9		107.9
SUBTOTAL	16.0	0	0.0	0	16.0	0	16.0	0	0.0	0	0.0	0	154.4		330.4	
PUBLIC																
Wastewater Treatment Plant/Service Areas														48.2		48.2
Water Treatment Plant														16.9		16.9
Transit (includes designated park/ride lots)							2.0		3.0					5.9		10.9
Public Facilities (public)					1.0		0.0		4.8					1.0		22.3
Public Facilities (private)					5.0		22.3									27.3
SUBTOTAL	0.0	0	0.0	0	6.0	0	24.3	0	7.8	0	0.0	0	72.0		125.5	
TOTALS	432.3	1,427	315.2	1,137	330.1	1,193	376.1	1,380	118.2	513	32.9	338	651.8	4,285.4	15,916	

Notes:

- 1) All acreages exclude Arterial roads. In Town Center, acreages also exclude Collector roads. RVL, RL and RM areas include Collector and Local roadways (including some roads serving non-residential uses) and areas under power line easement.
- 2) Neighborhood 'D' total excludes the High School and Fire Station. 1.6 acres of Neighborhood Commercial in Neighborhood F is for a community pool.
- 3) Dwelling units are "Expected Units". For "Minimum Units" and "Maximum Units", see Table 3.3. Second unit dwellings are not included in Expected Units.

MOUNTAIN HOUSE MASTER PLAN

Table 3.3: Minimum , Maximum, and Expected Residential Units by Neighborhood								
NEIGHBORHOOD	RESIDENTIAL ZONING DISTRICT	Gross Area (AC)	Minimum Density (DU/AC)	Minimum Units	Maximum Density	Maximum Units	Expected Density	Expected Units
A/B	R-VL	48.7	1.00	49	2.00	97	1.80	88
	R-L	112.4	3.75	422	4.75	534	4.50	459
	R-M	175.5	5.70	1,000	7.00	1,229	6.00	1,088
	R-MH	10.0	12.00	120	14.00	140	14.00	140
	R-H	0.0	18.00	-	20.00	-	20.00	-
	TOTAL	346.6		1,591		2,000		1,775
C	R-VL	4.2	1.00	4	2.00	8	2.00	8
	R-L	118.0	3.75	443	4.75	561	4.50	531
	R-M	79.0	5.70	450	7.00	553	6.00	474
	R-MH	10.5	12.00	126	14.00	147	14.00	147
	R-H	6.0	18.00	108	20.00	120	20.00	120
	TOTAL	217.7		1,131		1,389		1,280
D	R-VL		1.00	-	2.00	-	2.00	-
	R-L	44.0	3.75	165	4.75	209	4.50	198
	R-M	123.9	5.70	699	7.00	858	6.00	779
	R-MH	24.4	12.00	282	14.00	329	14.00	320
	R-H		18.00	-	20.00	-	20.00	-
	TOTAL	192.3		1,146		1,396		1,297
E	R-VL		1.00	-	2.00	-	2.00	-
	R-L	101.1	3.75	379	4.75	480	4.50	455
	R-M	107.5	5.70	613	7.00	753	6.00	645
	R-MH	19.4	12.00	233	14.00	272	14.00	272
	R-H		18.00	-	20.00	-	20.00	-
	TOTAL	228.0		1,225		1,504		1,372
F	R-VL		1.00	-	2.00	-	2.00	-
	R-L	142.3	3.75	534	4.75	676	4.50	640
	R-M	66.4	5.70	378	7.00	465	6.00	398
	R-MH	0.0	12.00	-	14.00	-	14.00	-
	R-H	24.0	18.00	432	20.00	480	20.00	480
	TOTAL	232.7		1,344		1,621		1,519
G	R-VL		1.00	-	2.00	-	2.00	-
	R-L	83.5	3.75	313	4.75	397	4.50	376
	R-M	88.1	5.70	502	7.00	617	6.00	529
	R-MH	22.3	12.00	268	14.00	312	14.00	312
	R-H		18.00	-	20.00	-	20.00	-
	TOTAL	193.9		1,083		1,326		1,217

MOUNTAIN HOUSE MASTER PLAN

**Table 3.3:
Minimum , Maximum, and Expected Residential Units by Neighborhood**

NEIGHBORHOOD	RESIDENTIAL ZONING DISTRICT	Gross Area (AC)	Minimum Density (DU/AC)	Minimum Units	Maximum Density	Maximum Units	Expected Density	Expected Units
H	R-VL		1.00	-	2.00	-	2.00	-
	R-L	96.0	3.75	360	4.75	456	4.50	432
	R-M	107.5	5.70	613	7.00	753	6.00	645
	R-MH	31.0	12.00	372	14.00	434	14.00	434
	R-H							
	R-H Bonus Units			58		58		58
	TOTAL	234.5		1,403		1,701		1,569
I	R-VL	4.9	1.00	5	2.00	10	2.00	10
	R-L	145.4	3.75	545	4.75	691	4.50	654
	R-M	91.2	5.70	520	7.00	638	6.00	547
	R-MH	15.4	12.00	185	14.00	216	14.00	216
	R-H		18.00	-	20.00	-	20.00	-
		TOTAL	256.9		1,255		1,554	
J	R-VL		1.00	-	2.00	-	2.00	-
	R-L	160.7	3.75	603	4.75	763	4.50	723
	R-M	36.3	5.70	207	7.00	254	6.00	218
	R-MH	14.0	12.00	168	14.00	196	14.00	196
	R-H		18.00	-	20.00	-	20.00	-
		TOTAL	211.0		978		1,213	
K	R-VL		1.00	-	2.00	-	2.00	-
	R-L	98.9	3.75	371	4.75	470	4.50	445
	R-M	58.2	5.70	332	7.00	407	6.00	349
	R-MH	15.6	12.00	187	14.00	218	14.00	218
	R-H	9.0	18.00	162	20.00	180	20.00	180
		TOTAL	181.7		1,052		1,276	
L	R-VL		1.00	-	2.00	-	2.00	-
	R-L	104.0	3.75	390	4.75	494	4.50	468
	R-M	49.1	5.70	280	7.00	344	6.00	295
	R-MH	33.0	12.00	396	14.00	462	14.00	462
	R-H	6.2	18.00	112	20.00	124	20.00	124
	R-H Bonus Units			32		32		32
	TOTAL	192.3		1,209		1,456		1,381
I-205	R-H	16.9	18.00	304	20.00	338	20.00	338
Mixed-Use	M-X	16.0	18.00	288	20.00	320	-	-
	TOTAL	32.9		592		658		338

MOUNTAIN HOUSE MASTER PLAN

**Table 3.3:
Minimum , Maximum, and Expected Residential Units by Neighborhood**

NEIGHBORHOOD	RESIDENTIAL ZONING DISTRICT	Gross Area (AC)	Minimum Density (DU/AC)	Minimum Units	Maximum Density	Maximum Units	Expected Density	Expected Units
TOTALS	R-VL	57.8	1.00	58	2.00	116	2.00	106
	R-L	1,206.3	3.75	4,524	4.75	5,730	4.50	5,382
	R-M	982.7	5.70	5,594	7.00	6,870	6.00	5,967
	R-MH	195.6	12.00	2,336	14.00	2,726	14.00	2,717
	R-H	62.1	18.00	1,118	20.00	1,242	20.00	1,242
	M-X (Town Center)			200		200		200
	RMH (Town Center)	5.2	12.00	62	14	73	14.00	73
	R-H Bonus Units			90		90		90
	M-X Add'l Units			240		240		240
	Grand Total	2509.7		14,222		17,286		16,016

Notes:

- 1) Acreage figures are approximate and may be modified by Tentative Maps.
- 2) The number of Expected Units in Neighborhood A/B is the same as that shown in Specific Plan III, Table 3-1.
- 3) The number of Expected Units in Neighborhood D represents the sum of Expected Units for Specific Plan II Neighborhood D (west) and Expected Units for Specific Plan III Neighborhood D (east).

Table 3.4: Implementing Zones for Master Plan Land Use Designations

Zones	RESIDENTIAL					COMMERCIAL					INDUSTRIAL		OPEN SPACE		PUBLIC		MIXED USE
	R/VL Very Low Density	R/L Low Density	R/M Medium Density	R/MH Medium-High Density	R/H High Density	C/N Neighborhood	C/C Community	C/O Office	C/G General	C/FS Freeway Service	I/L Limited	I/G General	OS/RC Resource Conservation	OS/O Other Open Space	P Public (includes parks & schools)	M/X	
R-VL	X												X		X		
R-L		X											X		X		
R-M			X										X		X		
R-MH				X									X		X		
R-H					X								X		X		
C-L	X	X	X	X	X						X	X	X		X		
C-N						X							X		X		
C-C							X						X		X		
C-G								X					X		X		
C-O								X					X		X		
C-FS									X				X		X		
I-P											X		X		X		
I-L											X		X		X		
I-G												X	X		X		
A-G													X	X	X		
A-L													X		X		
A-U	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
P-F	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
PD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
M-X																X	

3.2.4 Pre-Existing Land Uses Within Mountain House

When the Mountain House new community boundaries were established, most of the land was in agricultural production. A farm produce stand is the one non-agricultural commercial use. It is expected that more intensive commercial uses will develop on this site.

Some scattered residential areas are included in the community. This section discusses the status of these lands and sets forth policies that 1) address the unique status of the existing residential areas and 2) provide for the logical transition of agricultural operations to development as an urban community.

Pre-Existing Residential Areas

Within the Mountain House boundaries are three distinct residential areas that were in place before the new community was established. The largest is “Grant Line Village” which includes approximately 48 parcels south and north of Grantline Road adjacent to the County line. The second area is that of the “Homesite Parcels”, a grouping of five large rural residential lots within Neighborhood A/B. The third area consists of the “Old River Homesites” along the Old River levee in the northwest corner of the community in Neighborhood K. These areas are shown in Figure 3.9: Pre-Existing Residential Areas and Figure 3.10: Pre-Existing Residential Areas/Enlargement at Grant Line Road.

It is anticipated that these residential areas will remain in their current configuration for some time to come, and will not be replaced with “new community” type development. Within each of these areas there are limited opportunities for additional homes to be built. It is the intent of this section to allow limited development to proceed without the requirements for urban services that will be required for all other new community development. It is also the intent of this section to ensure that Specific Plans for urban development adjacent to these areas minimize potential conflicts with these rural homesites.

Policies:

- 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 prior to their inclusion in a Specific 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 R/VL general plan designation and the AU-20 zone may be changed to an urban designation and zone when a Specific Plan is approved for a pre-existing residential area.

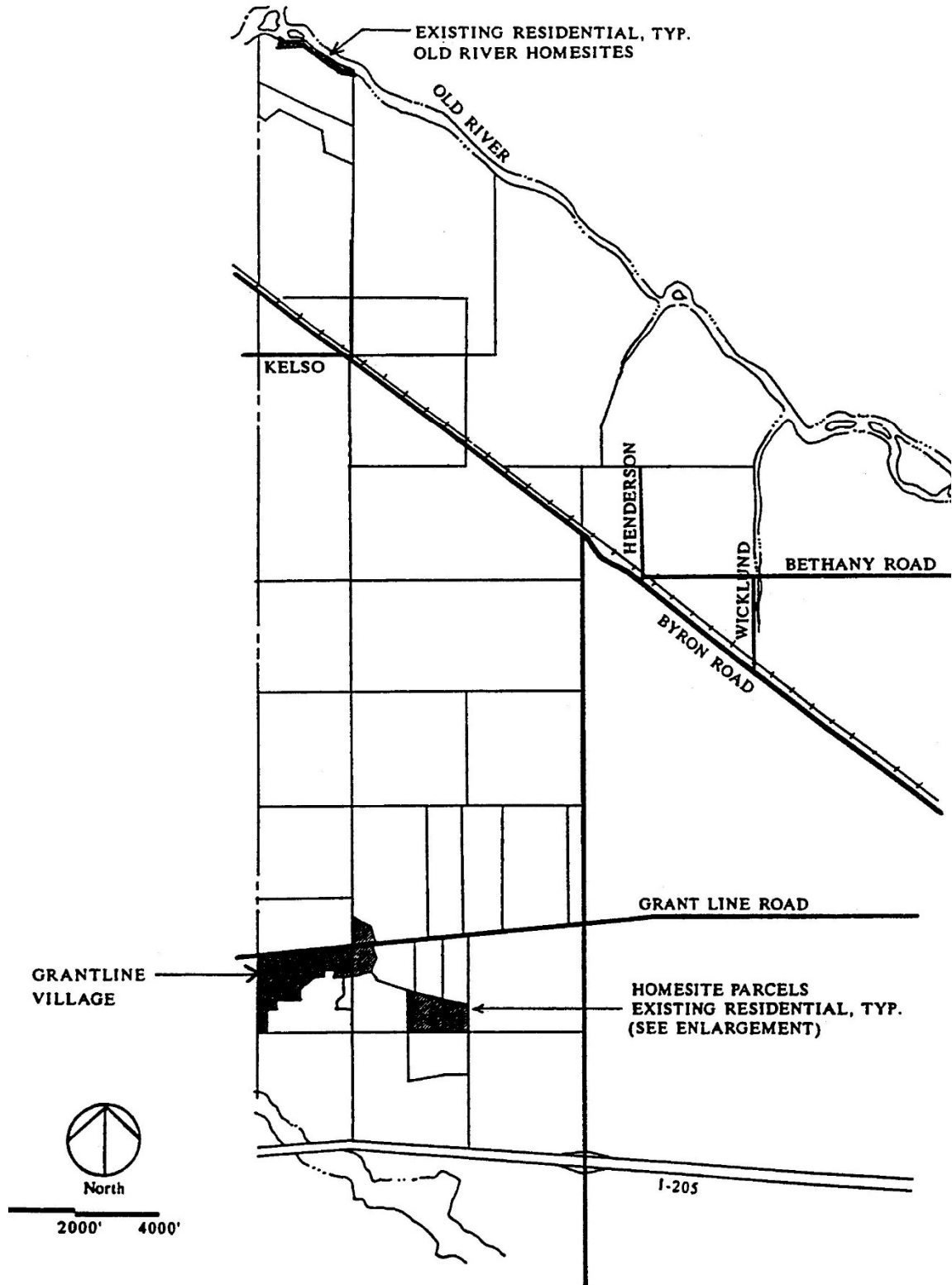


FIGURE 3.9 - PRE-EXISTING RESIDENTIAL AREAS

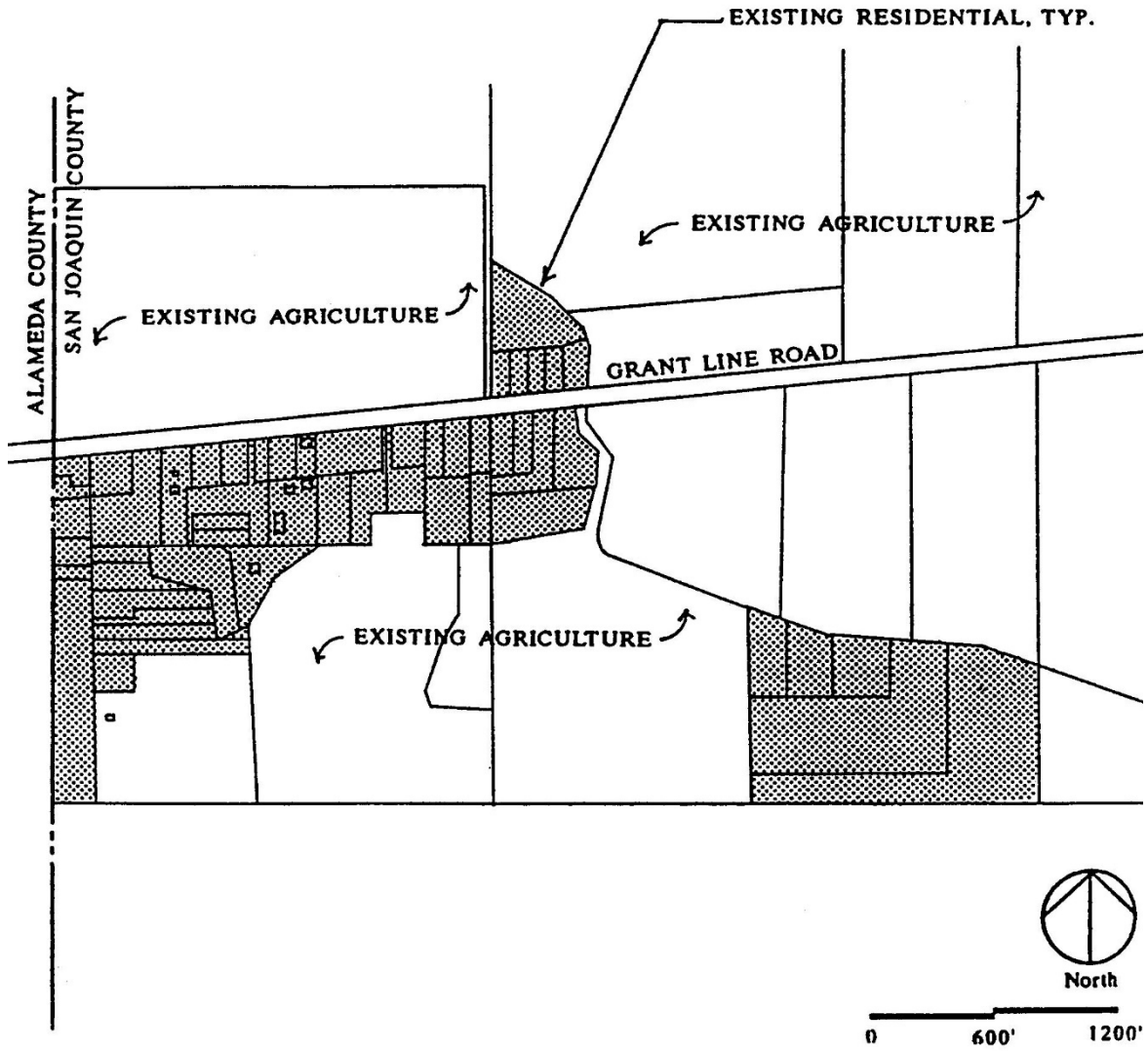


FIGURE 3.10 - PRE-EXISTING RESIDENTIAL AREAS/ENLARGEMENT AT GRANT LINE ROAD

- e) The “Old River Homesites” area shall be included in the Specific Plan for Neighborhood I, and the “Homesite Parcels” areas shall be included in the Specific Plan for Neighborhood A/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.

Interim Agricultural Operations

The new community of Mountain House will build out over a period of years. Although agricultural operations will be phased out as development occurs, interim agricultural enterprises should be encouraged and protected. Provisions have been included here and in Chapter Twelve (Potable Water Systems) to ensure that agricultural enterprises remain viable as long as practical. An objective of this Master Plan is to provide protection for agricultural uses in a manner that is consistent with the development of an urban community.

- 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 Chapter Twelve).

Implementation:

- a) Existing Residential Development. Areas of existing residential development shall be rezoned to an urban zone when public services are provided or when a Specific Plan is approved.
- b) Notification of Agricultural Uses. Final Map recordation for residential development shall require recording notification on the face of each parcel’s Deed of the County’s Right-to-Farm Ordinance and notification of any specific, adjacent, unique agricultural uses.
- c) Notification to Residential Buyers. 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.

3.2.5 Agricultural Mitigation Fee

Development of the Mountain House new community will result in the loss of approximately 3,600 acres of prime agricultural soils. The General Plan contains policies that encourage the County to establish mitigation fees to be paid when lands are converted from agricultural to an urban use. Collected fees could be used for programs such as purchasing development rights or fee title to agricultural lands.

Implementation:

- a) Agricultural Mitigation Fee. If a Countywide agricultural mitigation fee were established, an agricultural mitigation fee, based on each agricultural acre converted to an urban use, shall be paid by the developer to the County as specified in the ordinance. Any lands that have a recorded Final Map (not including the "Preliminary Maps") prior to the adoption of an agricultural mitigation fee shall not be subject to the fee.

3.2.6 Description of Planned Land Uses

Land use categories are briefly described below. Policies for each land use are found in Sections 3.4: Residential Objectives and Policies, through 3.8: Public and Institutional Use Policies, of this chapter. Special housing types such as second units will be allowed as specified in Section 3.9: Jobs/Housing and Affordable Housing, and Section 3.3.4: Second Unit Dwellings.

Very Low Density Residential (R/VL)

R/VL uses consist of relatively large lot, single family detached homes, that occur in three separate neighborhoods. Within Neighborhood A/B, the R/VL land use includes the portion of Grant Line Village, south of Grant Line Road. In Neighborhood C, the R/VL land use includes the portion of Grant Line Village north of Grant Line Road. In Neighborhood I, the R/VL land use includes the homesites along the Old River levee. Special development provisions that apply to these areas are set forth in the previous Section.

Low Density Residential (R/L)

Low Density Residential uses include a variety of single family dwelling unit types. Product types may include large-lot single family homes, to small lot zero lot line "patio" homes.

Medium Density Residential (R/M)

Medium Density Residential uses comprise approximately one-half of all homes within Mountain House. These areas will provide a wide variety of dwelling unit types, which include both detached and attached homes and may include small lot detached units, duplexes, triplexes, low density town homes, mobile homes or other housing types, such as second units.

Medium-High Density Residential (R/MH)

Medium-High Density Residential areas are located near natural amenities, primarily along the Mountain House Creek corridor. R/MH uses are also located near village commercial centers, Town Center, and other higher intensity use areas, with the result that almost every neighborhood includes some of this type of housing. Housing types may include townhomes, garden apartments, and other attached residential uses. Detached single family housing may also be developed, provided 6.5% of total units proposed for an R/MH project include second unit dwellings. R/MH uses include one site in Neighborhood H, near the Town Center, which is designated for senior housing.

High Density Residential (R/H)

High Density Residential uses are located in Neighborhoods C, F, K, & L, and adjacent the I-205 corridor. These sites will provide opportunities for a variety of housing in close proximity to shopping, entertainment, employment, higher education and recreation uses. Housing types may include condominiums, townhomes, garden apartments, and other attached residential uses.

Mixed Use (M/X)

The Mixed Use areas are included within I-205 Corridor, Neighborhood K and the Town Center. The Mixed Use area within the Town Center serves as the urban center for northern portion of Mountain House, providing a central location for community activities such as parades, exhibits, shows, and other civic functions which give identity and interest to the lifestyle of a community.

The Town Center provides for an integration of land use types, including office, retail, recreation, public, and residential uses in close proximity to high density housing. Higher densities, shared facilities, an urban town park, and a concentration of civic and commercial uses will characterize the Town Center and create a focal point of activity within the community. The M/X designation allows for more urban densities, innovative design, and a more efficient land and infrastructure utilization than would be permitted under other traditional designations.

Neighborhood Commercial (C/N)

The purpose of a Neighborhood Commercial area is to provide for small, localized retail and service businesses that offer goods and merchandise, located within easy pedestrian and bicycle access to the immediate neighborhood. Each neighborhood includes a one and one-half acre site to serve residents with a mini grocery, barber shop, cleaners, real estate offices, or similar businesses. These sites may also include professional services such as physician's offices, telecommuting center, child care, group care and other public or institutional uses, and indoor or outdoor recreation uses including swimming pools. Neighborhood Commercial uses also serve special areas such as the marina and golf course areas.

Community Commercial (C/C)

A Community Commercial area provides a full range of retail and service establishments, allowing comparison shopping and serving the daily shopping needs of the community. Several distinct areas of C/C use are provided, each with a separate function, including: three Village Centers of 10-20 acres each, serving

groups of four neighborhoods; the Central Commercial area, a larger 29-acre site northeast of Town Center, serving the overall community; and several satellite sites designated near Byron Road, Mountain House Parkway and Great Valley Parkway. Village Centers are intended to accommodate a shopping center offering a full-service grocery, drugstore, retail shop, services or other uses. The larger site northeast of Town Center is intended to provide a additional major shopping area for the entire community, offering a wider range of products and services than the Village Centers.

General Commercial (C/G)

General Commercial areas will provide for retail and service uses that generally require special purpose trips rather than providing daily shopping needs. These uses are typically oriented to automobile use and include business such as discount stores, automobile repair establishments, and retail or wholesale nurseries. General Commercial uses are located near Byron and Kelso Roads in the northwest portion of the Master Plan area, just south of Byron Road. These sites are intended to provide convenient automobile access while minimizing impacts on nearby residential neighborhoods.

Freeway Service Commercial (C/FS)

Freeway Service Commercial areas accommodate businesses that serve freeway travelers and need the exposure and access provided by a freeway location. Such businesses include gas stations, restaurants, motels, and certain retail stores. Additionally, Freeway Service areas include uses which will support nearby employment areas. Freeway Service Commercial uses are designated along Mountain House Parkway near the I-205 interchange.

Office Commercial (C/O)

Office Commercial areas support administrative and professional office development. The Master Plan locates Office Commercial uses along Mountain House Parkway near the Town Center, near the freeway interchange, and in conjunction with the Community Commercial center along Grant Line Road.

Limited Industrial (I/L)

Limited Industrial areas are intended to accommodate modern business park developments that provide little or no nuisance activities and are therefore suitable for location along major community roadways and near residential neighborhoods. Typical uses include light manufacturing, electronics, high technology businesses, and light warehousing, as well as office uses to support these functions. The primary location of Limited Industrial land use occurs in the Business Park adjacent to I-205 and Mountain House Parkway. Other sites are located along Mountain House Parkway and in the northeast portion of the community. In future Specific Plans south of Byron Road, this land use will be designated as the I-P (Industrial Park) zoning classification in order to ensure compatibility with adjacent residential areas, and to provide flexibility for future employment uses.

General Industrial (I/G)

General Industrial areas include industrial activities with moderate to high nuisance characteristics, requiring segregation from other land uses. Typical uses include manufacturing, distribution, storage and wholesaling. All General Industrial areas are located north of Byron Road, near the wastewater treatment site and maintenance yards.

Commercial Recreation (C/R)

Commercial Recreation areas will provide areas for major commercial/public recreationally-oriented activities and supportive associated facilities. This land use designation is utilized for the nature preserve, designated trail and green belt areas as well as community parks.

Public and Institutional Land Uses (P)

Public and institutional land uses include schools, medical facilities, places of religious assembly, public buildings and infrastructure facilities such as the sewer/waste treatment plants, water treatment plant, and transit center.

Schools: The Master Plan establishes sites for 10 K-8 schools of up to 16.5 acres each, and one high school of up to 46.5 acres. School sizes shall be calculated to serve the projected population of the community based on the standards of local school districts. School vehicles and corporation yard activities for all schools will be located in the MHCS D corporation yard near the wastewater treatment site. Schools are further described in Chapter Five: Education, Child Care, and Library Services.

College: A campus of Delta College is planned for the southeastern corner of the community adjacent to the I-205 corridor. Direct access to the campus will be provided by Central Parkway.

Sewer/Waste Utility Area (P): A site designated for public use is located north of Byron Road along the eastern edge of the community. The site is planned to accommodate the wastewater treatment plant facilities as well as other functions such as recycling, waste transfer areas, a MHCS D corporation yard, and any additional required school district corporation yard(s). Wastewater treatment, disposal and reclamation is described further in Chapters Thirteen: Wastewater Treatment and Collection System, and Fourteen: Wastewater Reuse.

Water Treatment Plant (P): The water treatment plant is located within an area designated for public use along the west edge of the community, north of Byron Road, and west of Great Valley Parkway. This facility is described further in Chapter Thirteen.

Transit Center (P): The transit center is centrally located in the Town Center off Mountain House Parkway. Chapters Nine: Transportation and Circulation, and Ten: Air Quality and Transportation Management, provide further information on transit facilities and requirements.

Fire Stations (P): Two fire stations will be located within the community in order to provide fire protection in accordance with the standards established in Chapter Six: Public Health and Safety.

Open Space (OS) and Recreation Uses

Open Space and Recreation areas within Mountain House include a variety of types, ranging from the small Neighborhood Parks to a Regional Park, trail systems, and a golf course.

Neighborhood Parks: Each of the 12 neighborhoods at Mountain House includes a Neighborhood Park. In the ten family neighborhoods and the Neighborhood K mixed active adult and family neighborhood, a centrally located Neighborhood Park of approximately five acres is located adjacent to the neighborhood K-8 school. These Neighborhood Parks will be developed and operated in coordination with the schools, and will provide for active recreation activities within pedestrian and bicycle access of neighborhood residents. Facilities within Neighborhood Parks may include swimming pools, hard surface courts, playgrounds, field games, picnic tables, and free play areas.

Community Parks: Community parks are located to provide easy access from neighborhoods, and to make use of the Mountain House Creek corridor. Much of the acreage allocated to community parks is located along Mountain House Creek, with major parks sited just north of the Town Center. Additional community parks are located south of Grant Line Road, adjacent to Neighborhood A/B and north of Byron Road to serve areas more distant from the Creek and Town Center. Community parks are intended to provide active recreation facilities such as athletic fields and complexes, swimming pools, tennis/racquet courts, and for passive uses such as picnicking, jogging/walking/bicycle paths, and nature areas.

A portion of acreage designated for parks may be utilized for community facilities such as senior centers, swimming pools, stadiums, or libraries provided overall minimum County Park standards are met.

Regional Park: The 88-acre Regional Park consists of a riverfront park along the Old River edge. This location makes use of the river's open space, wildlife and scenic values to provide a regional open space and recreational resource. This linear park extends from the northwest corner of Neighborhood K to the southeast corner of Neighborhood L and includes the mouth of Mountain House Creek where it joins Old River.

Resource Conservation (OS/RC): The Master Plan designates as Resource Conservation areas of existing wetlands located in the Mountain House Creek corridor, in the northwest area of the community north of Byron Road and in the northeast along Wicklund Cut (see Chapter Seven: Recreation and Open Space). This land use designation is intended to preserve the existing wetlands within the Master Plan area.

3.3 LAND USE REGULATIONS AND PERMITTED USES

Land use regulations are the same as those in the County Development Title unless otherwise specified in the Mountain House the Development Title.

The overall objective of land use regulations is to provide for the orderly development of the community, create a full range of land uses, and avoid land use conflicts.

3.3.1 Residential Densities and Unit Totals

In order to ensure orderly growth and to generally maintain the planned number of residential units within the community, the Master Plan provides a density range for each residential land use category that is specifically tailored to the Mountain House new community (Table 3.1). This density range is generally more restrictive than the density range specified in the San Joaquin County General Plan. Residential developments (i.e., subdivisions) within Mountain House will need to develop within the minimum and maximum densities permitted for each residential category

Assumptions:

- a) Potential residential units are determined by multiplying the Master Plan acreage for each residential land use district within each neighborhood by the corresponding and respective minimum/ maximum density specified in Table 3.3: Minimum, Maximum, and Expected Residential Units by neighborhood.
- b) Acreage used in residential density calculations exclude the following:
 - All Arterial street rights of way;
 - Railroad rights of way;
 - Creek corridors and wetland areas identified in the Master Plan;
 - Non-residential land uses including uses that may be added at a later date; and
 - Collector streets shown on Master Plan, Figure 9.4.
- c) Acreage included in residential density calculations consist of the following:
 - Local roads and Collectors internal to each neighborhood;
 - Land used in the actual subdivision including any additional neighborhood open space, median landscaping or private recreation areas; and
 - Major utility transmission easements.

Policies:

- a) The minimum and maximum number of residential units for each neighborhood shall be as specified in Table 3.3: Minimum, Maximum, and Expected Residential Units by neighborhood.
- b) Development of residential subdivisions shall occur within the minimum / maximum density range of the residential land use district in which they are located, as shown in Table 3.1, with the exception noted in Policy (c).
- c) A residential subdivision or development may be approved at a density which exceeds or falls below the density range specified by the Master Plan, provided the subdivision is within the General Plan density range and that the density range, for each land use district, will be maintained for the neighborhood.

Implementation:

- a) Compliance of Residential Subdivision Maps. Approved residential subdivision maps in the community shall be monitored by Neighborhood, by the County to determine compliance with maximum and minimum residential density requirements.
- b) Densities in Neighborhood K. The Specific Plan for Neighborhood K shall designate the residential subdivision adjacent to Old River for Residential, Low Density (R-L) zoning.
- c) Maximum Number of Residential Units. During the review of a Specific Plan adoption or amendment, the number of proposed residential units shall be reviewed with respect to the number of total units planned in the community to ensure that a maximum of 16,105 units will not be exceeded.

3.3.2 Permitted Uses

Table 3.4: Implementing Zones for Master Plan Land Use Designations identifies what zones may be used to implement the General Plan designations shown on the Mountain House Master Plan land use map of Figure 3.5: Master Plan Designations.

The land uses which are allowed in the various zones are specified in the Mountain House Development Title. These uses are the only land uses permitted and/or conditionally permitted within Mountain House.

3.3.3 Home Occupations

Objective: 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.

Policies: In addition to other standards in the County Development Title, home occupations shall adhere to the following:

- a) Home occupations shall be conducted indoors, within the residence or accessory structure of the principal practitioner.
- b) Up to 400 square feet, or no more than one third of any residence, including a second unit dwelling shall be used for the home occupation.
- c) No changes may be made to alter the residential character of the building.
- d) Any commercial vehicle shall be parked within the garage or carport of the residence.
- e) Work that produces noise, vibration, glare, fumes, odors, dust, or electrical interference is prohibited.

3.3.4 Second Unit Dwellings

Objective: To encourage second unit dwellings in order to increase the diversity and affordability of housing opportunities for residents (see Section 3.9.3: Affordable Housing Program.)

Policies:

- a) Design of second unit dwellings 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.
- b) For each residential subdivision within the R-VL, R-L and R-M zoning districts, and for residential projects consisting of single family dwellings in the R-MH zoning district, second unit dwellings shall be required on at least 6.5 % of the parcels, unless the required units are provided elsewhere within the neighborhood. These units shall not be located in a single location in the neighborhood, but rather located throughout the same neighborhood.

Implementation:

- a) Tentative Maps. Tentative Map applications for Very Low Density Residential, Low Density Residential, and Medium Density Residential, zones shall identify the parcels or lots designated for second unit dwellings on an attached second unit plan. The second unit plan attachment may be amended subsequent to map approval only by designating a replacement parcel to receive the second unit for each parcel where a second unit is moved from a designated parcel. All replacement parcels must be in the same neighborhood.

- b) Building Permits. For each lot or parcel designated to contain a second unit dwelling, building permits for the primary single family dwelling and the second unit shall be issued concurrently. The final inspection for the second unit dwelling shall also take place concurrently with the final inspection for the primary single family dwelling.

3.3.5 Senior Housing

Objective: 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) Senior Housing Sites. Except for Specific Plan I, Specific Plans shall consider the need for additional senior housing sites, shall designate sites where such a need is determined and shall determine a method to reserve the sites for seniors.

3.4 RESIDENTIAL OBJECTIVES AND POLICIES

3.4.1 Neighborhood Structure

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

Policies:

- a) Each of the ten family neighborhoods, and each of the two mixed active adult and family neighborhoods, shall be sized to provide convenient walking access to neighborhood facilities. The majority of residential units shall be located within one-half mile of a Neighborhood Center.
- b) Each family neighborhood, and the Neighborhood K mixed active adult and family neighborhood, shall contain a Neighborhood Center which includes a K-8 school, a Neighborhood Park, a Neighborhood Commercial area, and a transit stop. The Neighborhood J mixed active adult and family neighborhood will not contain a Neighborhood Center, since students from Neighborhood J will attend the K-8 school in Neighborhood K, but will feature only one component of a Neighborhood Center, a Neighborhood Park located on the east side of the neighborhood. Neighborhoods A and B shall be consolidated and share a Neighborhood Center.
- 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. Neighborhood A/B is an exception where Central Parkway, a minor Arterial, passes through the neighborhood.

- d) Each of the ten family neighborhoods, and the two mixed active adult and family neighborhoods when taken together, shall be sized to support one K-8 school.
- 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 and industrial centers, near places of higher education, opportunities for 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, Village 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.
- i) The Master Plan Map combines 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 shall be approximately as shown on Tables 3.1, 3.2, and 3.3.
- 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 bikeways. 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 and churches. 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.

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- 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. The high school shall have primary access provided by and be oriented toward Arterial streets.
- o) Houses and lots shall be designed to create varied, interesting street environments.
- p) Residential street layouts shall optimize the ability of residences to use solar energy.
- q) Site plans for multi-family housing should emphasize pedestrian access and connections.
- r) Multi-family housing shall not “turn away” from the street but must have a strong physical relationship with the public areas of the community.
- s) Parking lots shall not be planned as the central element nor should they isolate buildings/portions of the project.
- t) Parking for multi-unit developments shall be designed to minimize distance to units.
- u) Site plans for multi-family housing shall strive to create a “sense of community” by massing buildings around a common open space.
- v) Design guidelines shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in residential areas. Design guidelines shall not be required for preliminary maps. Design guidelines shall be consistent with the Mountain House Master Plan and other County adopted plans for Mountain House.

Implementation:

- a) Neighborhood Relationship to Town Center. Specific Plans and subsequent development plans 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.

3.4.2 Residential Site Planning and Design

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

Policies:

Residential Design:

- a) 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.
- b) Multi-family development shall include a variety of housing types, such as duplexes, townhomes, condominiums, and apartments.
- c) 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.
- d) 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.
- e) 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 Arnaudo Boulevard, is encouraged.
- f) Tentative Maps for individual parcels shall emphasize pedestrian and bicycle connections within the neighborhood, between adjacent residential areas and public facilities.
- g) 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.
- h) 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.

Roadway Design:

- i) Local streets within neighborhoods shall be designed to disperse traffic and create a comfortable pedestrian scale. Either curvilinear, with frequent through-connections, or grid street patterns are acceptable within

residential areas. See Chapter Nine: Transportation and Circulation for street standards.

- j) 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.
- k) 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.
- l) To the extent feasible, Local streets shall provide frontage on Mountain House Creek Community Park.
- m) Use of rear alleys is encouraged for homes along Collector streets, fronting Neighborhood Centers, pocket parks, or other important neighborhood streets.
- n) Where possible, shared access drives shall be utilized to reduce curb cuts and points of conflict along streets.
- o) 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 through-block, pedestrian connections occur at distances no greater than every 500 feet. In instances where proposed locations of through-block pedestrian connections are determined by the Community Development Director to be in conflict with the health, safety and welfare of future residents, such connections can be eliminated.
- p) 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.

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, Bicycle, and Pedestrian Connection Design. Specific roadway, pedestrian and bicycle connection design elements shall be incorporated into tentative map or other development permit design as specified in Chapter 9, and the Development Title.

FIGURE DELETED

**FIGURE 3.11 - RESIDENTIAL FRONTING ARTERIAL STREETS -
DELETED**

3.5 TOWN CENTER OBJECTIVES AND POLICIES

Objective: 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.

Policies:

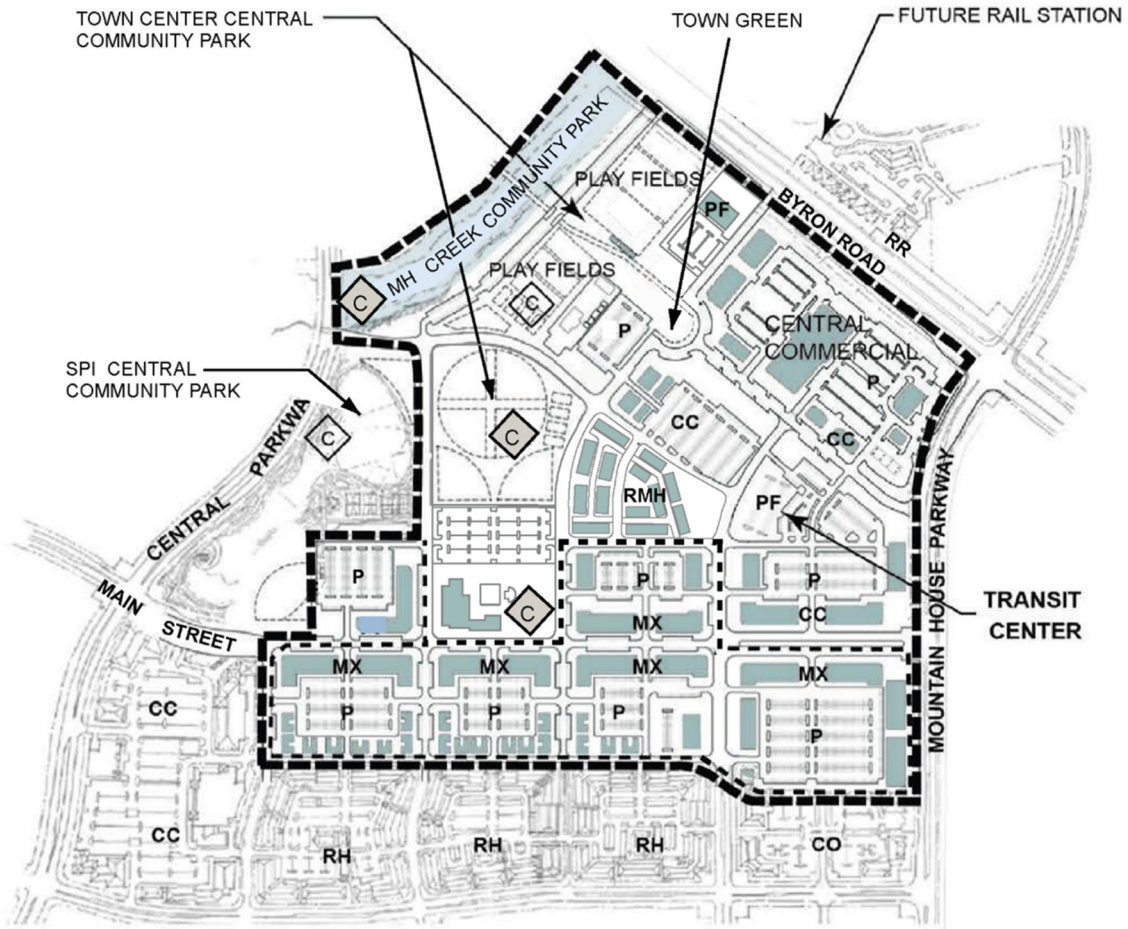
- a) The Town Center shall contain and allow a wide range of uses that will complement one another and provide for the diverse needs of residents. The Town Center shall provide the principal opportunities for specialty shopping, entertainment, office, and civic functions, all located in close proximity within a pedestrian-scaled urban setting (see Figure 3.12: Town Center Concept).
- b) The Town Center shall provide a location for higher intensity land uses and job generation than other areas of Mountain House.
- c) The Town Center shall include a town green located on Raphael Street, across from the Community Commercial shopping area. This feature is an extension of the Town Center Central Community Park and is intended to function as a focal point for the Central Community Park and the primary retail and other uses bordering it. The town green shall be designed as an appealing urban pedestrian open space element 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 gathering places and fountains.
- d) The Town Center shall be pedestrian in scale with the buildings and structures designed to enhance the pedestrian environment. The streets shall be tree shaded and buildings shall be 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. 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) A transit center shall be provided within the Central Commercial area of the Town Center.
- 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, materials, landscape, signage, land use, high 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, furnishings 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.

- k) The Town Center shall be designed to function as a gathering and activity area for the residents of the entire community.
- l) Buildings in the Town Center should utilize awnings, canopies, projecting signs and trellises to provide visual interest, and a more pedestrian scale.
- m) Buildings in the Town Center shall maintain a continuity and consistency of design, in terms of character, materials and architectural detail.
- n) Buildings and uses in the Town Center should be designed to reflect a higher intensity and more urban character than other portions of the community.
- o) Buildings should be sited to provide frequent, convenient connections to rear parking areas.
- p) Design Guidelines shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in town center areas. Design Guidelines shall not be required for preliminary maps. Design Guidelines shall be consistent with the Mountain House Master Plan and other County adopted plans for Mountain House.

Implementation:

- a) Town Center Specific Plan.
 - 1. The entire Town Center, as shown in Figure 3.12 shall be included in one Specific Plan. The ultimate Town Center Specific Plan shall include the following areas: the mixed use portion with the open space core, the Central Commercial Center, the Transit Center, and the area north to Mountain House Creek, planned predominately for open space and public uses. Techniques for maximizing shared parking throughout the Town Center shall be included, such as location of shared parking, signage, parking lot design, paid vs. free parking, etc.
 - 2. If the Central Commercial Center of the Town Center is ready to develop before other portions of the Town Center, a Specific Plan that addresses only this area may be submitted with the following provisions:
 - A Specific Plan shall be submitted for the Central Commercial Center which shall include details of the Transit Center, as specified in the “TDM Program and Transit Program” for Mountain House, and
 - A “conceptual” plan of the remaining Town Center area shall be submitted at the same time which includes provisions to integrate circulation (including pedestrian) and land uses within the remainder of the Town Center.
 - 3. The Specific Plan of the Town Center may be initiated by the County, the MHCSD, or the property owner.
- 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.

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LEGEND

	TOWN CENTER BOUNDARY	MX	MIXED USE
	MIXED USE CORE	CC	COMMUNITY COMMERCIAL
P	PARKING AREA	CO	OFFICE COMMERCIAL
	COMMUNITY PARK	RH	HIGH DENSITY RESIDENTIAL
PF	PUBLIC FACILITY	RMH	MEDIUM HIGH DENSITY RESIDENTIAL



FIGURE 3.12 – TOWN CENTER CONCEPT

3.6 COMMERCIAL OBJECTIVES AND POLICIES

3.6.1 General Issues

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

Policies:

- a) Commercial areas within Mountain House shall be limited to neighborhood shopping, community retail centers, freeway-oriented retail, Recreational Commercial, and specialty shopping in the mixed use Town Center, I-205 corridor and Old River Center.
- b) Commercial uses shall provide easy pedestrian access via sidewalks and transit to adjacent residential, civic, open space, or commercial/industrial uses, with parking areas to be located to the rear or side of commercial buildings whenever practical.
- c) Commercial uses shall be oriented toward and be accessible from 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 commercial areas shall be served by transit.
- g) In general, the placement, massing, and scale of buildings shall be oriented to pedestrians and connections to transit.
- h) To the extent possible, buildings shall be located with entries and primary facades facing the public streets, with parking and loading areas to the sides or rear.
- i) All commercial buildings should express a clear sense of entry, and should be sited with the primary facades oriented to sidewalks adjacent to streets, for direct pedestrian access.
- j) Design Guidelines shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in commercial areas. Design Guidelines shall not be required for preliminary maps. Design Guidelines shall be consistent with the Mountain House Master Plan and other County adopted plans for Mountain House.

Implementation:

- a) 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 real estate sales center, either as a separate, relocatable building or room within the sales offices.

3.6.2 Neighborhood Commercial

Objective: To provide Neighborhood Commercial uses within each of the 10 residential neighborhoods with the uses accessible by foot or bicycle and clustered to contribute to a neighborhood focus.

Policies:

- a) A Neighborhood Commercial site shall be located within each of the ten family neighborhoods and the Neighborhood K mixed active adult and family neighborhood, as close as possible to the neighborhood park and school to serve local, pedestrian-oriented shopping needs within the neighborhood and to help to offset the need for longer vehicular trips to other commercial areas (see Figure 3.13: Neighborhood Commercial Concept).
- 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) The major purpose of the Neighborhood Commercial area shall be to serve the daily needs of people in the neighborhood. The 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. Generally, at least half the area of a Neighborhood Commercial site shall be reserved for retail commercial uses. The requirement for at least half of the Neighborhood Commercial site shall be generally reserved for retail uses may be waived for child care centers, if the proposed child care center is at least one (1) acre in size.
- e) Neighborhood Commercial sites shall generally be limited to one and one-half acres in size, but may be enlarged up to three acres subject to the need for additional services or facilities within the neighborhood.
- f) The design and character of Neighborhood Commercial facilities shall be compatible with and reinforce the character of the school and residential uses, with the Special Purpose Plan for the Neighborhood Center providing architectural guidance. Pedestrian uses such as outdoor eating areas or other such areas are encouraged.

- g) Off-street parking for Neighborhood Commercial uses should be located in small parking lots, at the sides and rear of buildings, to the degree possible.
- h) An architectural theme for each neighborhood shall be established in Specific Plans for the following:
 - K-8 Schools;
 - Neighborhood Commercial Centers; and
 - Other community facilities occurring within the neighborhood.

Implementation:

- a) Neighborhood Commercial Site Concept. Each Specific Plan shall include the location and conceptual site plan for each Neighborhood Commercial site.
- b) Neighborhood Center 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 before the submittal of the First Development Permit for the neighborhood (see Chapter Seventeen: Implementation, for requirements applicable to focus areas). The Plan may result in a deviation in acreage for each Neighborhood Center and a modification of the locations of the school, park, and commercial uses. A Special Purpose Plan may not be necessary if a sufficient level of detail for the Neighborhood Center is included in the Specific Plan, or if the Neighborhood Center is included in a planned development plan for the neighborhood.

3.6.3 Community Commercial

Objective: To establish three Community Commercial “Village Centers” of 10-20 acres each, located and configured to provide multiple neighborhoods with daily and weekly shopping needs.

Objective: To establish a Community Commercial shopping center (Central Commercial Center) to provide the entire community’s major shopping needs.

Policies:

- 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) 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 Community Commercial areas, utilizing the same architectural style.

- d) Community Commercial Areas shall provide exterior pedestrian protection from sun and rain, by means such as colonnades or recessed walkways.

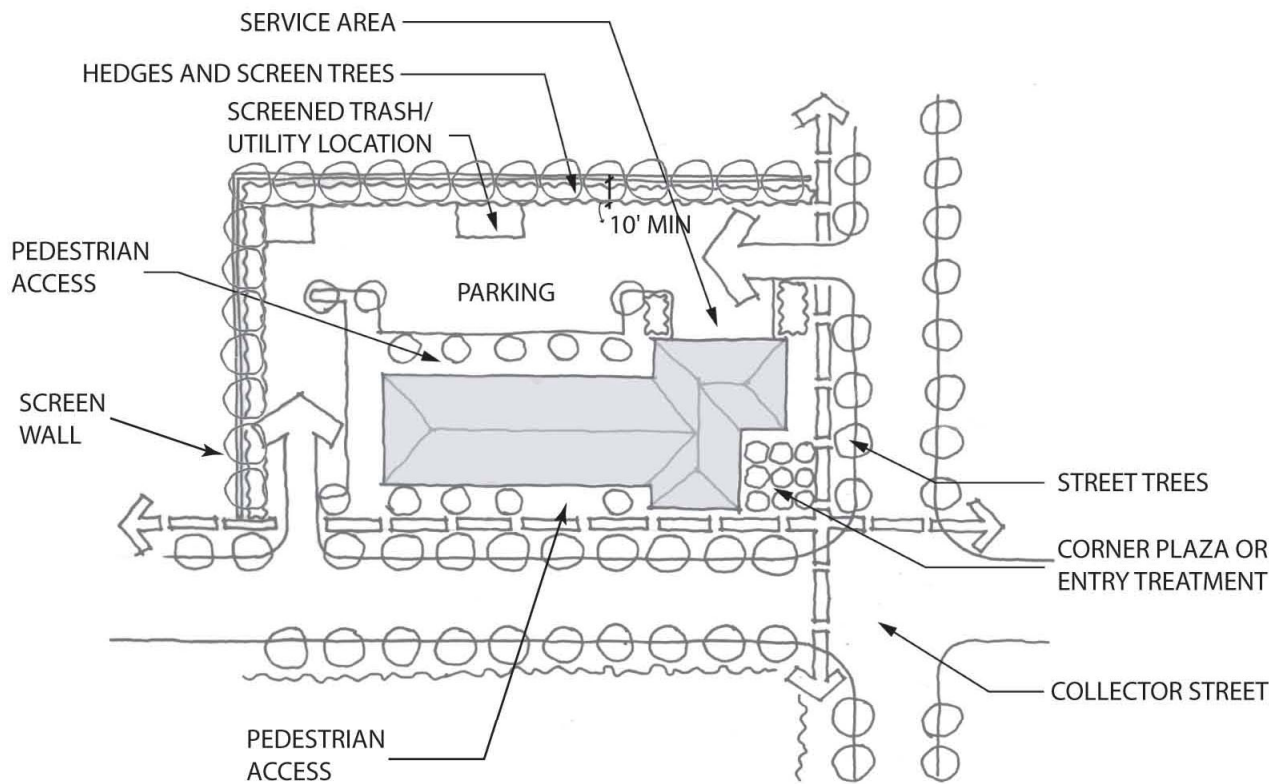


FIGURE 3.13 - NEIGHBORHOOD COMMERCIAL CONCEPT

- e) Elements such as awnings, canopies, or trellises are encouraged in Community Commercial Areas.
- f) Uses within each Community Commercial area shall utilize shared parking areas and access drives to the degree possible.
- g) A single, centralized recycling collection site shall be designated in each of the three Village Centers.
- h) 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.
- i) 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; and
 - Storefronts of buildings facing surrounding streets.
- j) Courtyards and outdoor seating and gathering areas shall be incorporated into the Village Center sites.
- k) 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.
- l) 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.
- m) The Central 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. Site design and building orientation shall provide easy, preferably direct, access to stores by transit users and pedestrians, without parking lots being serious impediments to access.

- n) Each Village Center shall display a unified design with an architectural theme to be utilized throughout the site.
- o) Building massing in Village Centers may vary, but shall reinforce one or more focal areas, emphasizing pedestrian use.
- p) Each Village Center shall establish one or more areas for outdoor dining and gathering.
- q) To visually minimize the impact of the mass of parking areas and to facilitate pedestrian movement, parking areas in Village Centers shall be heavily planted with trees and should, to the extent feasible, be broken up with buildings or landscaping.

Implementation:

- a) Special Purpose Plans. Prior to the approval of the first Development Permit that includes a Village Center, a Special Purpose Plan for the entire commercial area, with architectural descriptions, shall be approved (see Chapter Seventeen: Implementation for requirements applicable to focus areas), unless plans for the entire commercial area are submitted as a Planned Development application.

3.6.4 General Commercial

Objective: 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.

Policies:

- a) General Commercial areas shall be located on Arterial roads and near major 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 (see Section 4.3: Community Edges).

3.6.5 Freeway Service Commercial

Freeway Service Commercial uses are intended to provide for specialized commercial establishments such as automobile service stations, restaurants, hotels and motels, and limited retail uses serving freeway travelers and the Business Park. Figure 3.14: Commercial/Freeway Service Concept provides a conceptual site plan for this area.

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

Policies:

- a) Freeway Service Commercial uses shall be located only in the northwest quadrant of Mountain House Parkway, and the I-205 interchange.
- b) Primary access to uses within the C/FS area shall be from internal Collector or Local streets.
- c) The Special Purpose Plan for the C/FS area shall consider the Freeway Service area's relationship to the Business Park.

Implementation:

- a) Conceptual Site Plan. The Specific Plan containing the Freeway Service Commercial area shall include a site development concept for the entire C/FS 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/FS uses, a Special Purpose Plan for the entire Freeway Service Commercial shall be approved unless plans for the entire commercial area are submitted as a Planned Development application. (See Chapter Seventeen: Implementation, for requirements applicable to focus areas.)

3.6.6 Commercial Recreation

Objective: To provide Commercial Recreation areas that support major commercial/public recreationally oriented activities and supportive, associated facilities within the community.

Policies:

- a) The majority of Commercial Recreation areas shall be reserved for the nature preserves planned for Neighborhoods I and J.
- b) Recreational Commercial uses shall be directly served by Arterial or Collector streets in order to facilitate access and visibility from other parts of the community.

Implementation:

- a) Conceptual Site Plan. The Specific Plan containing the Recreational Commercial area shall include a site development concept for the entire C/R 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/R uses, a Special Purpose Plan for the entire Recreational Commercial area shall be approved unless plans for the entire Commercial area are submitted as a Planned Development application. (See Chapter Seventeen: Implementation, for requirements applicable to focus areas.)

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FIGURE 3.14 - COMMERCIAL/FREEWAY SERVICE CONCEPT

3.7 INDUSTRIAL AND OFFICE USE POLICIES

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

Policies:

- 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 Mountain House Parkway 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 similarity of design within each identifiable area or at least consistent with design guidelines.
- h) 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.
- i) 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.
- j) Industrial and office areas should incorporate commercial support facilities as defined in the Mountain House Development Title whenever an industrial or office complex exceeds 50,000 square feet at a single location in order to reduce the need for lengthy automobile trips during the work day.
- k) Industrial and office areas shall provide facilities for bicycle commuters including bicycle storage and showers (see Section 9.8: Bicycle and Pedestrian Facilities).

- l) Industrial areas may accommodate larger recreational facilities such as bowling alleys, and ice rinks.
- m) Primary access to industrial sites in the Mountain House 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 Mountain House Parkway shall be from De Anza Boulevard and internal Collector streets.
- n) Where appropriate, sites shall provide walks within the site connecting building entries to the street sidewalk network and transit facilities.
- o) 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.
- p) 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.
- q) Office, industrial or other commercial buildings shall generally have a clear sense of entry and primary facades which face toward public streets, and be designed to enhance public access and perception of such buildings.
- r) All commercial and industrial sites shall utilize shared parking and drives to the extent possible, and shall provide driveway connections between adjacent parcels.
- s) 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.
- t) Design Guidelines shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in industrial and Business Park areas. Design guidelines shall not be required for preliminary maps. Design guidelines shall be consistent with the Mountain House Master Plan and other County adopted plans for Mountain House.
- u) All industrial areas located south of Byron Road shall be zoned I-P by Specific Plans.
- v) All industrial buildings should express a clear sense of entry, and should be sited with the primary facades oriented to collector streets.

3.8 PUBLIC AND INSTITUTIONAL USE POLICIES

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

Policies:

- 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 rail facility north of Byron Road shall include transit information, parking, and waiting areas.
- f) Schools: See Chapter Five: Education, Child Care and Library Services.
- g) Transit Center in Town Center: A main transit center shall be developed in the central commercial area of the Town Center. See Chapter Nine: Transportation and Circulation.
- h) Religious institutions may locate in areas designated Public or in a variety of zoning districts throughout the new community, as specified in the Development Title.

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 discretionary approvals.
- c) Recreation. Parks or other recreation facilities will require a site approval.
- d) Religious Institutions. Sites for religious institutions shall be included in the specific plan for each neighborhood.

3.9 JOBS/HOUSING AND AFFORDABLE HOUSING

As stated earlier in Chapter Two, a primary goal of the Mountain House land use plan is to establish a close balance between employment and housing. This means providing sufficient non-residential land uses so that jobs are created for every resident in the community who plans to work, and providing housing that is affordable to those working residents as well. This Master Plan is intended to allow those who work in the community to have the opportunity to live there and those who live in the community to have the opportunity to work there.

This section is comprised of two distinct but interrelated programs: 1) the Jobs/Housing Program, crafted to ensure that jobs are available to working residents of the community; and 2) the Affordable Housing Program, designed to ensure that homes are available and affordable to employees within the community.

The following appendix accompanies this section: Appendix 3-A: Job Creation Program.

3.9.1 Assumptions

Jobs/Housing Assumptions

- a) **Employed Residents per Household:** An average of 1.44 employed residents (full-time equivalents) per household are assumed. This value is assumed to be constant throughout project development.

- b) **Non-Residential Absorption:** The absorption of certain non-residential land uses (e.g., Neighborhood Commercial, Community Commercial, public uses such as schools and parks) relates directly to the residential absorption due to the demand for basic retail goods and services by residents in the community (see Public Financing Plan). These land uses follow residential absorption with a short lag. Other non-residential land uses (e.g., General Commercial, Industrial) are assumed to be absorbed after a sufficient employment base exists in the community and after maturing of the job creation program (discussed as part of the Jobs/Housing Program following).

Jobs have been assumed to follow housing by an average delay of three years. Under a projected-growth scenario, an average of 55 acres per year is absorbed. The 55 acres consists of 30 acres of commercial and industrial uses and 25 acres for schools and other public uses.

Affordable Housing Assumptions

Assumptions regarding affordable housing are provided in the Affordable Housing Study and summarized in the Affordable Housing Impact Fee Technical Report.

3.9.2 Jobs/Housing Program

The focus of the Jobs/Housing program is the numerical balance within the community between jobs and housing over time. Issues of affordability are addressed in the Affordable Housing program below.

Based on the projected land use design and job development programs in 1993, the goal was for Mountain House to achieve a jobs/housing goal of 0.99 by project buildout. This ratio could be higher if, for example, the actual number of employees per acre or the final Floor Area Ratio for a given land use is slightly higher than the low numbers currently assumed.

Although the jobs/housing program is intended to be market-driven rather than agency-controlled, it contains quantifiable goals over time that will be reviewed as part of the County's on-going monitoring program. The Board of Supervisors will, at each review, decide whether the community is achieving those goals and what to do if it is not.

Vision of the Original Master Plan of 1994

The 1990 environment suggested that as non-residential buildings were completed and occupied, permanent employment opportunities would be created. During the construction phases, though, all development in Mountain House employment could be created in a variety of specialized jobs that are not considered permanent in the traditional sense. These direct construction and other related jobs have not been included in the analysis of the jobs/housing balance. However, given the long-term nature of the project, some portion of these employees will choose to reside in the Mountain House community, thereby bringing jobs and housing closer in balance, especially in the earlier years of project development.

As Table 3.8: Mountain House Jobs/Housing Analysis - Impact of Residential and Commercial/Industrial Direct Construction Jobs illustrates, the Best Case jobs/housing ratio rises above 1.0 in every year of residential absorption if direct construction jobs are factored into the ratio. An increase of approximately 2,000 direct construction jobs per year over a period of 20 to 25 years is a long-term, if not "permanent," beneficial economic impact. Therefore, direct construction jobs generated solely to support the buildout of Mountain House may be considered as part of the annual program monitoring the community's jobs/housing balance.

Job development is also an important element of the jobs/housing balance. Population-serving jobs represent approximately half of all permanent jobs created and will not be the primary target of the job creation program. It is assumed that, as the project establishes some momentum and realizes a critical mass of all types of employers, the success of the job creation program targeting employers with regional jobs should gradually improve. In addition, it may take employers three years on average to capitalize on the employment base created by residents in the new housing. Therefore, as used below, the "Minimum" jobs/housing ratio is the ratio of required housing to available housing, where required housing in a given year is compared to available housing three years earlier (see Table 3.5: Mountain House Jobs/Housing Analysis - Analysis of Geographic Relationships with Mountain House).

Many communities do not want a jobs/housing balance. Instead, by land use policy or by regulation, they either try to discourage employment or try to encourage employment without corresponding residential development. The land use plans and regulations for Mountain House have been developed to support job creation, balanced with the planned housing. To reflect the importance of this planning, Table 3.7: Mountain House Jobs/Housing Analysis - Analysis of Various Jobs/Housing Scenarios Over Time shows the best case and the minimum jobs/housing ratios as being close together.

Objective: 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 0.747.

Table 3.5
MOUNTAIN HOUSE JOBS/HOUSING ANALYSIS
ANALYSIS OF GEOGRAPHIC RELATIONSHIPS WITH MOUNTAIN HOUSE

"Altamont Pass Corridor"					
West to East from Pleasanton to Manteca					
	<u>Pleasanton</u>	<u>Livermore</u>	<u>Mountain House</u>	<u>Tracy</u>	<u>Manteca</u>
Miles From Mountain House	21	12	0	6	19
Miles from Pleasanton	0	9	21	27	40
<hr/>					
Employed Residents per Household ¹	1.60	1.51	1.44	1.41	1.32
<hr/>					
Jobs/Housing Ratio ²	1.08	0.77	0.99	0.58	0.55

¹ For existing cities, figures are calculated based on 1990 census data. For Mountain House, figure is derived using regression analysis that considers the geographic relationship between the areas.

² For existing cities, ratios are estimated based on available jobs and housing data, using a ratio of required housing to available housing. For Mountain House, jobs/housing goal is calculated in the same manner, as shown in Table 3.7: Analysis of Jobs/Housing Balance Over Time.

Table 3.6
MOUNTAIN HOUSE JOBS/HOUSING ANALYSIS
ANALYSIS OF JOBS/HOUSING BALANCE OVER TIME

	Approx. 4,000 Residential Units Completed	Approx. 8,000 Residential Units Completed	Approx. 12,000 Residential Units Completed	Residential Buildout: 16,105 Residential Units	Employment- Generating Uses Built Out
	Year 7	Year 12	Year 16	Year 20	Year 25
Cumulative Residential Units Built and Available for Occupancy	4,176	8,421	12,095	16,105	16,105
Cumulative Population - Serving Jobs	2,259	5,068	8,067	11,080	11,464
Cumulative Regional Jobs	2,236	5,159	7,401	9,668	10,460
Cumulative Permanent Jobs Created	4,495	10,227	15,469	20,747	21,924
Required Housing to Serve Employees Filling Permanent Jobs	3,279	7,459	11,283	15,133	15,992
Population - Serving Jobs as a Percent of All Permanent Jobs	50.3%	49.6%	52.2%	53.4%	52.3%
Best Case Jobs/Housing Ratio ¹	0.79	0.89	0.93	0.94	0.99

¹ Project buildout ratio of 0.99 is calculated as follows:

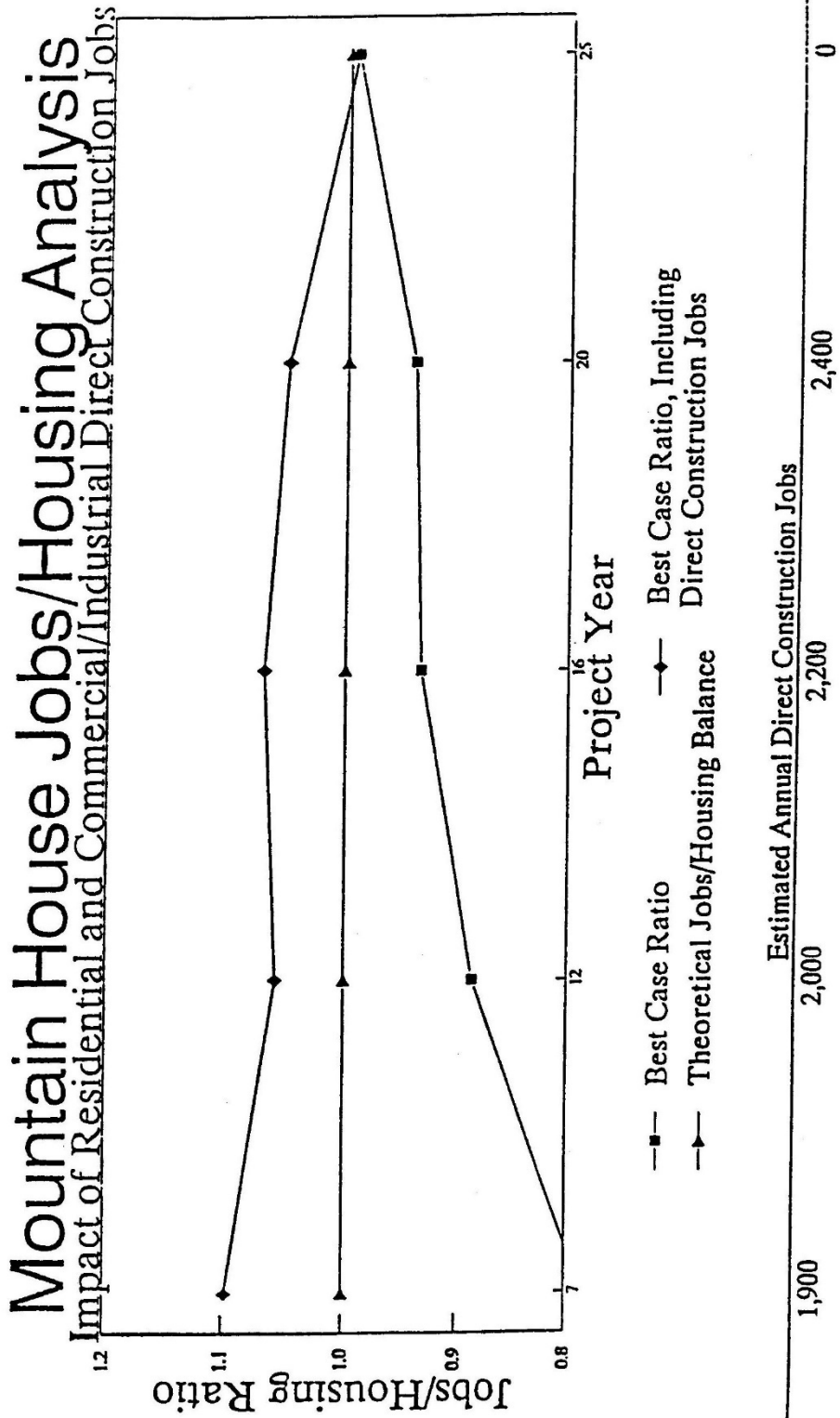
$$\begin{aligned} \text{Required Housing} &= \frac{(\# \text{ of Jobs} + \text{Average } \# \text{ of Employed Residents per Household}) \times (1 + \text{Vacancy Rate})}{\# \text{ of Housing Units Built and Available for Occupancy}} = \frac{15,992}{16,105} \\ \text{Available Housing} &= \frac{(21,924 + 1.44) \times (1 + 0.05)}{16,105} = \frac{23,119}{16,105} \end{aligned}$$

Table 3.7
MOUNTAIN HOUSE JOBS/HOUSING ANALYSIS
ANALYSIS OF VARIOUS JOBS/HOUSING SCENARIOS OVER TIME

Jobs / Housing Scenario	Approx. 4,000 Residential Units Completed	Approx. 8,000 Residential Units Completed	Approx. 12,000 Residential Units Completed	Residential Buildout: 16,105 Residential Units	Employment-Generating Uses Built Out
	Year 7	Year 12	Year 16	Year 20	Year 25
Population - Serving Jobs Only ¹	0.39	0.44	0.49	0.50	0.52
Minimum Ratio ²	0.70	0.80	0.85	0.90	0.95
Best Case	0.79	0.89	0.93	0.94	0.99

¹ Ratio of housing required for holders of population - serving jobs to all available housing.
² Assumes a three-year lag of jobs behind housing.

Table 3.8



Policies:

- a) Programs shall be instituted to attract and develop jobs in the community and the vicinity of Mountain House.
- b) The jobs/housing goal of 0.99 shall be the target at buildout of Mountain House and shall include consideration for telecommuting and e-commerce sales.
- c) Job development activities shall be flexible and possibly target specific types of industry that tend to offer higher salaries, including:
 - telecommuting;
 - biomedical, biotech, bioengineering;
 - professional health care services;
 - high-tech (i.e., chip manufacturing, software development);
 - voice and data communication hardware and services; and
 - 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: Land Use Summary (see Section 3.7: Industrial and Office Use Policies).
- e) Land use allocations and regulatory controls shall support a jobs/housing balance and land use changes or regulatory changes will not be made without giving consideration to the effects on a jobs/housing balance. The Jobs/Housing balance shall consider the shift in the work-from-home job market and impacts of e-commerce with retail sales.
- f) The primary emphasis of the Jobs/Housing Program shall be to rely on market forces to attain desired jobs/housing goals, rather than on overt governmental action, such as restricting residential development to correct jobs/housing imbalances.

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 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.

- c) Jobs/Housing Reviews. The San Joaquin County Board of Supervisors shall hold a Public Hearing, referred to as a Jobs/Housing Review, to review the progress of the jobs/housing program at the following specified times:
- Prior to the approval of any Specific Plan which contains residential development, but no sooner than after 2,000 residential units have been constructed (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; and
 - At any other times determined appropriate by the Board of Supervisors (e.g., scheduling of a Jobs/Housing Review by the Board to evaluate the circumstances for non achievement of jobs/housing ratios).

To determine whether the community is meeting its jobs/housing goals, the following will be tracked:

- **Best Case Ratios:** Best Case Ratios resulting from project development should generally conform with the Best Case Ratios specified in the Master Plan and any applicable Specific Plan;
- **Minimum Ratios:** Minimum Ratios resulting from project development should generally conform with the minimum ratios specified in the Master Plan and any applicable Specific Plan; and
- **Average Job Densities.** Job densities resulting from commercial and industrial development in the community should generally conform with the Average Job Densities specified by land use category by neighborhood in Table 3.1: Land Use Summary.

The County Planning Commission shall make recommendations to the Board as part of the Jobs/Housing Review process. Both the Planning Commission and the Board of Supervisors shall consider information contained in the most recent reports from the Community Monitoring

Program and an analysis indicating whether the minimum jobs/housing ratios specified in the Master Plan and any applicable Specific Plans have been achieved. In addition, both bodies shall consider the data and issues described below. Said information shall be addressed in a written report with findings prepared by the County Community Development Director.

- Recent efforts in the job creation program;
- Commitments for future jobs;
- A comparison of the job creation rate in the project with local, State, and national economic or market trends and financing availability;
- The types of jobs created to date (e.g., the wage scale or salary level of the jobs, and what portion are full-time vs. part-time positions) and how many are in “basic” industries (non-local);
- The financial/fiscal impacts on the County, MHCS D, public financing districts, and the community of not meeting jobs/housing goals;
- A comparison of the jobs/housing ratios with and without construction jobs included;
- Efforts that have been made by the County to facilitate and encourage job development; and
- Actual job densities (jobs per acre or square foot) that have been achieved for commercial and industrial uses, compared to the average job densities specified in Table 3.1.

In addition to the above, the Planning Commission and the Board shall consider other applicable factors which are for the most part outside of the control of the Master Developer and the County. These may include the market availability of land; employment consequences associated with economic cycles; the hiring, firing, and layoff practices of individual companies; and the unused employment capacity of structures which have been built in the community.

d) Enforcement. Following considerations of all public testimony, written materials and recommendations of the Planning Commission, received during the Jobs/Housing Review, the Board shall decide on a course of action to address the jobs/housing issue. The Board may take one or more of the following actions:

- (1) Find that no action is necessary; or
- (2) Direct County staff to revise jobs/housing targets; and/or
- (3) Recommend that certain actions be taken to increase job creation; and/or
- (4) Approve future Specific Plans only if the Board of Supervisors is satisfied that the community will reach minimum jobs/housing ratios.

Any proposed action by the Board that would affect the mix and/or rate of residential development shall require the preparation of a study for Board consideration and action that assesses the impacts on affected parties (e.g., the MHCS D, CFDs, private developers, bond shareholders, the County, etc.). This study shall also consider potential undesirable impacts

arising from such Board action (e.g., possible restriction on the creation of population-serving jobs and region-serving jobs due to a reduction in population growth; possible limitation on the operation of existing population-serving and some region-serving businesses; etc.). Other items to be considered include:

- Commercial and industrial land uses designated for each neighborhood should approximate the minimum job densities shown in Table 3.1: Land Use Summary; and
- 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.

- e) Land Use Change. Redesignation and rezoning of commercial and industrial land to non-employment uses (such as residential uses) shall be approved only if the County determines that the proposed redesignation or rezoning will not have a negative impact on the Mountain House Jobs/Housing and Affordable Housing programs.

3.9.3 Affordable Housing Program

The Affordable Housing Program is designed so that Mountain House employees at all income levels have the opportunity to purchase or rent safe and decent homes in the community. Implementing a housing trust fund supported by an affordable housing fee, scattering second unit dwellings throughout the R/M, R/L, and R/VL areas, and encouraging development of additional units in the Town Center and R/H areas, are the primary vehicles to serve lower income households.

Affordable housing is encouraged to be built in a timely manner, but only to the extent that sufficient demand exists. Over 13% of required residential units are intended to meet the needs of very low income households and low income households, as shown on Table 3.9: Mountain House Affordable Housing Study - Summary of Households Requiring Assistance. In addition, the Affordable Housing Program facilitates the integration of affordability throughout the community rather than limiting it to isolated pockets.

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

Policies:

- 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) The primary emphasis of the Affordable Housing Program shall be to rely on market forces, coupled with land use design and density constraints, to dictate the appropriate number, monthly rents, and sales prices of dwelling units within the community.

Implementation:

Affordable Housing Program

The Affordable Housing Program is designed to be implementation-oriented and includes the following elements:

- a) Community Design. Residential and non-residential land uses shall be developed as proposed in this Master Plan.
- b) County Incentives. County incentives shall be considered for single family homes with second unit dwellings (described in subsection d), for all high-density residential (R/H) developments, and for development proposals that include Density Bonus Units or Additional Town Center Units.
- c) Employer Programs. Employers shall be encouraged, although not required, to implement the following two programs in coordination with the MHCSD and/or the administrator of programs that utilize Affordable Housing Impact Fee revenues.
 - Employer-assisted housing program. To extend incentives to their employees who wish to live in Mountain House and to help address any affordability gaps that may be present in the community, employers will be encouraged to contribute to the Mountain House Housing Trust Fund (described in subsection f) and/or, to provide down payment assistance, mortgage buy-downs, temporary collateral against mortgages, or other incentives.

MOUNTAIN HOUSE MASTER PLAN

**Table 3.9
Mountain House Affordable Housing Study
Summary of Households Requiring Assistance**

Average Annual Household Income	Household Income		Affordable Monthly Rent	Affordable Home Price	Percent of Households at Income Level	Required Housing (Including 5% Vacancy) ²	Second Units for Lease ³	Total Households Requiring Assistance
	Percent of AMI	Income Category ¹						
Very Low and Low Income Households that Require Assistance								
\$13,500	31.7%	VL	\$280	\$41,000	0.5%	77		77
\$17,500	41.1%	VL	\$380	\$53,000	1.5%	231	130	101
\$22,500	52.8%	L	\$500	\$67,000	2.5%	387	130	257
\$27,500	64.6%	L	\$690	\$83,000	3.5%	540		540
Low, Moderate, and Above Moderate Income Households That Do Not Require Assistance								
\$32,500	76.3%	L	\$810	\$103,000	5.5%	848		0
\$37,500	88.0%	M	\$940	\$119,000	7.5%	1,157		0
\$42,500	99.8%	M	\$1,060	\$134,000	9.5%	1,465		0
\$47,500	111.5%	M	\$1,190	\$158,000	12.5%	1,928		0
\$52,500	123.2%	AM	\$1,310	\$175,000	15.5%	2,391		0
\$57,500	135.0%	AM	\$1,440	\$192,000	12.5%	1,928		0
\$67,500	158.5%	AM	\$1,690	\$224,000	9.5%	1,465		0
\$87,500	205.4%	AM	\$2,190	\$300,000	7.5%	1,157		0
\$112,500	264.1%	AM	\$2,810	\$425,000	5.5%	848		0
\$137,500	322.8%	AM	\$3,440	\$425,000	4.0%	617		0
\$175,000	410.8%	AM	\$4,380	\$425,000	2.5%	387		0
					100.0%	15,426	260	975
<p>1. Very low income (VL) <= 50% of Area Median Income (AMI); low income (L) = 51% - 80% of AMI; moderate income (M) = 81% - 120% of AMI; above moderate income (AM) > 120% of AMI.</p> <p>2. Required housing is the number of housing units necessary to meet the needs of employees who fill permanent positions in Mountain House. A total of 21,157 full-time equivalent jobs are expected to be created in the community. Factors of 1.44 employed persons per household and 5% vacancy are included in the calculation of required housing, as follows: 21,157 / 1.44 x 1.05 = 15,426.</p> <p>3. 260 Second Unit Dwellings, which represent 33% of the total 782 planned Second Unit Dwellings, are assumed to be available for lease and affordable to lower income households for rents of approximately \$400 to \$500 per month.</p> <p>Source: Mountain House Master Plan; HUD; David Taussig & Associates 02/10/98</p>								

- Participation in employee housing bulletin. As part of the marketing program incorporated into the employer/MHCSD information and marketing efforts which are components of the job creation program, Mountain House employers will be encouraged to register with the MHCSD to outline specific housing needs for their employees. The MHCSD shall provide periodic listings to employers and employees that provide notification of when affordable housing units will be available and that match housing needs with appropriate housing opportunities within the community.
- d) Second Unit Dwellings. Each neighborhood shall contain a specified minimum number of second unit dwellings. At least 6.5% of the total R/VL, R/L and R/M units approved for each neighborhood, and 6.5% of the total R/MH units approved for projects consisting of single family units, shall be designated to include second unit dwellings. Tentative Maps shall identify lots or parcels designated for second unit dwellings. For each lot or parcel designated to contain a second unit dwelling, building permits for the primary single family dwelling and the second unit shall be issued concurrently. The final inspection for the second unit dwelling shall also take place concurrently with the final inspection for the primary single family dwelling. Second unit dwellings shall not be subject to the Affordable Housing Impact Fee (described below). For the purpose of calculating the Affordable Housing Impact Fee, it is assumed that one-third of the second unit dwellings will be leased to lower income households.
- e) Density Bonus Units and Additional Town Center Units. To encourage the production of Density Bonus Units and Additional Town Center Units, the County shall work to facilitate any development proposal that includes such units. A minimum of 240 Additional Town Center Units are assumed for the Town Center, and a minimum of 210 Density Bonus Units are assumed for high density, R/H areas. If more than 210 Density Bonus Units are approved in designated R/H areas, then the number of Additional Town Center Units may be reduced accordingly. For the purpose of calculating the Affordable Housing Impact Fee, it is assumed that one-third of the Density Bonus Units and Additional Town Center Units will actually be constructed. Density Bonus Units and Additional Town Center Units shall not be subject to public facility impact fees charged by the MHCSD or to the Affordable Housing Impact Fee. To ensure the continued affordability of these units, the developer shall enter into an agreement with the County as provided for in the County's Development Title for a residential project that is eligible to receive a density bonus.
- f) Mountain House Housing Trust Fund. The Mountain House Housing Trust Fund (MHHTF) shall be created by the County for the sole purpose of providing funding for affordable housing

development in Mountain House. The MHHTF shall receive revenues generated by the Affordable Housing Impact Fee. To advise the Board of Supervisors in the administration of the MHHTF, the County shall establish a Mountain House Housing Advisory Board, consisting of the following members: The Director of the Housing Authority of San Joaquin County; one board member of the MHCSD; and three members selected by the Board of Supervisors who have demonstrated expertise in the field of housing and/or a commitment to ensuring that housing within Mountain House is affordable.

- g) Affordable Housing Impact Fee. To capitalize the MHHTF, the County shall establish an Affordable Housing Impact Fee. The Affordable Housing Impact Fee shall be based on the Affordable Housing Impact Fee Technical Report (AHFTR) which shall specify the methodology and serve as the basis for the fee computation. The fee itself shall consist of two components: a fee per dwelling unit square foot and a fee per lot square foot. The fee for each of these fee components shall be specified by a resolution adopted by the County and shall be revised in accordance with the provisions of the County's Affordable Housing Impact Fee ordinance. The Affordable Housing Impact Fee shall be levied against all new residential development in Mountain House, except second unit dwellings, Density Bonus Units, and Additional Town Center Units, and shall be payable at the time of building permit issuance. Non-residential land uses shall not be subject to the fee.
- h) Minimum Residential Densities. Subject to the provisions of Section 3.3: Land Use Regulations and Permitted Uses, residential densities in each land use category in each neighborhood shall not fall below a specified minimum number of dwelling units per acre as indicated in Table 3.3: Neighborhood Minimum, Maximum, and Expected Residential Units by Neighborhood.
- i) Rezoning to Lower Densities. Rezoning of higher density residential land (e.g., R/H) to lower density land (e.g., R/M) uses shall be approved only if the County determines that the proposed rezoning will not have a negative impact on the Mountain House Jobs/Housing Program and the Affordable Housing Program.

3.9.4 Monitoring and Enforcement

The monitoring program for jobs/housing and affordable housing will utilize various statistical data gathered as part of the overall community monitoring program. The results of the data analysis will provide an opportunity to rethink certain development programs or operational issues depending on how the results compare to expectations. Procedures will be in place to modify or update the jobs/housing and affordable housing programs to reflect increased knowledge or changes in the plan over time.

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:
 - Businesses 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 the following, organized and summarized by General Plan land use category and including employment estimates, sales price and rental price range as appropriate:
 - Pending residential units being considered for approval;
 - Approved residential units not yet built;
 - Built and occupied residential units;
 - Pending non-residential gross square footage being considered for approval;
 - Approved non-residential gross square footage not yet built; and
 - Built and occupied non-residential gross square footage, and
 - 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 MHCSD 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 MHCSD.
- c) The results of the analysis shall be ready by April 1st 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.

3.10 SPECIFIC PLAN REQUIREMENTS

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

- a) Land Use and Zoning. Based on the land use plan and program provided in this chapter, future Specific Plans shall establish final acreages and boundaries for all land uses and define zoning districts for each defined parcel.

- b) Pre-Existing Land Uses. Specific Plan requirements for areas of pre-existing land uses are as follows:
- The AU-20 zone shall be changed to an urban zone if and when a Specific Plan or amendment to a Specific Plan is approved for any of the pre-existing residential areas;
 - The “Old River Homesites” area shall be included in the Specific Plan for Neighborhood I, and the “Homesite Parcels” areas shall be included in the Specific Plan for Neighborhood A/B, to ensure that these areas are taken into consideration when adjacent urban development is proposed; and
 - 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.
- c) 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.
- d) Maximum Number of Residential Units. During the review of a Specific Plan adoption or amendment, the number of proposed residential units shall be reviewed with respect to the number of total units planned in the community to ensure that a maximum of 16,105 units will not be exceeded.
- e) Residential Program Shortfall. Future Specific Plans may add 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.
- f) Neighborhood K Specific Plan. The Specific Plan for Neighborhood K shall zone the residential subdivision, adjacent to Old River, Residential Low Density (R-L). This specific plan shall also include the design of the Old River commercial area which shall be zoned Community Commercial (C-C).
- g) Residential Neighborhoods. Specific Plans for residential areas shall provide conceptual layouts and guidelines for all roadways and for the school sites, parks, commercial areas and other uses within the neighborhoods. The layouts (e.g., road and lot orientation) should facilitate solar access for all of these uses.
- h) 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, MHCSD, 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.

- i) Neighborhood Relationship to Town Center. Specific Plans and subsequent development plans 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.
- j) Town Center FAR's. Floor Area Ratios (FAR's) for the Town Center shall be defined by the Specific Plan for the affected area(s) in order to respond to market conditions in effect when the Town Center is developed.
- k) Freeway Service Commercial. The Specific Plan containing Freeway Service Commercial area shall include a site development concept for the entire C/FS zone indicating circulation, access, building areas, common landscape setbacks and conceptual uses.
- l) Industrial Park Zoning. All industrial areas located south of Byron Road shall be zoned I-P by Specific Plans.
- m) Jobs/Housing and Affordable Housing Requirements. Approval of Specific Plans shall include evaluation by the County of specific jobs/housing ratios (including comparison to the housing and jobs assumed on Table 3.6) and progress of the jobs/housing program. Additional details of affordable housing incentive programs, if any, shall be addressed by each Specific Plan.
- n) 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 and a method to reserve the sites for seniors.
- o) Religious Institution Sites. Sites for religious institutions shall be included in each Specific Plan, as appropriate.