

**San Joaquin County**

**MOUNTAIN HOUSE**

**NEW COMMUNITY**

**SPECIFIC PLAN I**

**ADOPTED NOVEMBER 10, 1994**

**EIGHTH PRINTING**

**With Amendments Through November 5, 2019**



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**MOUNTAIN HOUSE  
SPECIFIC PLAN I  
EXECUTIVE SUMMARY**



**EXECUTIVE SUMMARY**

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## **EXECUTIVE SUMMARY**

### **I SPECIFIC PLAN PURPOSE**

Specific Plan I covers the first stage of development within Mountain House, a 4,791-acre new community in southwestern San Joaquin County. This Specific Plan addresses 1,348 acres of the overall community, including three of the 12 neighborhoods planned for Mountain House and a complementary balance of commercial, industrial and public uses.

The Mountain House Master Plan provides the overall development framework for the new community. Primary goals call for a balance of jobs, housing, and services to establish a self-contained community; a reduced use of single-occupancy vehicles through transit and efficient land use and circulation design; and a strong emphasis on residential neighborhoods organized around local schools and parks. Furthermore, the community is intended to provide its own services and result in positive economic impact on the County.

Specific Plan I implements Master Plan goals and objectives by providing more detailed provisions for land use, design, infrastructure and implementation for the first phase of growth. It is intended to accomplish the following:

- Establish the first phase of a balanced community with residential neighborhoods, schools, parks and retail services; ample lands for employment uses; and adequate public services.
- Establish the land uses, development standards, zoning, and design guidelines for development within the Specific Plan Area;
- Provide detailed plans for infrastructure and services to support these land uses, and provide for efficient extensions to future Specific Plan areas within Mountain House;
- Ensure that environmental issues are addressed;
- Describe implementation measures including phasing, service provisions, and administration; and
- Provide appendix references to background studies and other resources.

### **II BACKGROUND AND SETTING**

In 1992, San Joaquin County formulated a planning process for new communities that implements the General Plan through use of a Master Plan and phased Specific Plans. The purpose of phased Specific Plans is to allow each such plan to respond to prevailing conditions over the long-term buildout of the community. In February 1993, the San Joaquin County Board of Supervisors approved a General Plan amendment that included the new community of Mountain House in the County General Plan.

The County certified a Final Environmental Impact Report (FEIR) on the entire project in 1992, and a Supplemental Environmental Impact Report (SEIR) in early 1993. A third EIR has been prepared for both the Master Plan and this first Specific Plan. Each application

of a discretionary approval following adoption of the Master Plan and Specific Plan will be reviewed to determine what, if any, further environmental review is required by the provisions of the California Environmental Quality Act (CEQA).

The Specific Plan Area is located within the proposed Mountain House community. The Specific Plan Area consists of three subareas: Central Mountain House, a 1,040-acre subarea located centrally within the Mountain House community; Mountain House Business Park, a 143.5-acre subarea located at the Mountain House Parkway freeway interchange in the southeast corner of the Mountain House community; and Old River Industrial Park, a 164.5-acre subarea located in the northeastern portion of the Mountain House community, between the Old River and Byron Road. Other improvements outside these three subareas consist of a water treatment plant located north of Byron Road, raw water pumping and conveyance, and other infrastructure improvements.

The Specific Plan Area consists of agricultural lands used primarily for field and row crops such as alfalfa, corn and beans. The area is gently sloping and topographic features are limited to areas along Mountain House Creek. Trees and vegetation are generally confined to isolated portions of the Mountain House Creek corridor, windrows along existing roadways, and agricultural fields or farmsteads.

Major highway access is available from Interstate 580 and Interstate 205. Local road access is available via Grant Line Road, Mountain House Parkway, and Byron Road. Other site features are described in the Specific Plan.



MOUNTAIN HOUSE SPECIFIC PLAN I

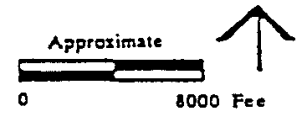
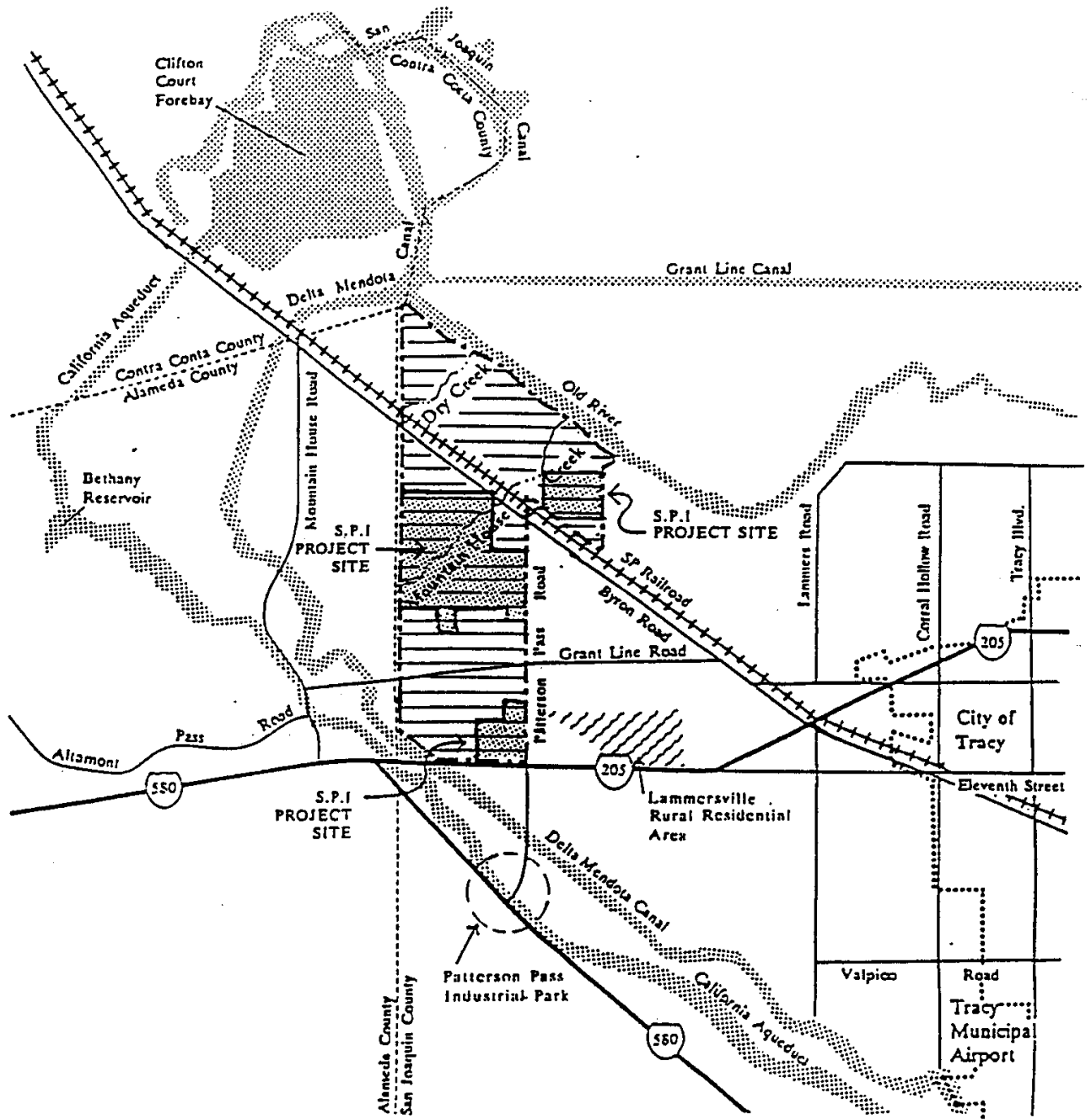


FIGURE I - VICINITY MAP

MOUNTAIN HOUSE SPECIFIC PLAN I

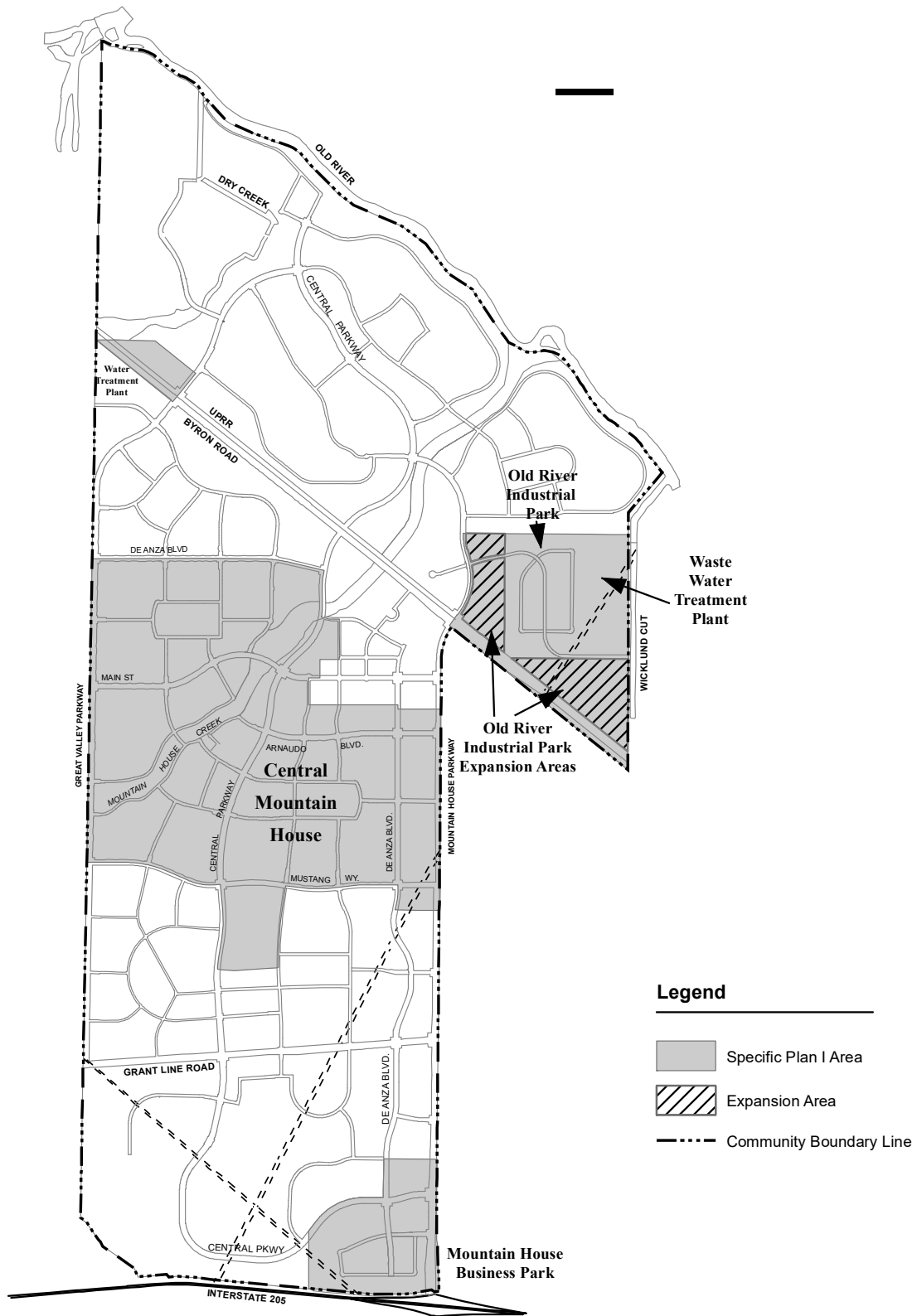


FIGURE ii – SPECIFIC PLAN AREA AND SUBAREAS MAP

### III SPECIFIC PLAN LAND USE AND DESIGN

The Land Use Plan establishes the location, categories and acreages of land uses within the Specific Plan Area, provides zoning classifications in accordance with the County General Plan, the Master Plan and Development Title, and establishes the primary circulation system.

The land use plan for Mountain House organizes the community into distinct neighborhoods of roughly the same size, each organized around a Neighborhood Center consisting of a neighborhood park, a K-8 school and a small commercial area. Specific Plan I encompasses three of the 12 neighborhoods planned for Mountain House as well as public facilities and services to support this development. Additionally, sufficient acreage to attract employment uses is included within the Specific Plan Area.

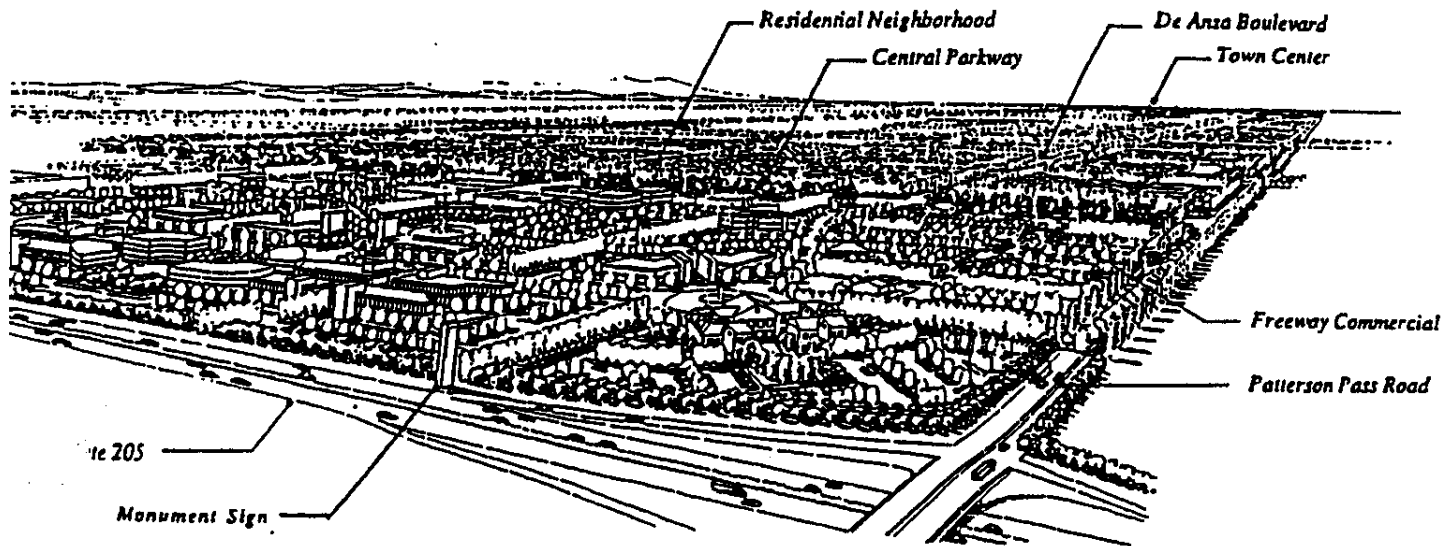
Central Mountain House is intended to develop as an attractive mixed use community encompassing residential neighborhoods, parks, schools and commercial services. A variety of housing densities are distributed within each of the three neighborhoods, with higher densities concentrated near the future Town Center and along Mountain House Creek. Mountain House Creek Community Park runs through Neighborhoods E and G. Arterial streets define the edges of the neighborhoods, and provide the primary vehicular circulation network. Collector streets provide access within and between neighborhoods. Commercial uses consist of a Village Center located adjacent to the future Town Center, neighborhood commercial centers, and commercial-office and industrial uses along Mountain House Parkway. A high school is located at the southeast corner of Central Parkway and Mascot Boulevard.

Mountain House Business Park will provide the primary employment area for the community in an attractive, well-organized setting. The business park will be characterized by landscaped street corridors with pedestrian and bicycle facilities throughout the park. A variety of business users and site requirements will be accommodated, including planned industrial, office commercial, and freeway commercial businesses.

The Old River Industrial Park will provide large sites suitable for general, heavy industrial users. Fifty acres are set aside for a wastewater treatment plant and corporation yards for schools and CSD operations.

The Specific Plan also addresses site planning and landscape guidelines for Central Mountain House, Mountain House Business Park, and Old River Industrial Park.

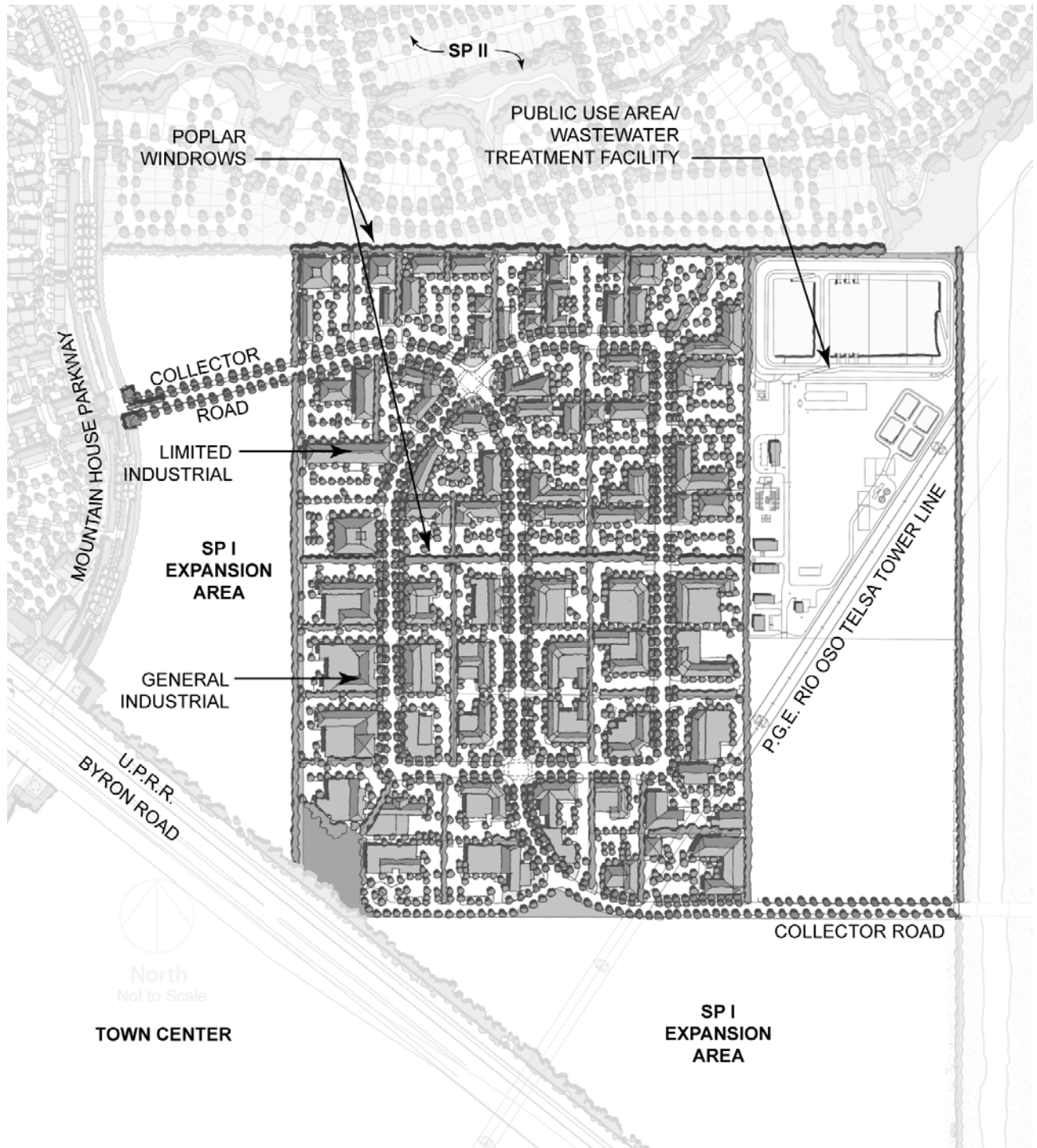
The Master Plan sets forth a detailed program for maintaining a jobs/housing balance in the community and for assuring that people who work in Mountain House will be able to purchase or rent a home there. The Specific Plan provides for the first phase of adherence to the guidelines and criteria of the jobs/housing and affordable housing programs.



**FIGURE iii – MOUNTAIN HOUSE BUSINESS PARK  
VIEW LOOKING NORTHWEST**



**FIGURE iv – MOUNTAIN HOUSE BUSINESS PARK  
ILLUSTRATIVE PLAN**



**FIGURE v – OLD RIVER INDUSTRIAL PARK ILLUSTRATIVE PLAN**

## **IV PUBLIC SERVICES**

### **IV-1 Education and Child Care**

The Specific Plan designates three K-8 elementary school sites and one 9-12 high school site. Each school site will meet all of the acreage, capacity, location, access, and surrounding use standards as described in the Master Plan. Initially, students will be accommodated by relocatable classrooms at existing facilities of the Lammersville and Tracy Joint Union High School Districts. The high school will serve the Specific Plan Area and up to three other neighborhoods.

One child care site will be provided within the Specific Plan Area, either at the K-8 school site or the Village Center. Other child care facilities may locate at business parks and adjacent to churches and commercial uses.

### **IV-2 Public Health and Safety**

Public services shall be provided as described by the Master Plan. It is anticipated that the County's Sheriff's Department will initially provide police protection at a level of service consistent with the provisions of the Master Plan. Fire protection will initially be provided by the Tracy Rural Fire Protection District under a contract with the Community Services District. Medical emergency and ambulance service will be obtained through the County EMS system and developed as needed, with supplemental first responder paramedics provided via the fire protection provider.

### **IV-3 Recreation and Open Space**

The Specific Plan locates a five-acre neighborhood park at the center of each of the three neighborhoods and provides conceptual drawings for neighborhood and community parks. Most of the 54 acres of community park acreage in the Specific Plan Area is concentrated along the Mountain House Creek Community Park, establishing the first portion of the primary open space spine through Mountain House. In addition, an 11-acre community park with active recreational facilities is located on the east side of Central Parkway near the future Town Center.

The Specific Plan also addresses biological resources such as Swainson's hawk foraging habitat, surveys for other sensitive species, and wetlands preservation.

## **V PUBLIC INFRASTRUCTURE**

### **V-1 Transportation and Air Quality**

The Specific Plan presents provisions for transportation facilities including improvements to the I-205/Mountain House Parkway interchange and Mountain House Parkway, regional bus and rail transit, on-site roadways and intersections, bicycle and pedestrian circulation, and railroad crossings. Also provided is a summary of trigger points for circulation improvements based on the number of occupied residential units.

Air quality provisions consist of adherence to Master Plan requirements for transportation demand management and other air quality measures, and provision of a compressed natural gas (CNG) fueling station.

**V-2 Noise**

Noise impacts are anticipated from increases in roadway traffic noise and will be primarily limited to the Central Mountain House subarea. The Background Report to Chapter 11 presents an environmental noise analysis for Specific Plan I. Noise barriers to protect noise-sensitive uses are addressed.

**V-3 Potable Water**

The Specific Plan addresses the provision of water service, including annexation to the Byron Bethany Irrigation District, maintenance of the existing agricultural water supply, and potable water demand, supply, construction of a water treatment plant, storage and distribution to serve the Specific Plan Area.

**V-4 Wastewater Collection and Treatment**

Wastewater treatment facilities will include aerated lagoons, preliminary treatment, activated sludge treatment, filtration, disinfection, and effluent storage, if necessary, and associated treatment and disposal including interim farmland irrigation. The Specific Plan describes wastewater generation, collection, and treatment.

**V-5 Wastewater Reuse**

Wastewater produced by the Mountain House community may, depending on economic feasibility, be used on the golf course and other public open areas. Any permanent effluent reuse plan would consist of tertiary treated wastewater being used for irrigation and discharged to Old River.

**V-6 Storm Drainage and Flood Protection**

The storm drainage facilities for the Specific Plan Area consist of temporary (interim) structures and portions of the permanent infrastructure which are presented in the Master Plan. The key storm drain facilities include piping, open channels and ditches, berms for flood protection, retention basins, and selected improvements to Mountain House Creek. The Specific Plan discusses off-site drainage, the primary storm drain collection system, Mountain House Creek improvements, and Best Management Practices.

**VI IMPLEMENTATION**

The Specific Plan describes the relationship of the Specific Plan to the General Plan and Development Title, Master Plan, and other community plans and programs. It discusses the use of other planning tools such as development permits, development agreements, and specialized tools such as Special Purpose Plans for Focus Areas within the community and Specific Plan Amendments to allow for expansion of Specific Plan areas or changes to project conditions. It also summarizes public service provisions and necessary facilities and services for Specific Plan I, and addresses phasing of improvements for each subarea.



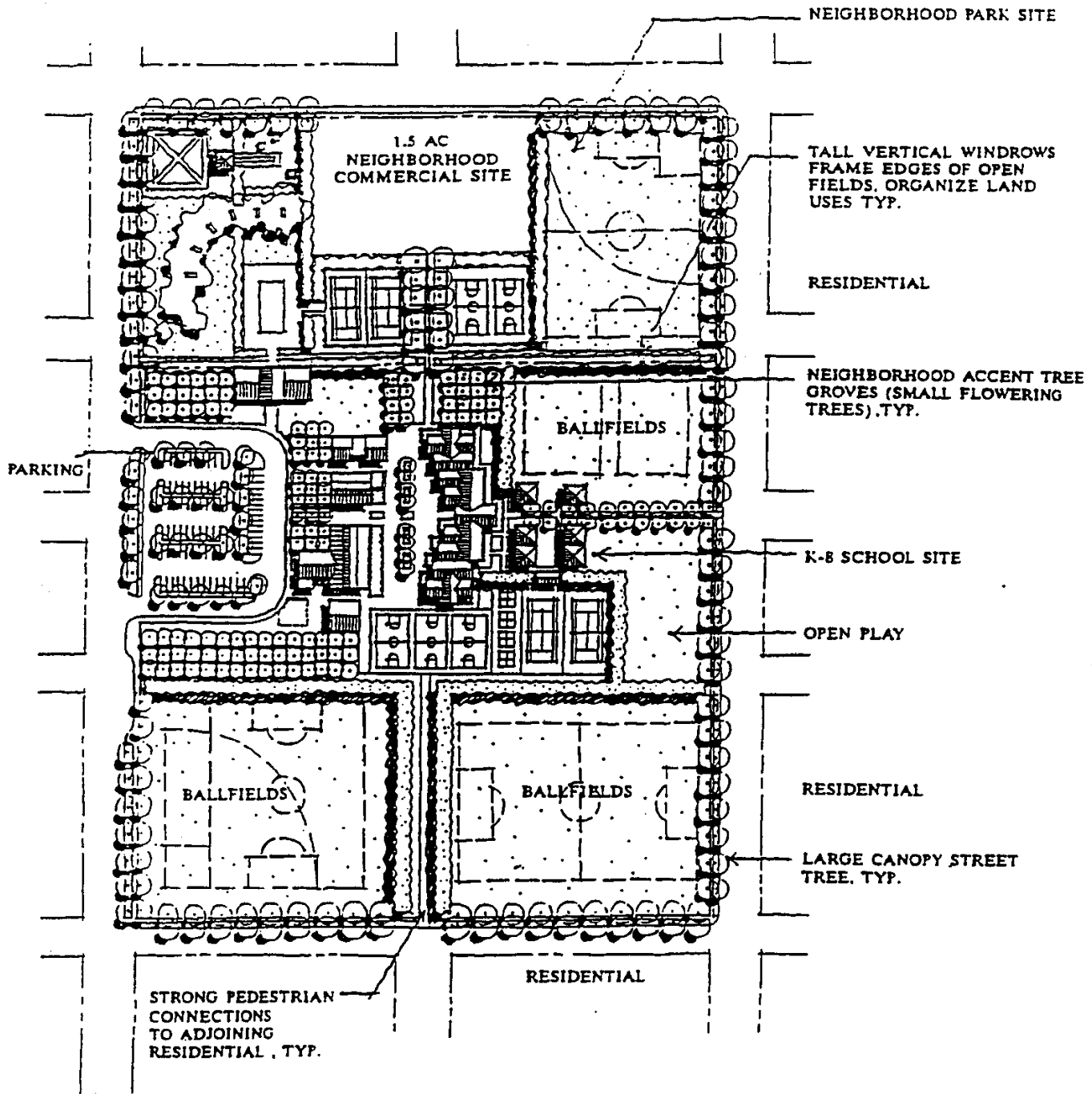
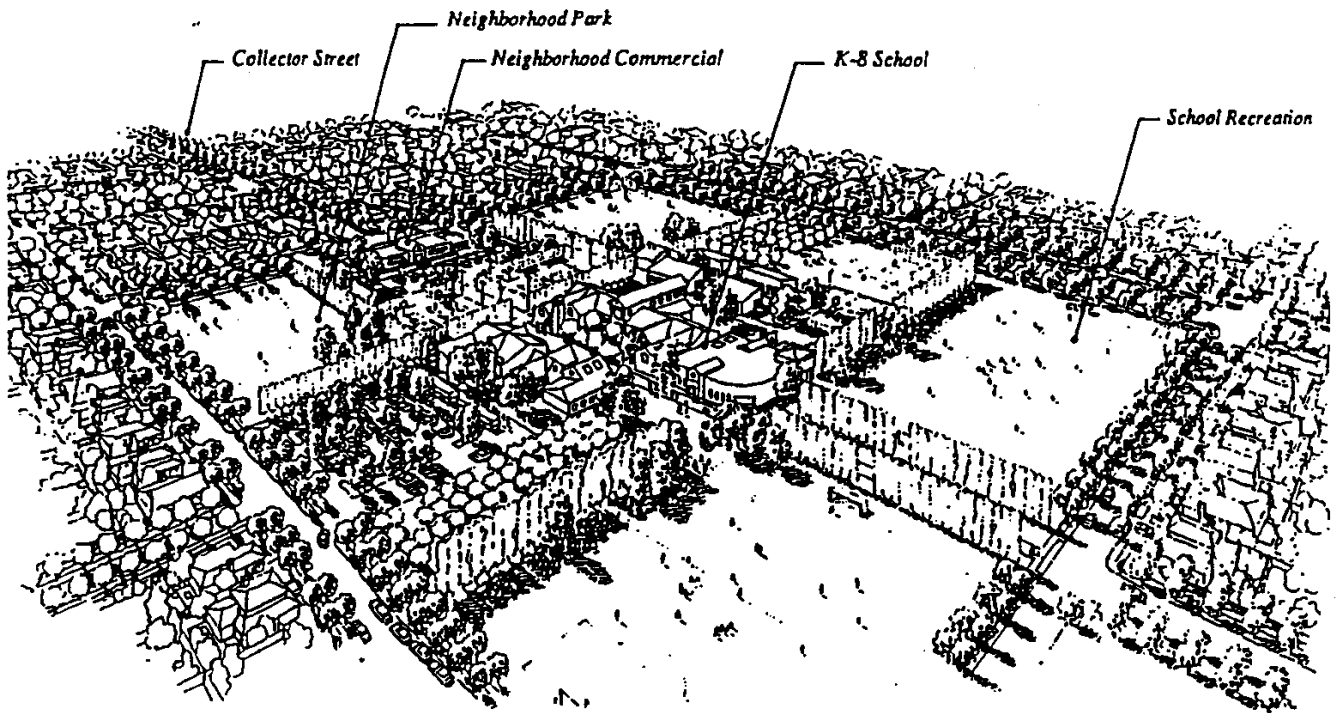
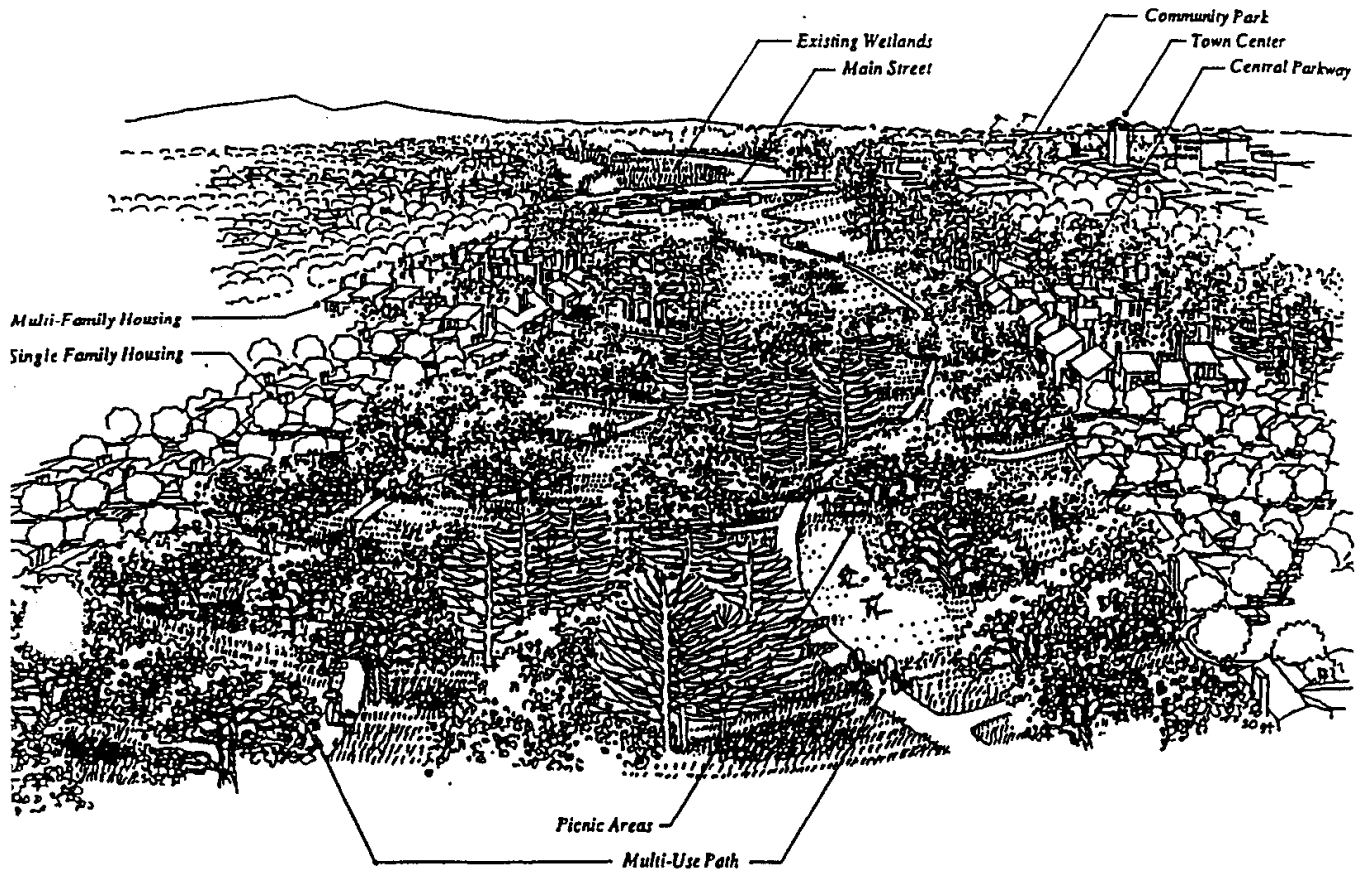


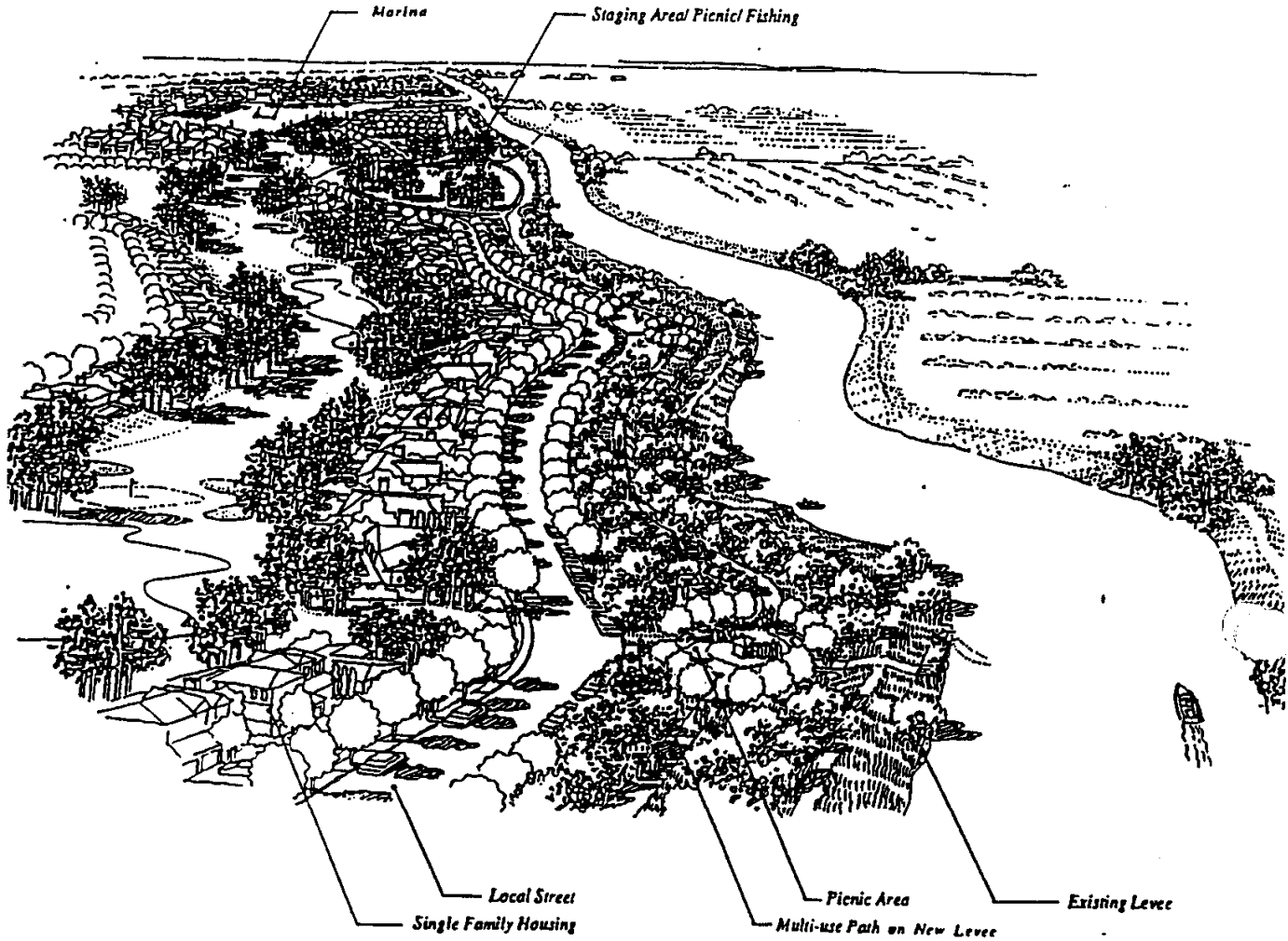
FIGURE vi – TYPICAL NEIGHBORHOOD SCHOOL AND PARK LAYOUT



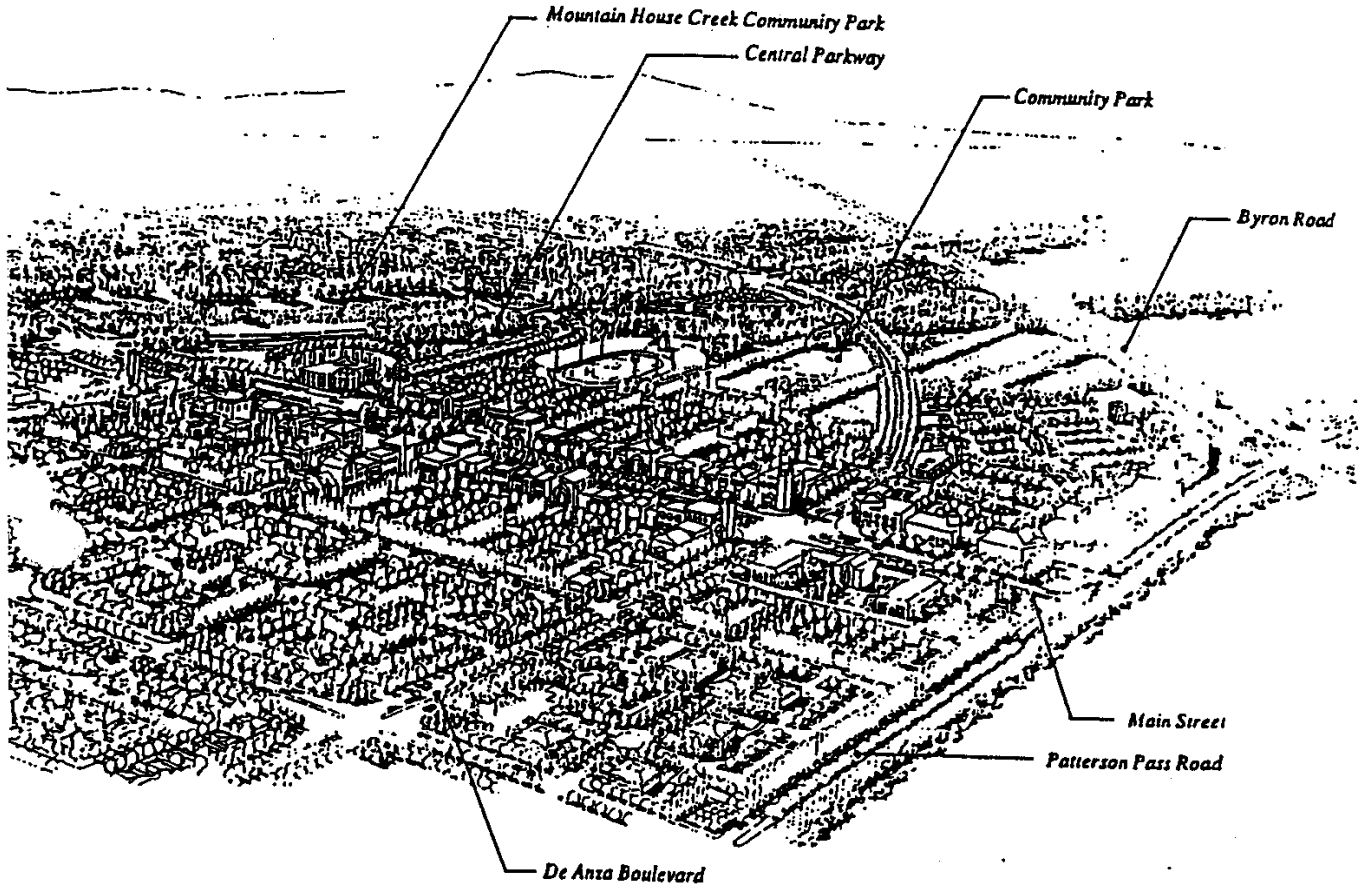
**FIGURE vii - MOUNTAIN HOUSE NEIGHBORHOOD CENTER**



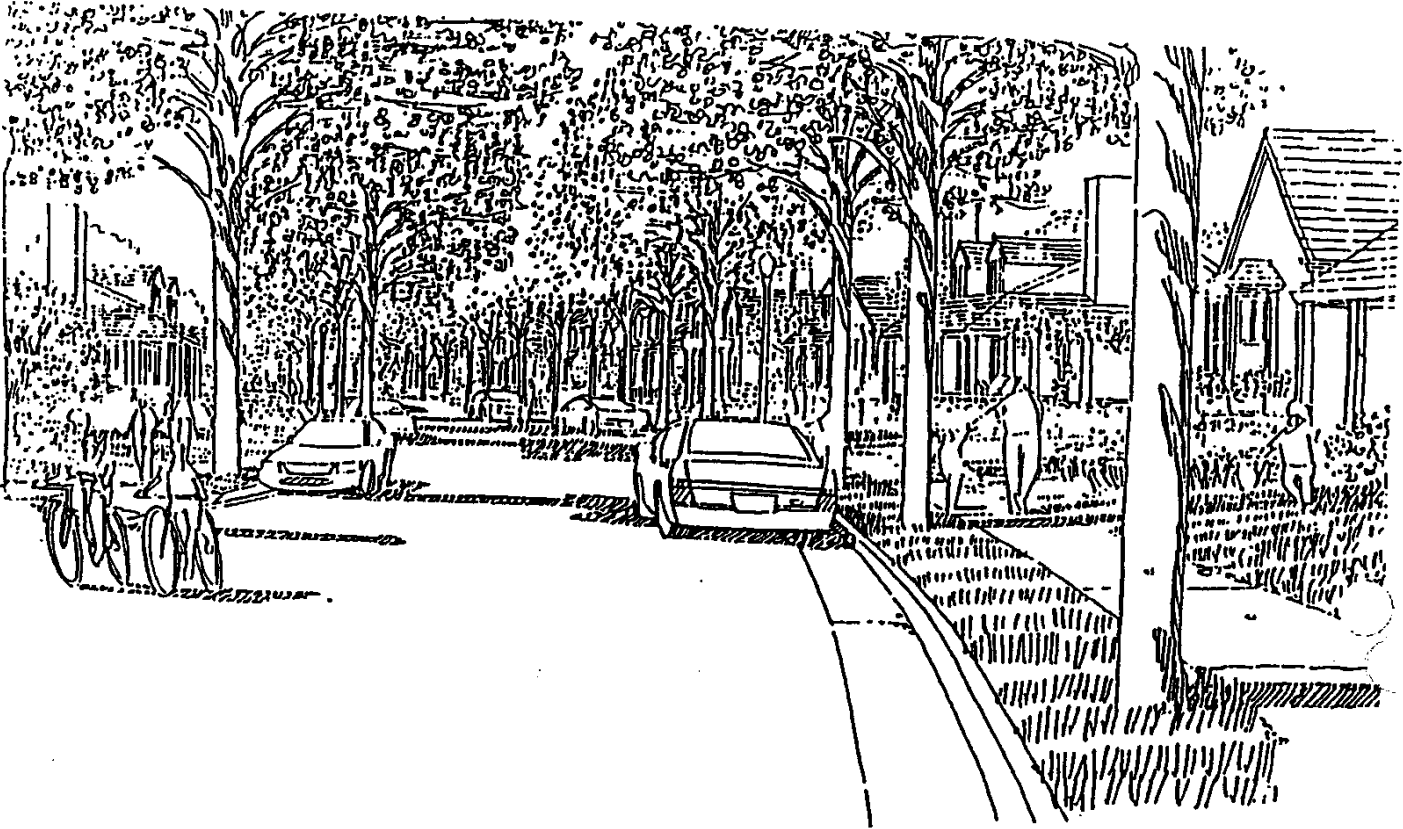
**FIGURE viii – MOUNTAIN HOUSE CREEK COMMUNITY  
PARK VIEW LOOKING NORTHEAST**



**FIGURE ix – MOUNTAIN HOUSE OLD RIVER REGIONAL PARK  
VIEW LOOKING WEST**



**FIGURE x - MOUNTAIN HOUSE TOWN CENTER  
VIEW LOOKING NORTHWEST**



**FIGURE xi – MOUNTAIN HOUSE RESIDENTIAL CHARACTER**

## **CHAPTER ONE**

### **SPECIFIC PLAN INTRODUCTION**





**CHAPTER ONE: SPECIFIC PLAN INTRODUCTION**

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1.1.2	Organization of the Specific Plan	1.2
<b>1.2</b>	<b>PLANNING CONTEXT</b>	<b>1.2</b>
1.2.1	New Community Planning Process	1.2
1.2.2	Relationship to County Plans	1.2
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## CHAPTER ONE: SPECIFIC PLAN INTRODUCTION

### 1.1 PURPOSE AND OBJECTIVES

#### 1.1.1 Purpose

Specific Plan I covers the first stage of development within Mountain House, a 4,791-acre new community in southwestern San Joaquin County. This Specific Plan addresses 1,348 acres of the overall community, including three of the 12 neighborhoods planned for Mountain House and a complementary balance of commercial, industrial and public uses.

The Mountain House Master Plan provides the overall development framework for the community. Mountain House is intended to be a new community offering a desirable environment for living and working. Primary goals call for a balance of jobs, housing, and services to establish a self-contained community; a reduced use of single-occupancy vehicles through transit and efficient land use and circulation design; and a strong emphasis on residential neighborhoods organized around local schools and parks. Furthermore, the community is intended to provide its own services and result in positive economic impact on the County.

Specific Plan I implements Master Plan goals and objectives by providing more detailed provisions for land use, design, infrastructure and implementation. In conformance with the procedure laid out by the County for the development of new communities, this Specific Plan is consistent with the land use assumptions, requirements and policies laid out in the Mountain House Master Plan.

Specific Plan I is intended to accomplish the following:

- Establish the land uses, development standards, zoning, and design guidelines for development within the first Specific Plan Area of Mountain House;
- Provide detailed plans for infrastructure and services to support these land uses, and provide for efficient extensions to future Specific Plan areas within Mountain House;
- Ensure that environmental resources are protected and that potential environmental impacts are adequately addressed;
- Describe implementation measures including phasing, service provisions, and administration of the Specific Plan;
- Provide appendix references to detailed background studies, comprehensive technical regulations, and other resources.

State law also allows Specific Plans to be policy (and adopted by resolution), regulatory (and adopted by ordinance), or a combination of the two. This Specific Plan is a combination of the two.

### **1.1.2 Organization of the Specific Plan**

The chapters of this Specific Plan are organized to correspond with the chapters of the Master Plan. Wherever possible, the Specific Plan refers to the Master Plan rather than repeating provisions which are identical. Therefore, the user should have a Master Plan available when reading this Specific Plan.

Appendices to the Specific Plan provide additional technical and background information, and are organized to correspond to the appropriate chapter.

This Specific Plan assigns preliminary names to streets and other features of the project. These place names are for working purposes only. Final names will be determined during the Tentative and Final Map subdivision process.

## **1.2 PLANNING CONTEXT**

### **1.2.1 New Community Planning Process**

In 1992, San Joaquin County formulated a planning process for new communities that utilizes a Master Plan and phased Specific Plans to implement the General Plan. The Master Plan and Public Financing Plan address the entire new community area, with the intent to ensure adequate financing and provision of infrastructure and services. The purpose of phased Specific Plans is to allow each such plan to respond to prevailing conditions over the buildout of Mountain House.

### **1.2.2 Relationship to County Plans**

#### **San Joaquin County General Plan**

The Mountain House new community is located entirely within unincorporated San Joaquin County, and development within the community is subject to the San Joaquin County General Plan 2010 and its implementing ordinances.

Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the local government's general plan. By County policy, a Specific Plan in a new community must also be consistent with the Master Plan and Public Financing Plan.

#### **Development Title and Other County Ordinances**

Provisions of the San Joaquin County Development Title and other County Ordinances shall apply to Mountain House. The General Plan and Development Title will identify provisions that may be unique to the Mountain House community and reference specific requirements for the community.

#### **Mountain House Master Plan**

The Mountain House Master Plan addresses the entire 4,791-acre Mountain House community and provides overall goals and objectives, land use and development standards, and provisions for governance, administration, public services and infrastructure.

This Specific Plan implements and is consistent with the Master Plan provisions. Where appropriate and to avoid repetition, this Specific Plan refers to provisions of the Master Plan.

**Public Financing Plan (PFP)**

The Public Financing Plan (PFP) is a separate document prepared in association with the Master Plan. The PFP identifies needed public services, facilities, costs, and funding alternatives to implement the Master Plan. The PFP is based upon the policies, land use data, public facility and service standards, cost estimates and phasing plans identified in the Master Plan.

**1.2.3 Environmental Review**

Prior to the approval of a General Plan amendment for Mountain House, the County certified a Final Environmental Impact Report (FEIR) on the entire project in 1992, and a Supplemental Environmental Impact Report (SEIR) in early 1993. An EIR has also been prepared for the entire project in conjunction with the proposed Master Plan and this first Specific Plan.

Each application of a discretionary approval following adoption of the Master Plan, Specific Plan, and any associated General Plan amendments, will be reviewed to determine what, if any, further environmental review is required by the provisions of the California Environmental Quality Act (CEQA) with respect to that approval. CEQA includes a variety of provisions defining the necessity and scope of further environmental review when an EIR has previously been certified for a project. CEQA and the CEQA Guidelines provide that certain types of projects consistent with previously adopted General Plans or zoning may require only limited further environmental review.

In those circumstances when CEQA would require further environmental review for a project consistent with the General Plan, Specific Plan, or zoning, the form of such further environmental review may range from a negative declaration, to a supplemental or subsequent EIR. The precise need and scope of environmental review for projects consistent with the Specific Plan can best be determined at the time such further approvals are processed.

**1.3 SITE DESCRIPTION**

**1.3.1 Specific Plan Area and Context**

**Region and Vicinity**

The Specific Plan Area is located within the proposed Mountain House community at the western edge of San Joaquin County, northwest of the City of Tracy (Figure 1.1: Vicinity Map).

**Specific Plan Area and Subareas**

The Specific Plan Area includes 1,348 acres of the overall 4,791-acre Mountain House community. The Specific Plan Area consists of three subareas, as described below (see Figure 1.2: Specific Plan Area and Subareas Map). Figure 1.3: Ownership Map describes the land ownership pattern within Mountain House.

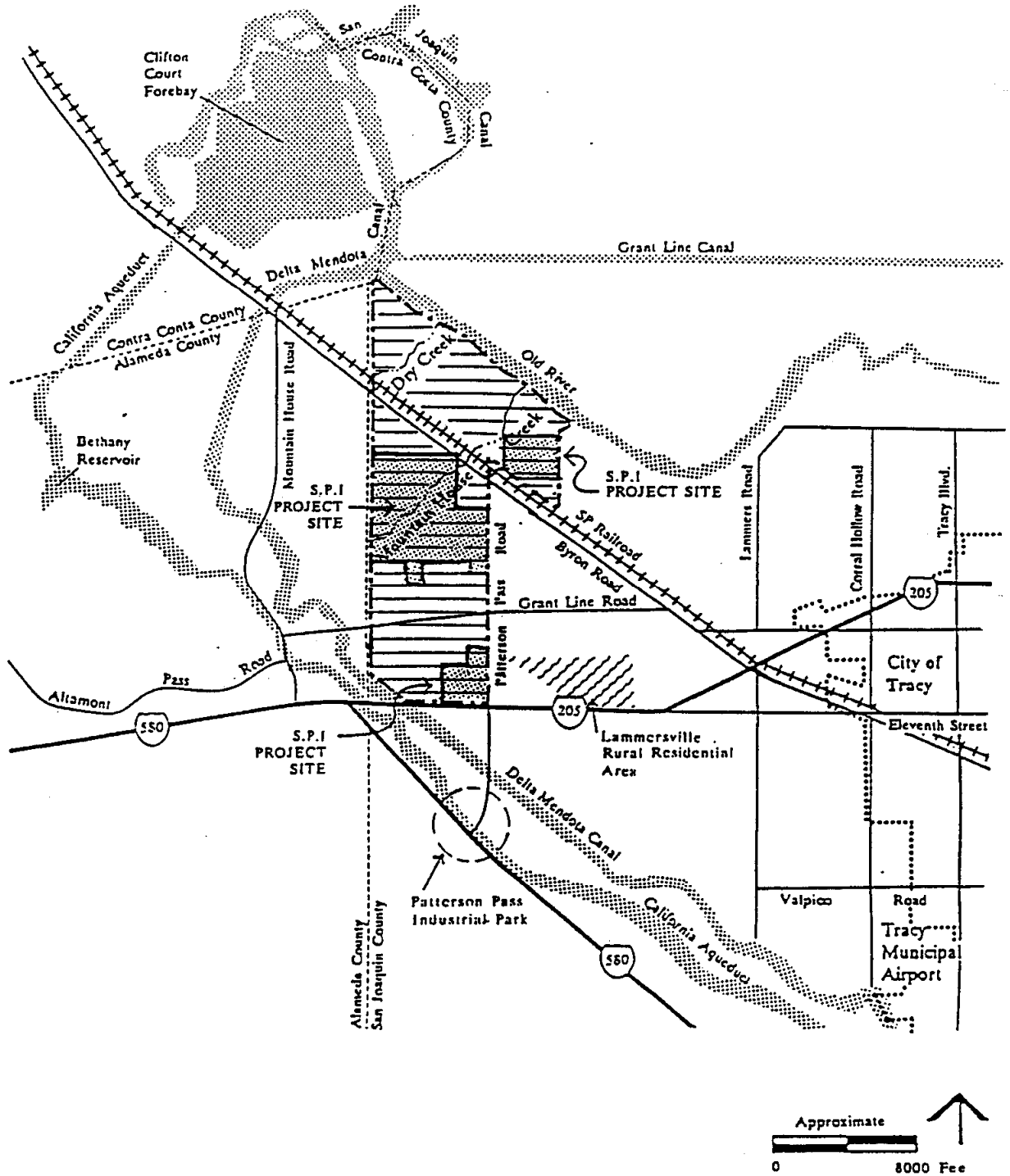


FIGURE 1.1 – VICINITY MAP

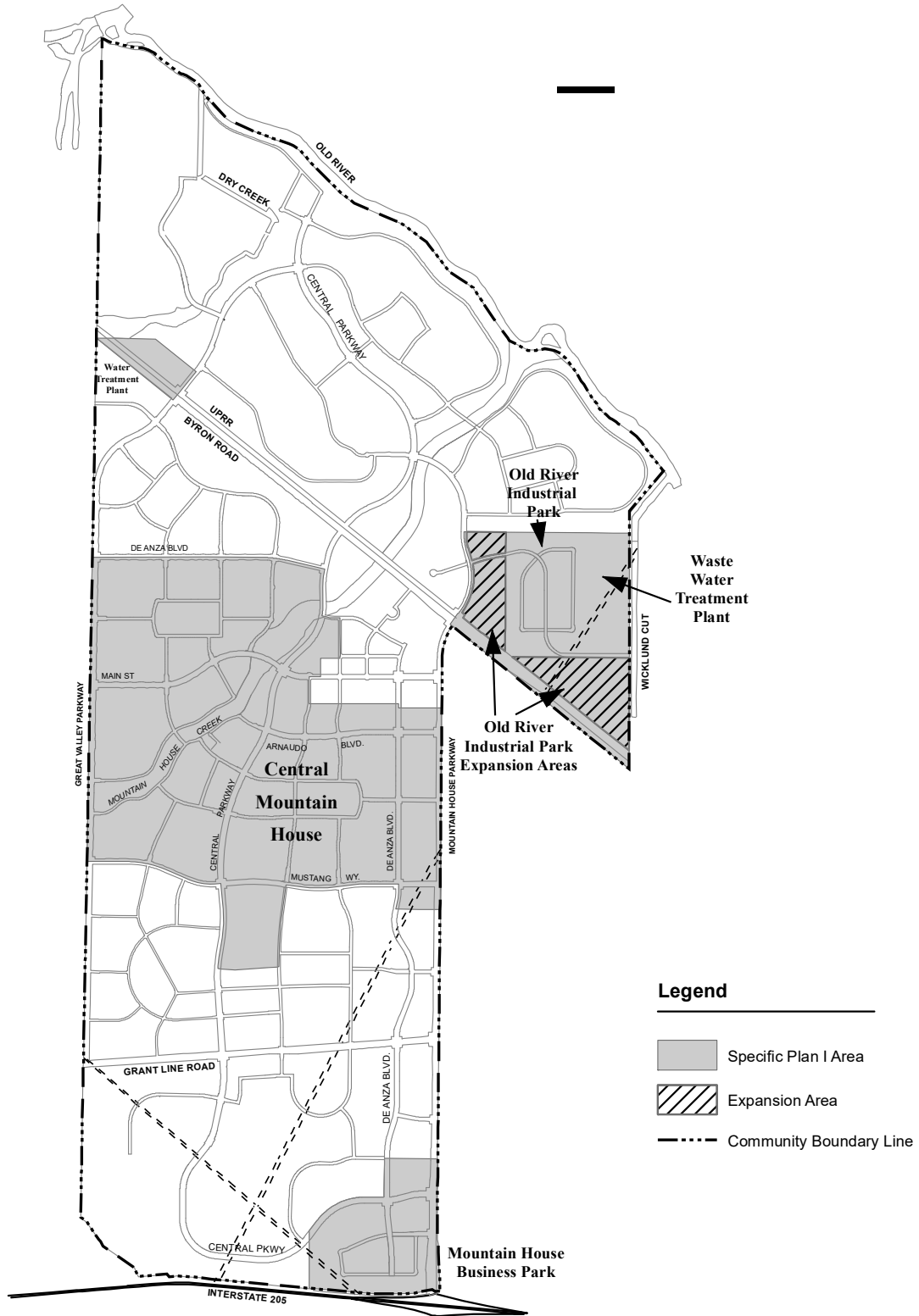


FIGURE 1.2 SPECIFIC PLAN AREA AND SUBAREAS MAP

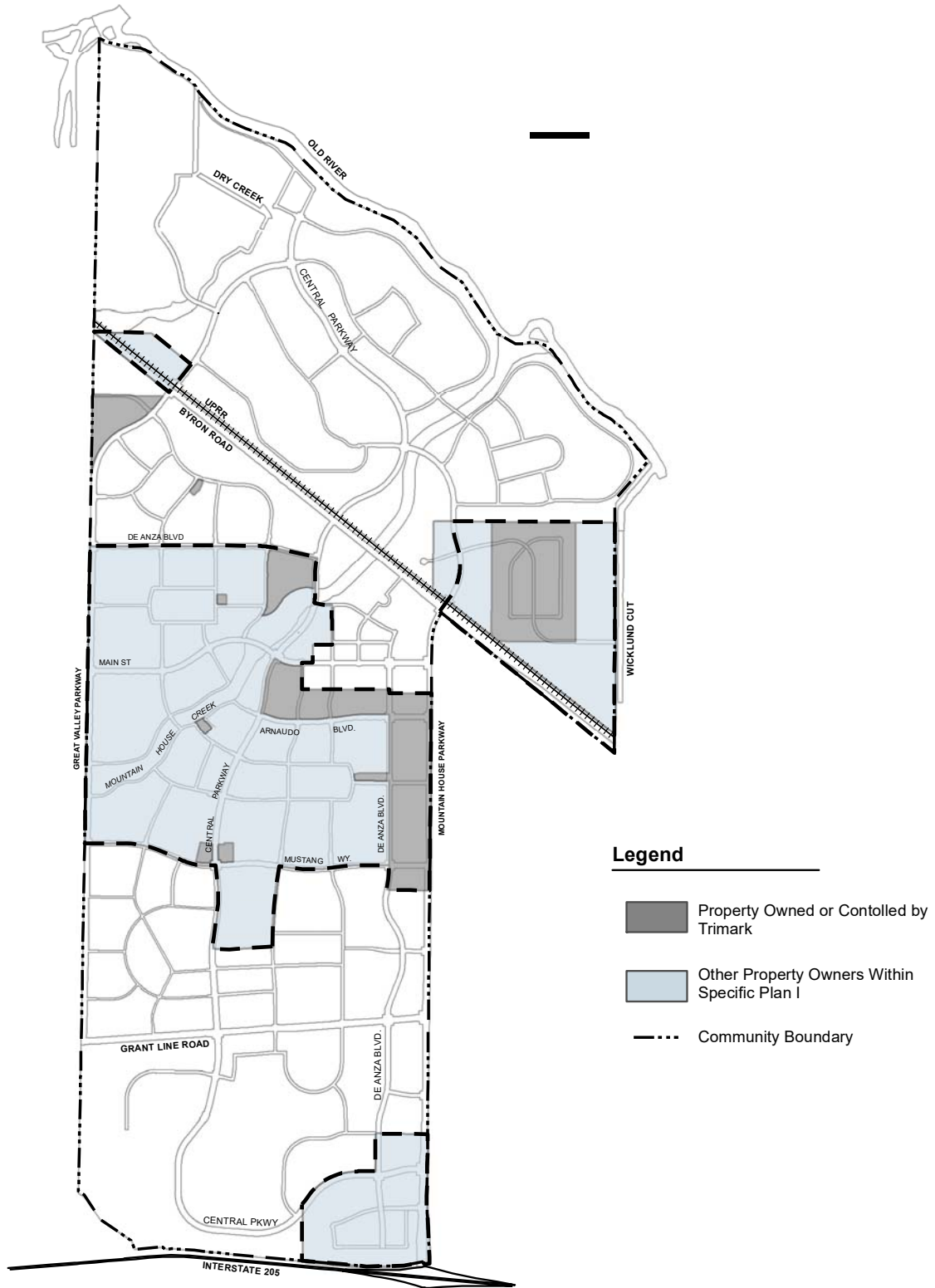


FIGURE 1.3 – OWNERSHIP MAP



**Central Mountain House Subarea:**

This 1,040-acre subarea is located centrally within the Mountain House community. It is bounded by Marina Boulevard on the west and Mountain House Parkway on the east, and it includes three residential neighborhoods (Neighborhoods E, F, and G), portions of the Mountain House Creek corridor, and portions of the Patterson Pass business corridor.

**Mountain House Business Park:**

This 143.5-acre subarea is located at the Patterson Pass freeway interchange in the southeast corner of the Mountain House community.

**Old River Industrial Park:**

This 164.5-acre subarea is located in the northeastern portion of the Mountain House community, between the Old River and Byron Road.

Other improvements not included in these subareas consist of raw water pumping and conveyance, a water treatment plant located north of Byron Road, and other infrastructure improvements. These are discussed in the relevant chapters of this Specific Plan.

**Williamson Act Contracts**

Within the Specific Plan Area, approximately 186 acres are not under Williamson Act contract, 358 acres are within the cancellation area approved by the County Board of Supervisors on February 25, 1993, and 195.5 acres are subject to Williamson Act Notices of Nonrenewal, due to expire in December of 1997 and 1998. No additional cancellations will be required for development of the project.

Figure 1.4: Williamson Act, Specific Plan I Area illustrates the status of Williamson Act lands within the Specific Plan Area. The initial phases of residential development will occur on lands not under Williamson Act contract and/or on lands which were approved for cancellation on February 25, 1993. Specific Plan I does include some residential lands that will remain under Williamson Act contract. These lands will only be developed after expiration of Non-renewal contracts with expirations in December 1997.

The 160 acres of Old River Industrial Park is under a Williamson Act non-renewal contract that will expire in December 1998. The wastewater treatment plant located on these lands does not require contract cancellation as it is exempt by law as a public facility. The remaining Industrial lands within the park will not be developed until after non-renewal contract expiration.

All other lands within Specific Plan I are not under Williamson Act contract. These include the water treatment plant and the Mountain House Business Park at Mountain House Parkway and I-205.

**1.3.2 Site Character**

**Pre-development Land Use and Infrastructure**

The Specific Plan Area consists of agricultural lands used primarily for field and row crops such as alfalfa, corn and beans.

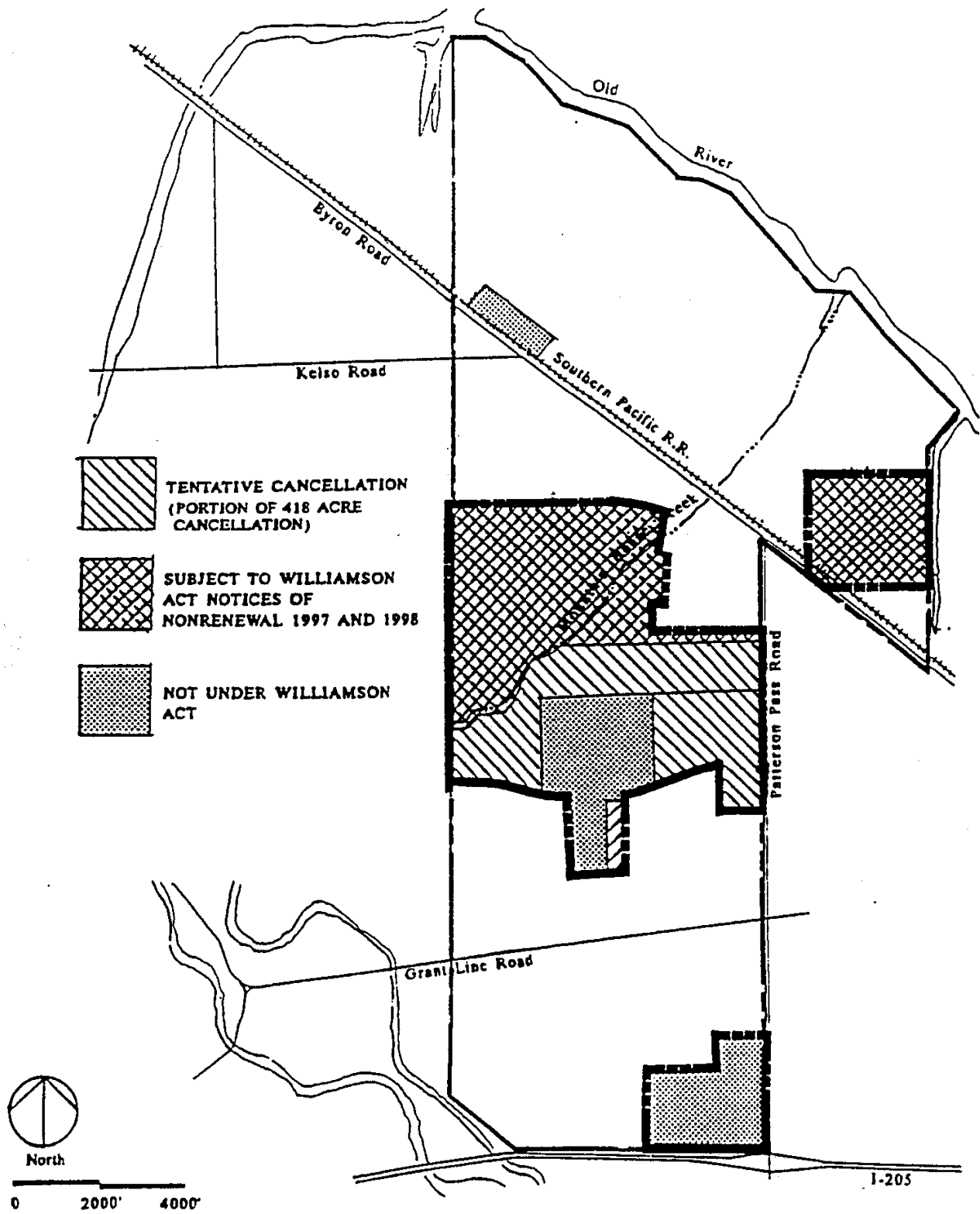


FIGURE 1.4 – WILLIAMSON ACT, SPECIFIC PLAN I AREA

Major highway access to the Specific Plan Area is available from Interstate 580 and Interstate 205. Local road access is available via Grant Line Road, Mountain House Parkway, and Byron Road, all of which connect to I-205 and other points. Byron Road passes through the Mountain House area, connecting the City of Tracy with Brentwood located to the northwest in Contra Costa County. Kelso Road, Von Sosten Road, Bethany Road and Wicklund Road intersect the three main roads noted above within the Mountain House area.

Agricultural water is supplied to the southern and central portions of the Specific Plan Area from the Byron Bethany Irrigation District. The north sector is supplied from the Westside Irrigation District. The Master Plan provides further discussion of water supply.

Electrical utilities and pipelines include PG&E's Rio Oso-Tesla Line, a 230 kV tower line which crosses the southeastern corner of the Central Mountain House Subarea. This line is contained in a 75-foot wide easement from southwest to northeast. Parallel and adjacent to this is another PG&E right-of-way that is 192.5 feet in width. This right-of-way was originally intended to accommodate the Rancho-Seco Tesla Tower Line Facility. The Rancho Seco power plant has been permanently closed but PG&E has indicated that they wish to retain the right-of-way.

An 8-inch diameter high pressure gas main traverses the Mountain House area from north to south and crosses the eastern portion of the Central Mountain House Subarea. A 50-foot wide easement crosses the southwest corner of the Mountain House Business Park Subarea. The easement accommodates a natural gas pipeline owned by PG&E, an oil transmission pipeline owned by Chevron USA Inc., and a second PG&E gas pipeline.

Figure 1.5: Potential On-Site Sources of Public Hazards identifies the location of potential public safety hazards in the Specific Plan Area.

### **Environmental Conditions**

The Specific Plan Area consists of gently sloping terrain ranging from a maximum elevation of approximately 165' feet along I-205 at the Mountain House Business Park, to approximately 10 feet at the northeast corner of Old River Industrial Park. Topographic features are limited to areas along Mountain House Creek. Predominant views are across open fields and grazing lands, occasionally interrupted by fences, transmissions lines, and other built features. Windmill-covered hills are visible two miles to the west.

Mountain House Creek traverses the central Specific Plan Area and drains a 15-square mile watershed located to the west and south. The creek is seasonal or intermittent in its natural condition but has very low flows year-round due to possible leakage from the Delta Mendota Canal and California Aqueduct or springs within the watershed. A network of small ditches drains the interior of the Specific Plan Area, with the majority of runoff directed by ditches to farm drains along Mountain House Parkway.

Trees and vegetation are generally confined to isolated portions of the Mountain House Creek corridor, windrows along existing roadways, and agricultural fields or farmsteads.

The wetlands delineation for Mountain House, as verified by the Army Corps of Engineers, identified emergent and seasonal marsh along Mountain House Creek within the Specific Plan Area. An emergent marsh approximately 5.18 acres in size is located within Neighborhood G along Mountain House Creek. This emergent marsh was created historically by construction of a low-level dam across Mountain House Creek. The dam has deteriorated to the point that the spillway has been undermined and the channel has begun to headcut upstream into the emergent marsh. Ultimately, if left unchecked, this head cutting will result in the elimination or substantial degradation of these emergent wetlands.

Seasonal wetlands comprising approximately 2.14 acres in size are located within Neighborhood E along Mountain House Creek near the western boundary of the Specific Plan Area.

Mountain House Creek has been channelized in the past for agricultural purposes, and is periodically maintained. At present, it is incised as much as eight feet and has near-vertical sides. As a result of its channel configuration and maintenance activities it is largely devoid of established vegetation.

Along Mountain House Creek in Neighborhood E, there are several expanses of pasture which have been subject to flood irrigation for many years. While the plants in these areas are considered to be wetland species, the soils are not indicative of wetlands and the hydrology necessary to support wetlands would not be present, absent the irrigation. Such areas are not considered to be wetlands for purposes of Section 404 of the Clean Water Act.

Subsurface geological investigations at the Specific Plan Area indicate that the majority of the near-surface sediments consists of silt and clay. No evidence of landslides or mudslides has been mapped within or immediately adjacent to the project site. Soil types are predominantly silty clay and clays developed on gently sloping alluvial fan sediments. Soils have low erosion potential.

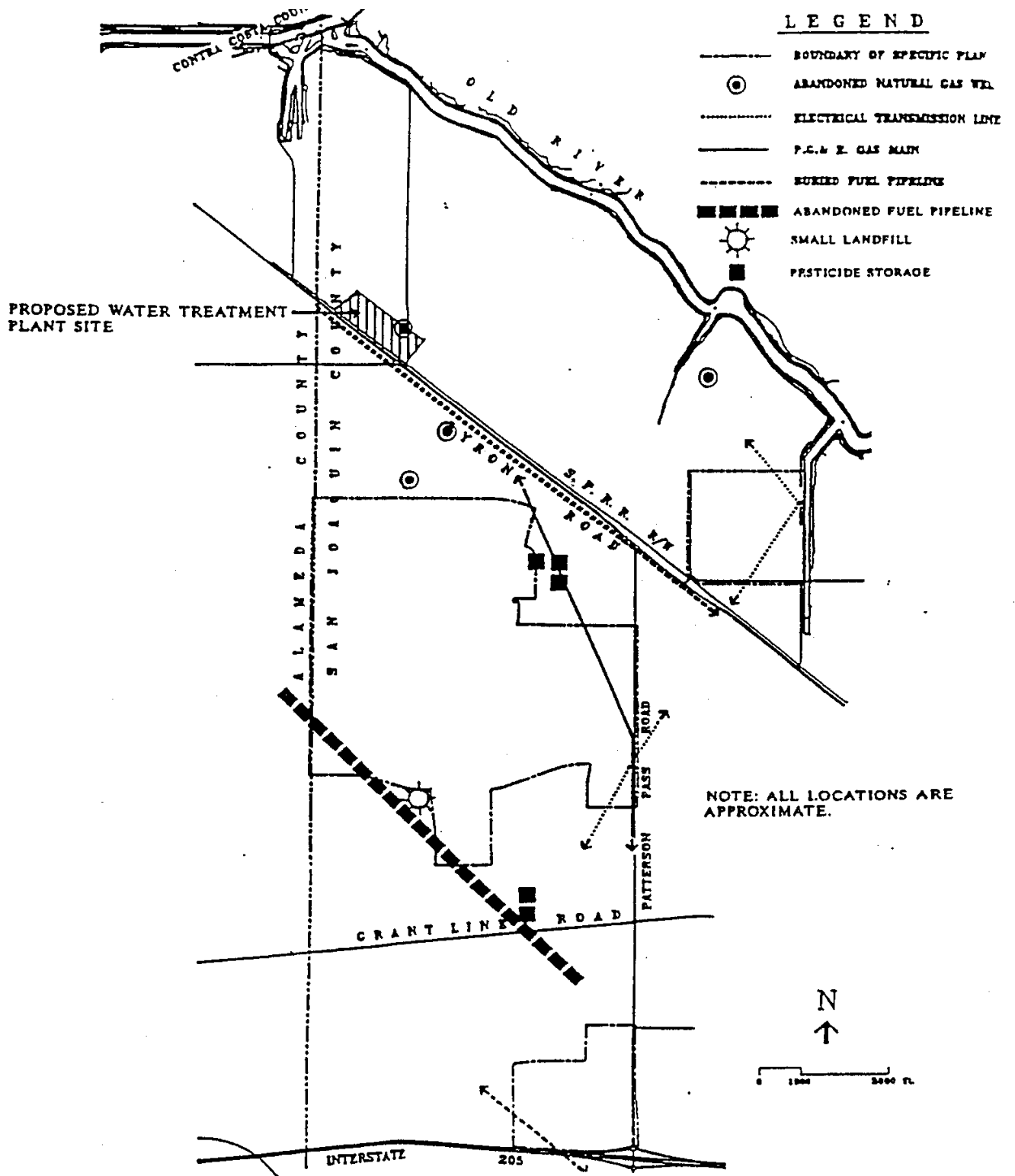


FIGURE 1.5 – POTENTIAL ON-SITE SOURCES OF PUBLIC HAZARD



## **CHAPTER TWO**

### **SPECIFIC PLAN CONCEPT**





## CHAPTER TWO: SPECIFIC PLAN CONCEPT

The Master Plan, Chapter Two: Community Vision defines the goals and objectives of the Mountain House new community. This Specific Plan is intended to lay the foundation of the long-term vision for the overall community. This will be done by adhering to the provisions of the Master Plan as closely as possible throughout the community's development. The Specific Plan has been structured as a first phase that will set the stage for successful development of the community.

As described in Chapter One, the Specific Plan Area consists of three subareas. Several factors led to this configuration and the resulting land use distribution.

- a) The Central Mountain House subarea is located to establish a balanced community in the first phase, minimize the need for cancellation of Williamson Act contracts, and minimize the costs of initial infrastructure. This subarea contains residential neighborhoods, with housing and residential-serving uses such as schools, parks, and retail services.

The first neighborhoods have been selected so that the Mountain House Creek amenities and the Town Center could be developed as soon as possible. They are also located to provide contiguous growth in a number of directions which will enhance the flexibility of the growth pattern without adding extra costs.

- b) This Specific Plan designates ample land for employment uses in order to provide a wide range of job sites, allow flexible parcelization, and attract new businesses early in the growth of the community. To facilitate these goals, more than enough employment acres are designated than needed to achieve the number of jobs for a jobs-housing balance during the buildout of Specific Plan I.

The Mountain House Business Park is included to maximize the possibility of attracting employment uses which will be important to establishing a jobs-housing balance and enhancing fiscal viability. The business park includes a freeway commercial area to serve the demands of freeway travelers.

The northern portion of the Old River Industrial Park has been included to allow for job generation in the low density and lower paying categories. This park will also provide spaces for the wastewater treatment plant, community-serving businesses and corporation yards.



## **CHAPTER THREE**

### **LAND USE**



**CHAPTER THREE: LAND USE**

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<b>3.2</b>	<b>LAND USE PLAN</b>	<b>3.1</b>
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	<b>3.2.2 General Description of Subareas</b>	<b>3.1</b>
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	<b>3.2.4 Land Use Regulations and Permitted Uses</b>	<b>3.6</b>
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<b>Table 3.3</b>	<b>Mountain House Absorption Schedule First Specific Plan</b>	<b>3.12</b>
<b>Table 3.4</b>	<b>Mountain House Jobs/Housing Analysis: Analysis of Various Jobs/Housing Scenarios Over Time—First Specific Plan (7-year Residential Buildout)</b>	<b>3.15</b>



## **CHAPTER THREE: LAND USE**

### **3.1 INTRODUCTION**

This chapter contains a description of land uses for Specific Plan I and for each subarea. Design standards and guidelines pertaining to this Specific Plan are found in Chapter Four: Development and Design. Guidelines pertaining to major topics such as transportation or schools may be found in the appropriate chapters of this Specific Plan.

### **3.2 LAND USE PLAN**

#### **3.2.1 Purpose**

The purpose of the Land Use Plan (Figure 3.1: Map and Zoning Diagram) is to establish the location, categories and acreages of land uses within the Specific Plan Area, and to provide for zoning classifications in accordance with the County General Plan, the Master Plan and Development Title. In addition to establishing the basic allocation of land uses, the Land Use Plan establishes the primary circulation system including Arterial and Collector streets. Local street patterns will be established during preparation of tentative subdivision maps.

As described by the Master Plan, Mountain House is planned as a comprehensive new community that provides a complete balance and diversity of housing types, employment opportunities and recreational amenities for its residents. The land use plan for Mountain House organizes the community into distinct neighborhoods of roughly the same size. The goal is to establish a high quality living environment and to achieve the County General Plan policy to design identifiable neighborhoods that are well-served by pedestrian open space. The land use concept also calls for a balance of jobs and housing so that as many people as possible can work in close proximity to their homes.

Specific Plan I encompasses three of the 12 neighborhoods planned for Mountain House (see Figure 3.2: Neighborhood Boundaries Diagram) as well as public facilities and services to support this development. Additionally, sufficient acreage to attract employment uses is included within the Specific Plan Area.

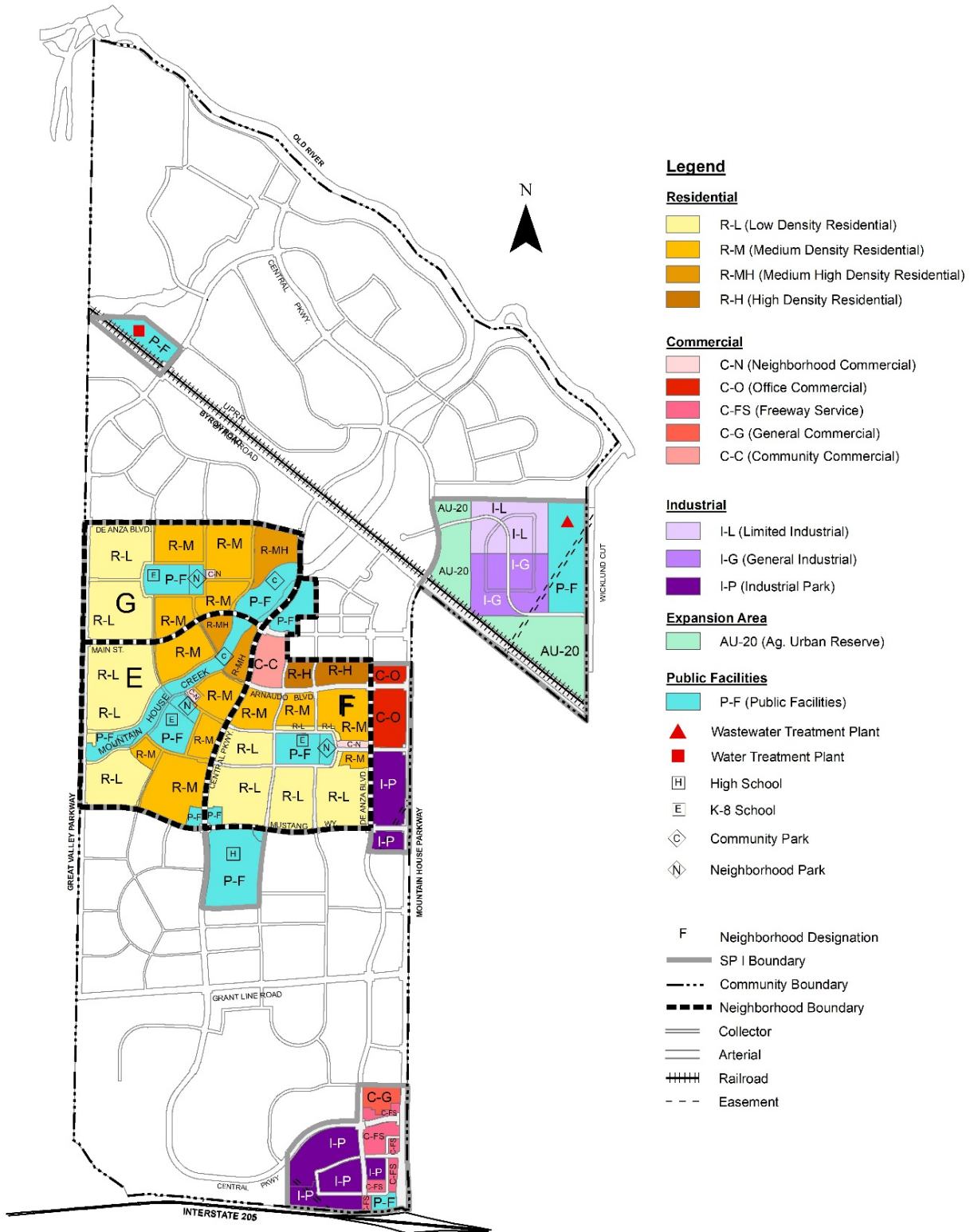
#### **3.2.2 General Description of Subareas**

The land use plan for Specific Plan I encompasses three subareas, as briefly described below, and other-site improvements including the water treatment plant north of Byron Road at Marina Boulevard, a fire station, the wastewater treatment plant and various transportation and infrastructure facilities.

##### **Central Mountain House**

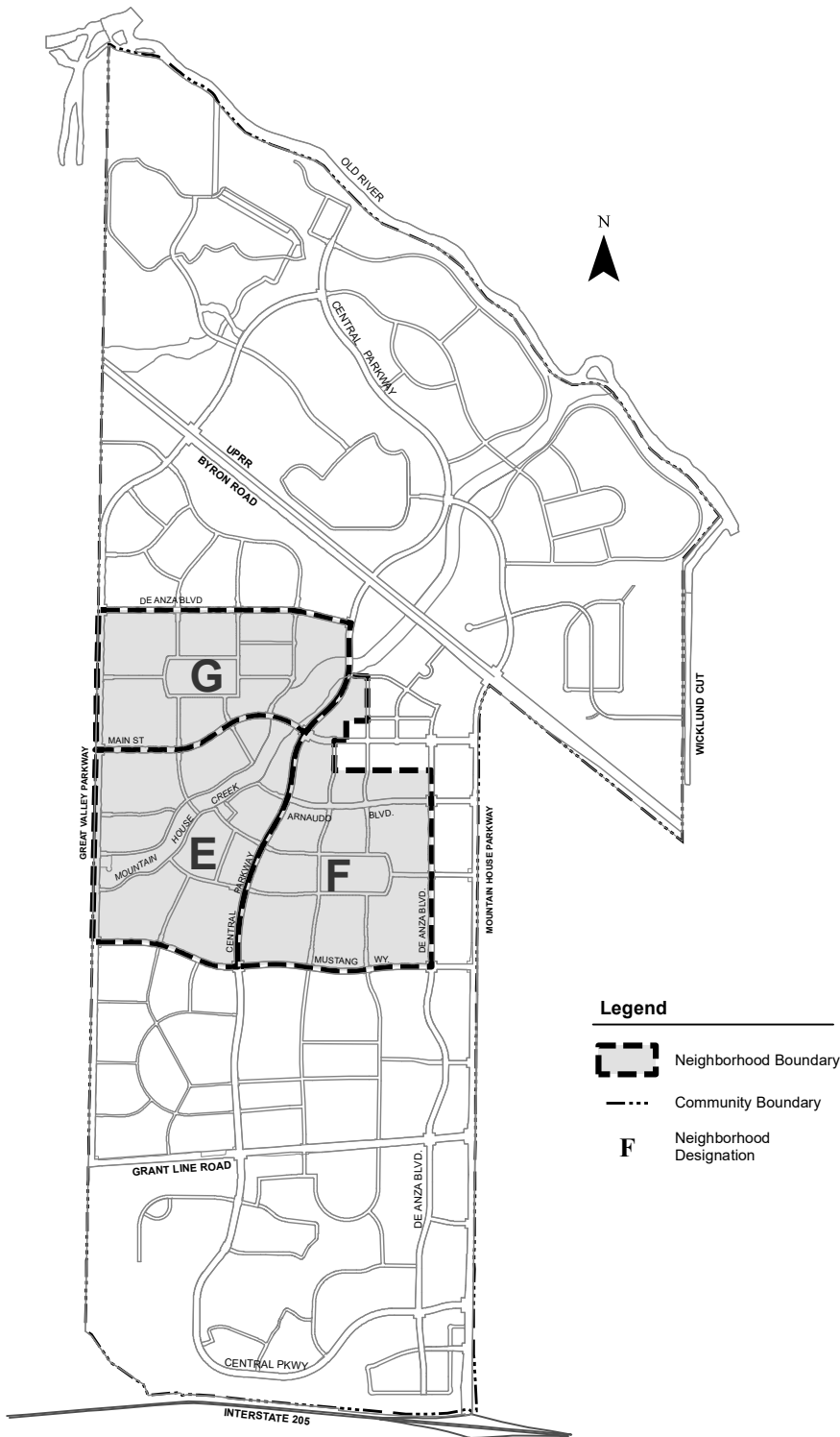
Central Mountain House contains Neighborhoods E, F, and G as well as industrial and commercial-office uses along Mountain House Parkway (see Figure 3.1: Map and Zoning Diagram and Figure 3.3: Central Mountain House Specific Plan I Map and Zoning Diagram

# MOUNTAIN HOUSE SPECIFIC PLAN I



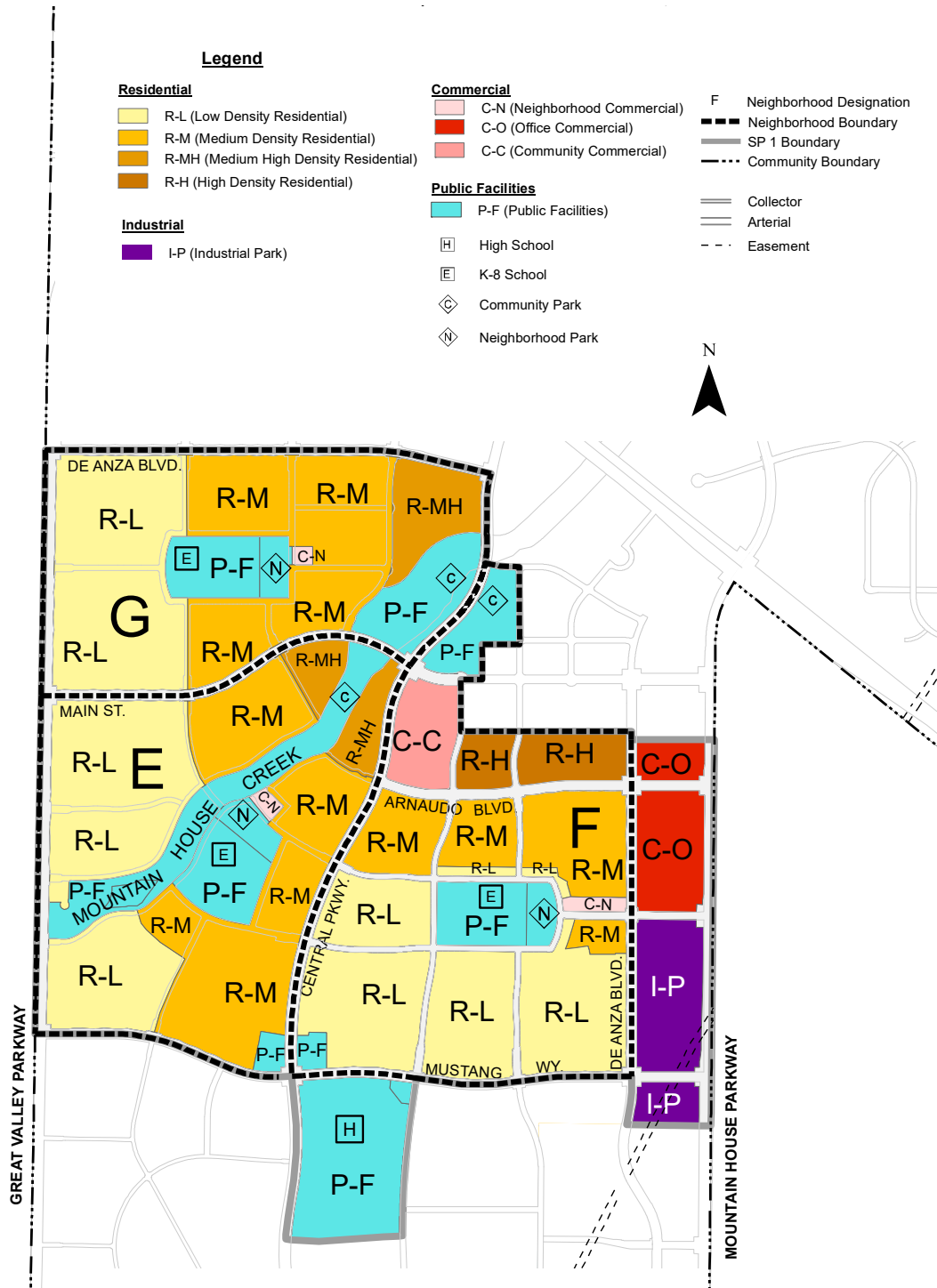
**FIGURE 3.1 – MAP & ZONING DIAGRAM**





**FIGURE 3.2 – NEIGHBORHOOD BOUNDARIES DIAGRAM**

# MOUNTAIN HOUSE SPECIFIC PLAN I



**FIGURE 3.3 – CENTRAL MOUNTAIN HOUSE SPECIFIC PLAN I  
MAP AND ZONING DIAGRAM**

The Specific Plan land use program allocates almost half the Specific Plan Area to residential uses, including low (R-L), medium (R-M), medium high (R-MH), and high density (R-H) housing. A variety of housing densities and types are distributed within each of the three neighborhoods, with higher densities concentrated near the future Town Center and along Mountain House Creek. As required by the Master Plan, the arrangement of land uses and circulation reinforce the connections and viability of future Town Center. The Neighborhood Center, including a K-8 school, neighborhood park and Neighborhood Commercial site is located at the center of each neighborhood, and the Mountain House Creek Community Park runs through neighborhoods E and G. Arterial streets including Central Parkway, Marina Boulevard, Mountain House Parkway, De Anza Boulevard and Arnaudo Boulevard define the edges of the neighborhoods, and provide the primary vehicular circulation network. The Specific Plan establishes a network of collector streets which provide access within and between neighborhoods.

Commercial uses within Central Mountain House consist of a community commercial (C-C) Village Center located adjacent to the future Town Center, a three-acre neighborhood commercial (C-N) center in Neighborhood F and 1.5-acre neighborhood commercial centers in Neighborhoods E and G. commercial-office (C-O) uses at Mountain House Parkway and, Arnaudo Boulevard and industrial park (I-P) uses at Mountain House Parkway and Mascot Boulevard. The Master Plan establishes requirements for provision of early commercial services within Specific Plan I, at Neighborhood Commercial sites or other locations, while the Village Center will provide a grocery store site serving later phases of development within the Specific Plan.

A high school site serving the Specific Plan Area and up to three future residential neighborhoods are located at the southeast corner of Central Parkway and Mascot Boulevard. The high school will ultimately become part of Neighborhood D.

#### **Mountain House Business Park**

As shown on Figure 3.4: Mountain House Business Park Specific Plan I Map and Zoning Diagram, Mountain House Business Park contains a mixture of commercial-office (C-O) uses, freeway service commercial (C-FS) uses, and industrial park lands (I-P) near the Patterson Pass freeway interchange. The business park will provide opportunities for major community and region-serving employers, providing flexible sites with convenient access to local highways and I-205. The freeway service commercial areas will provide services for freeway travelers including lodging, auto services, food service and limited retail uses. Major roadways serving the Park are Mountain House Parkway, Central Parkway and DeAnza Boulevard.

Existing uses along Mountain House Parkway will continue to take access from Mountain House Parkway, until such time as traffic volumes and improvements to roadway preclude such accesses. Long term access to the site will be provided from roadways internal to the C/FS area and/or the Business Park.

### **Old River Industrial Park**

As shown on Figure 3.5: Old River Industrial Park Specific Plan I Map and Zoning Diagram, Old River Industrial Park contains the community's sewage treatment plant in a 50-acre parcel zoned for public facilities (P-F), limited industrial uses (I-L) and general industrial uses(I-G). Roadway access during Specific Plan I buildout is provided from Henderson, Bethany and Wicklund Roads.

### **3.2.3 Land Use Program**

The land use program for the overall Specific Plan I Area is summarized in Table 3.1: Summary Land Use Program. This table indicates gross acreages for each land use category, and estimated numbers of dwelling units, population and employment figures. Density and employment generation figures are based upon gross parcel acreages, which exclude the following:

- Arterial street right of way
- Collector street right of way shown on Master Plan
- Other designated land uses
- Creek corridors and wetland areas identified on Master Plan
- Railroad rights of way

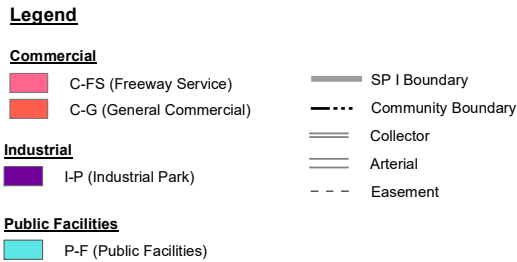
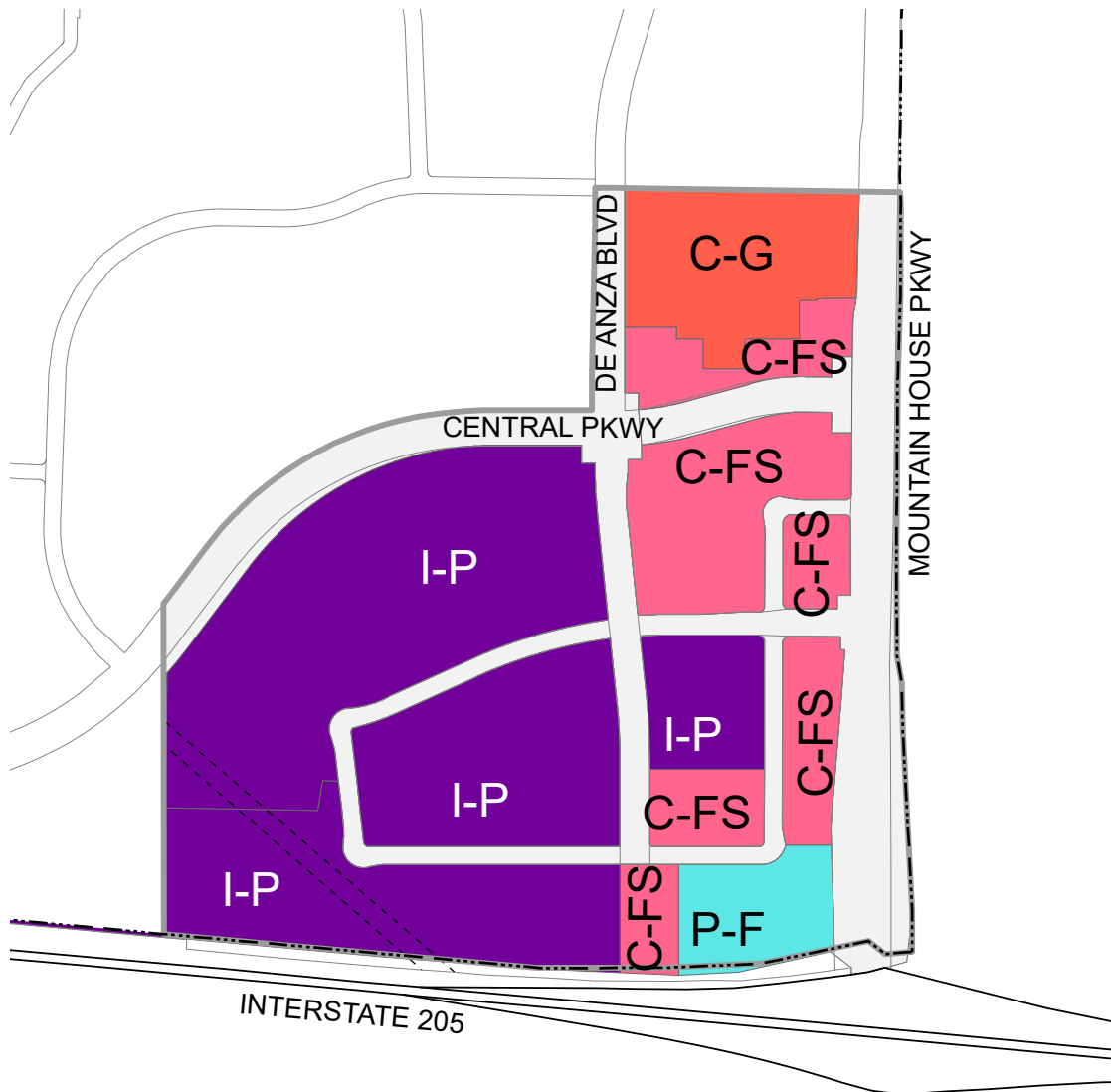
### **3.2.4 Land Use Regulations and Permitted Uses**

This Specific Plan and the Master Plan, as applicable, shall serve as the basis for regulation of all land uses within the Specific Plan Area. These regulations are based upon the County Development Title. Where policies, regulations, development standards or design guidelines are not addressed by the Master Plan or Specific Plan the Development Title or other County regulations shall govern.

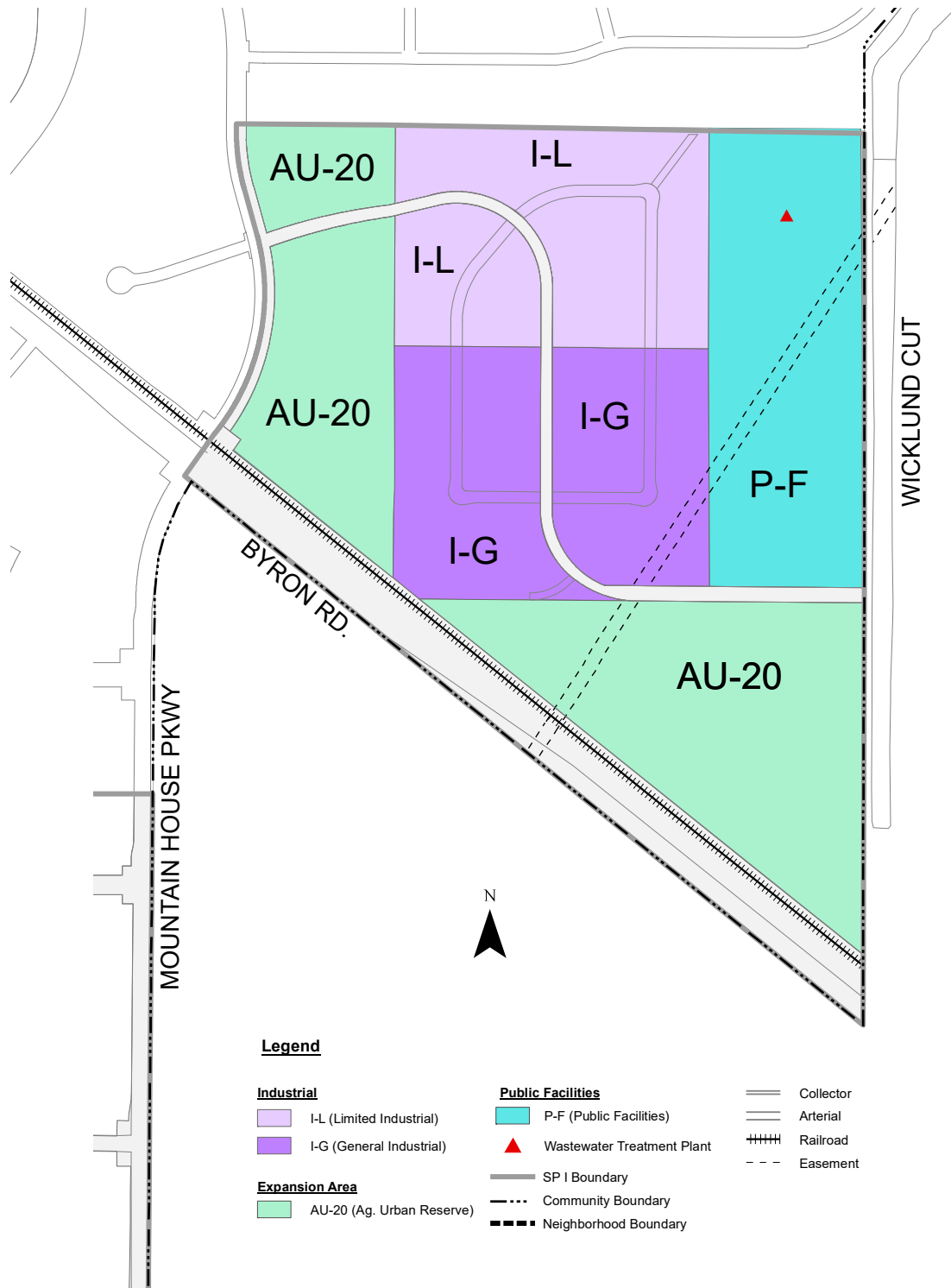
Land uses allowed are identified in the Master Plan, and are the only land uses permitted and conditionally permitted within the Specific Plan Area.

### **3.2.5 Lot and Structure Standards**

Lot and structure standards for all uses shall be consistent with the Master Plan.



**FIGURE 3.4 – MOUNTAIN HOUSE BUSINESS PARK SPECIFIC PLAN I MAP AND ZONING DIAGRAM**



**FIGURE 3.5 – OLD RIVER INDUSTRIAL PARK SPECIFIC PLAN I  
MAP AND ZONING DIAGRAM**

# MOUNTAIN HOUSE SPECIFIC PLAN I

**Table 3.1  
Summary Land Use Program**

ZONING/LAND USE		Jobs/Acre	Neighborhood E		Neighborhood F		Neighborhood G		Other Areas	Totals		
			Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Gross Area AC	Expected Units DU	Jobs
<b>RESIDENTIAL (du/ac)</b>												
R-L	Residential/Very Low		101.1	455	142.3	640	83.5	376		326.9	1,471	
R-M	Residential/Low		107.5	645	66.4	398	88.1	529		262.0	1,572	
R-MH	Residential/Medium High		19.4	272			22.3	312		41.7	584	
R-H	Residential/High				24.0	480				24.0	480	
<b>SUBTOTAL</b>			<b>228.0</b>	<b>1,372</b>	<b>232.7</b>	<b>1,518</b>	<b>193.9</b>	<b>1,217</b>		<b>654.6</b>	<b>4,107</b>	
<b>COMMERCIAL</b>												
C-N	Neighborhood Commercial	24.0	1.4		2.6		0.9			4.9		79
C-C	Community Commercial	24.0			17.8					17.8		427
C-FS	Freeway Service Commercial	24.0						24.8	24.8			594
C-O	Office Commercial	44.0						30.3	30.3			1,333
C-G	General Commercial	24.0						10.3	10.3			247
<b>SUBTOTAL</b>			<b>1.4</b>		<b>20.4</b>		<b>0.9</b>		<b>65.4</b>	<b>88.1</b>		<b>2681</b>
<b>INDUSTRIAL</b>												
I-P	Industrial Park	35.0						100.7	100.7			3,524
I-L	Limited Industrial	28.3						43.9	43.9			1,244
I-L (AU-20)	Limited Industrial (Expansion Area)	28.3						37.8	37.8			1,070
I-G	General Industrial	15.6						50.8	50.8			792
I-G (AU-20)	General Industrial (Expansion Area)	15.6						55.8	55.8			870
<b>SUBTOTAL</b>								<b>289.0</b>	<b>289.0</b>			<b>7499</b>
<b>OPEN SPACE</b>												
P-F	Neighborhood Park	0.2	5.0		5.0		5.0			15.0		3
P-F	Mountain House Creek Community Park	0.2	36.9				22.5			59.4		12
P-F	Central Community Park	0.2			14.5					14.5		3
<b>SUBTOTAL</b>			<b>41.9</b>		<b>19.5</b>		<b>27.5</b>			<b>88.9</b>		<b>18</b>
<b>SCHOOLS</b>												
P-F	K-8	2.5	16.0		16.0		16.0			48.0		120
P-F	High School	2.5						46.5	46.5			116
<b>SUBTOTAL</b>			<b>16.0</b>		<b>16.0</b>		<b>16.0</b>		<b>46.5</b>	<b>94.5</b>		<b>236</b>
<b>PUBLIC FACILITIES</b>												
P-F	Civic/Institutional	5.0	3.0		2.9			1.0	7.0			35
P-F	Wastewater Treatment Plant/Service Area	5.0						48.2	48.2			241
P-F	Water Treatment Plant	5.0						16.9	16.9			85
P-F	Transit (includes park and ride)							5.9	5.9			
<b>SUBTOTAL</b>			<b>3.0</b>		<b>2.9</b>			<b>72.0</b>	<b>77.9</b>			<b>360</b>
<b>TOTALS</b>			<b>290.3</b>	<b>1,372</b>	<b>291.5</b>	<b>1,518</b>	<b>238.3</b>	<b>1,217</b>	<b>472.8</b>	<b>1292.9</b>	<b>4,107</b>	<b>10,794</b>

**Notes:**

- 1) Parcel acreages do not include areas for Arterial and Collector street rights-of-way, railroad rights-of-way, creek corridors and wetland areas, identified in the Master Plan.
- 2) Overhead transmission line easements may be used for parking and other non-structural uses.
- 3) Dwelling unit figures are expected units. For minimum and maximum number of units see Table 3.3 of the Master Specific Plan.
- 4) Dwelling units and acreage figures are approximate and may vary slightly from those indicated on actual tentative maps.
- 5) 1.6 acres of Neighborhood Commercial in Neighborhood F is for a swimming pool.
- 6) Does not include second unit dwellings, density bonus units, or additional Town Center units.

### 3.3 JOBS/HOUSING AND AFFORDABLE HOUSING

The Master Plan sets forth a detailed program for maintaining a jobs/housing balance in the community and for assuring that people who work in Mountain House will be able to purchase or rent a home there. This chapter evaluates how Specific Plan I will adhere to the guidelines and criteria of the Jobs/Housing and Affordable Housing programs.

#### 3.3.1 Assumptions

The Master Plan identifies several assumptions and definitions that are incorporated in the jobs/housing and affordable housing programs. Unless restated below, the same definitions will apply for purposes of Specific Plan I. The following items are consistent with assumptions in the Master Plan but are set apart to specifically address Specific Plan I.

##### **Assumptions:**

- a) Residential Absorption: The growth scenario used in the Master Plan assumes an average annual absorption of 770 expected units over a 20 year period. An average of approximately 570 units per year is assumed for residential absorption in Specific Plan I. Based on this annual average, residential buildout is expected to occur in the seventh year of absorption. A lower than average residential absorption is used for Specific Plan I because the long term growth is projected to increase over time as the community gains acceptance and amenities are added.
- b) Non-Residential Absorption: More than 300 acres of commercial and industrial property are included in the Specific Plan. Approximately half of this acreage is expected to be absorbed at buildout of the residential land uses in Specific Plan I. The additional acreage is included in Specific Plan I to create an inventory of pre-approved sites to enhance marketability by providing a wide variety of site configurations, sizes, and other choices.

Under the projected growth scenario, it is assumed that almost 150 acres of commercial and industrial land are absorbed by the time Specific Plan I residential builds out (year 7). It is assumed that absorption of non-residential land though year 10 relates to Specific Plan I Residential (i.e., a 3-year lag of jobs behind housing). Over this 10-year period, approximately 250 acres of commercial and industrial land are absorbed, for an average of approximately 25 acres per year. Table 3.3: Mountain House Absorption Schedule, shows the assumed absorption for each type of residential and non-residential land use.

- c) Expected Units: Through the end of Specific Plan I, a total of 4,130 housing units are anticipated to be constructed. In addition, to these “expected units”, 200 second unit dwellings are planned to be developed as part of Specific Plan I. Of these, approximately 67 are assumed to be affordable and utilized by very low income households and low income households. An estimated 120 Density Bonus Units will also be constructed, for a total of 320 additional units. Therefore, the total number of housing units anticipated for Specific Plan I is 4,450 units.



**TABLE 3.2: LAND USES BY SUBAREA - DELETED**

MOUNTAIN HOUSE SPECIFIC PLAN I

Table 3.3 Mountain House Absorption Schedule First Specific Plan													
Year <sup>1</sup>			1	2	3	4	5	6	7	8	9	10	Total <sup>5</sup>
Residential Absorption	units/ acre	p/hh <sup>2</sup>	FIRST SPECIFIC PLAN (YEARS 1-7)										
Very Low Density	2.00	3.12											0
Low Density	4.50	3.12	150	200	220	200	227	275	275				1,547
Medium Density	6.00	2.70	100	125	200	225	238	300	300				1,488
Medium-High Density	14.00	2.00	38	30	50	70	90	157	160				595
High Density	20.00	2.00		130			175		175				480
Annual Residential Units			288	485	470	495	730	732	910				4,110
Cumulative Residential Units			288	773	1,243	1,738	2,468	3,200	4,110				N/A
Percent of Total Project Units			1.80%	4.83%	7.77%	10.86%	15.42%	20.00%	25.68%				N/A
Annual Population			814	1,282	1,326	1,372	1,881	1,982	2,338				10,994
Cumulative Population			814	2,096	3,422	4,793	6,674	8,656	10,994				N/A
Percent of Total Project Population			1.89%	4.86%	7.9%	11.11%	15.46%	20.06%	25.47%				N/A
Non-Residential Absorption <sup>3</sup>	Jobs/ acre												
Neighborhood Commercial (0.25 FAR)	24.00				1.50		1.50		1.50				4.50
Community Commercial (0.25 FAR)	24.00								9.00	10.00			19.00
General/Freeway Commercial (0.30 FAR)	24.00				3.00		5.00		5.00		8.00		21.00
Office Commercial (0.35 FAR)	44.00			5.60		5.60		5.60		5.60		5.60	28.00
Town Center (1.00 FAR)	51.00												0.00
Business Park Industrial (0.40 FAR)	32.30					25.80		25.80		25.80		25.80	103.20
Light Industrial (0.40 FAR)	26.00				7.30		7.30		7.30		7.30		29.20
General Industrial (0.40 FAR)	14.00				11.00		11.00		11.00		11.00		44.00
Annual Non-Residential Acres			0.00	5.60	22.80	31.40	24.80	31.40	33.80	41.40	26.30	31.40	248.90
Cumulative Non-Residential Acres			0.00	5.60	28.40	59.80	84.60	116.00	149.80	191.20	217.50	248.90	N/A
Percent of Total Project Non-Res. Acres			N/A	0.78%	3.97%	8.35%	11.82%	16.20%	20.92%	26.70%	30.38%	34.76%	N/A
Annual School and Other Public Acreage <sup>4</sup>			33.00	0.00	52.50	15.00	21.00	186.00	0.00	0.00	0.00	0.00	307.50
Cumulative School and Other Public Acreage			33.00	33.00	85.50	100.50	121.50	307.50	307.50	307.50	307.50	307.50	N/A
Percent of Total School & Other Public Acreage			3.17%	3.17%	8.22%	9.66%	11.68%	29.57%	29.57%	29.57%	29.57%	29.57%	N/A
Annual Jobs Created from Local Demand			101	123	410	293	355	322	530	530	314	290	3,268
Cumulative Jobs Created from Local Demand			101	224	634	927	1,282	1,604	2,134	2,664	2,978	3,268	N/A
Percent of Total Mountain House Jobs			0.46%	1.02%	2.89%	4.23%	5.85%	7.32%	9.74%	12.15%	13.58%	14.91%	N/A

MOUNTAIN HOUSE SPECIFIC PLAN I

Table 3.3 Mountain House Absorption Schedule Specific Plan I														
Year <sup>1</sup>			1	2	3	4	5	6	7	8	9	10	Total <sup>5</sup>	
Residential Absorption	units/ acre	p/hh <sup>2</sup>	FIRST SPECIFIC PLAN (YEARS 1-7)											
Annual Jobs Created from Non-Loc. Demand			0	123	162	790	186	790	186	790	222	790	4,037	
Cumulative Jobs Created from Non-Loc. Demand			0	123	285	1,075	1,260	2,050	2,236	3,026	3,248	4,037	N/A	
Percent of Total Mountain House Jobs			0.00%	0.56%	1.30%	4.90%	5.75%	9.35%	10.20%	13.80%	14.81%	18.42%	N/A	
Total Annual Jobs Created			101	246	572	1,083	541	1,112	716	1,320	536	1,080	7,306	
Total Cumulative Jobs Created			101	347	919	2,002	2,542	3,655	4,370	5,690	6,226	7,306	N/A	
Percent of Total Mountain House Jobs			0.46%	1.58%	4.19%	9.13%	11.60%	16.67%	19.93%	25.95%	28.40%	33.32%	N/A	

Notes: (For Table 3.3)

- 1) Year 1 is the first year of residential construction. Infrastructure and other construction jobs created prior to Year 1 and thereafter are not shown on this table.
- 2) )P/HH = persons/household.
- 3) Absorption of non-residential acreage through Year 10 is the portion of Specific Plan I non-residential that is assumed to relate to Specific Plan I residential (i.e., a 3-year lag of jobs behind housing).
- 4) Jobs associated with water and wastewater treatment facilities are included in Other Public Acreage.
- 5) )Totals do not include density bonus and extra allowable units that provide affordable housing for very low and low income households

### **3.3.2 Jobs/Housing Program**

The Master Plan establishes a jobs/housing goal ratio of 0.99 at buildout of the Mountain House community. As initially identified in the Master Plan, and evaluated in more detail in Table 3.4: Analysis of Various Jobs/Housing Scenarios Over Time of this Specific Plan, a minimum ratio of 0.70 and a Best Case ratio of 0.79 is anticipated at the buildout of Specific Plan I.

These ratios are lower than the ultimate Master Plan ratio of 0.99 due to the lag of non-residential development behind residential development. Specific Plan I will be critical in creating momentum for future demand, and the implementation programs described below will be extremely important at this first stage.

- a) The expansion areas adjacent to Old River Industrial Park and Mountain House Business Park (see Figure 4.1: Specific Plan I Expansion and Focus Areas) shall be encouraged to develop as soon as practical to facilitate job development.
- b) To encourage development of the Mountain House Business Park, the installation and phasing of infrastructure will be planned so as to facilitate the extension of services into the business park as early as feasible.

### **Job Creation Program**

The Master Plan proposes a detailed Job Creation Program that includes two specific components: job attraction and job development. Both of these components will be commenced with the beginning of Specific Plan I.

### **Jobs/Housing Requirements**

The Master Plan sets forth the anticipated jobs/housing ratio, which will be tracked as part of the annual monitoring program. Based on the absorption assumptions outlined in Table 3.3: Mountain House Absorption Schedule, the most probable ratio by buildout of Specific Plan I is 0.79. The Minimum ratio at Specific Plan I buildout is 0.70; this ratio provides for a three-year lag between residential and commercial/industrial development.

Accounting for the three-year lag, the Minimum ratio does not begin to apply until year four. The lowest anticipated Minimum ratio of 0.60 occurs in that year. The ratio is low due to the expected delay in attracting employers and jobs to the site after a residential base has been developed. However, based on anticipated absorption, the Minimum ratio increases to 0.70 at residential buildout of Specific Plan I. Table 3.4 identifies jobs/housing ratios throughout development of Specific Plan I.

It is important to note that construction jobs are not included in the calculation of the Specific Plan ratios. Jobs/housing analyses typically evaluate only those jobs considered permanent in the traditional sense. However, given the long-term nature of the project, some portion of employees involved in direct construction or related services will choose to reside in the community, resulting in a closer jobs/housing balance particularly in the early years of development.

Table 3.4							
MOUNTAIN HOUSE JOBS/HOUSING ANALYSIS ANALYSIS OF VARIOUS JOBS/HOUSING SCENARIOS OVER TIME FIRST SPECIFIC PLAN (7-YEAR RESIDENTIAL BUILDOUT)							
Jobs/Housing Scenario	Approx. 300 Residential Units Completed	Approx. 800 Residential Units Completed	Approx. 1,200 Residential Units Completed	Approx. 1,800 Residential Units Completed	Approx. 2,500 Residential Units Completed	Approx. 3,300 Residential Units Completed	First Specific Plan Residential Buildout: Approx. 4,200 Residential Units
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Population – Serving Jobs Only <sup>1</sup>	0.27	0.22	0.38	0.38	0.39	0.37	0.39
Minimum Ratio <sup>2</sup>	0.00	0.00	0.00	0.60	0.65	0.68	0.70
Best Case	0.27	0.33	0.54	0.82	0.75	0.83	0.79
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.							
Source: David Taussig & Associates, Inc. 03/18/94							

### 3.3.3 Affordable Housing Program

The Master Plan describes an Affordable Housing Program that is designed to offer employees at all income levels the opportunity to purchase or rent homes in the community during the entire period of project buildout, including Specific Plan I.

The purpose of the Affordable Housing Program is to match the need for housing with the availability of affordable housing.



## **CHAPTER FOUR**

### **DEVELOPMENT AND DESIGN**





**CHAPTER FOUR: DEVELOPMENT AND DESIGN**

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## **CHAPTER FOUR: DEVELOPMENT AND DESIGN**

### **4.1 INTRODUCTION**

This chapter contains a description of the primary design concepts for Specific Plan I. The guidelines in this Specific Plan address only conditions unique to the Specific Plan Area, and are intended to supplement the guidelines included in the Master Plan and the Development Title. The Master Plan, Chapter Seventeen: Implementation also addresses the process for Specific Plan Amendments required for expansion areas and Special Purpose Plans required for focus areas within this Specific Plan Area. Figure 4.1: Specific Plan I Expansion and Focus Areas indicates the location of focus areas and expansion areas within the Specific Plan Area.

The purpose of the design guidelines in the Master Plan and Specific Plan I is to provide a framework for community elements resulting in a visually cohesive, quality environment. The guidelines are intended to establish a consistent treatment of common site conditions within the Specific Plan area.

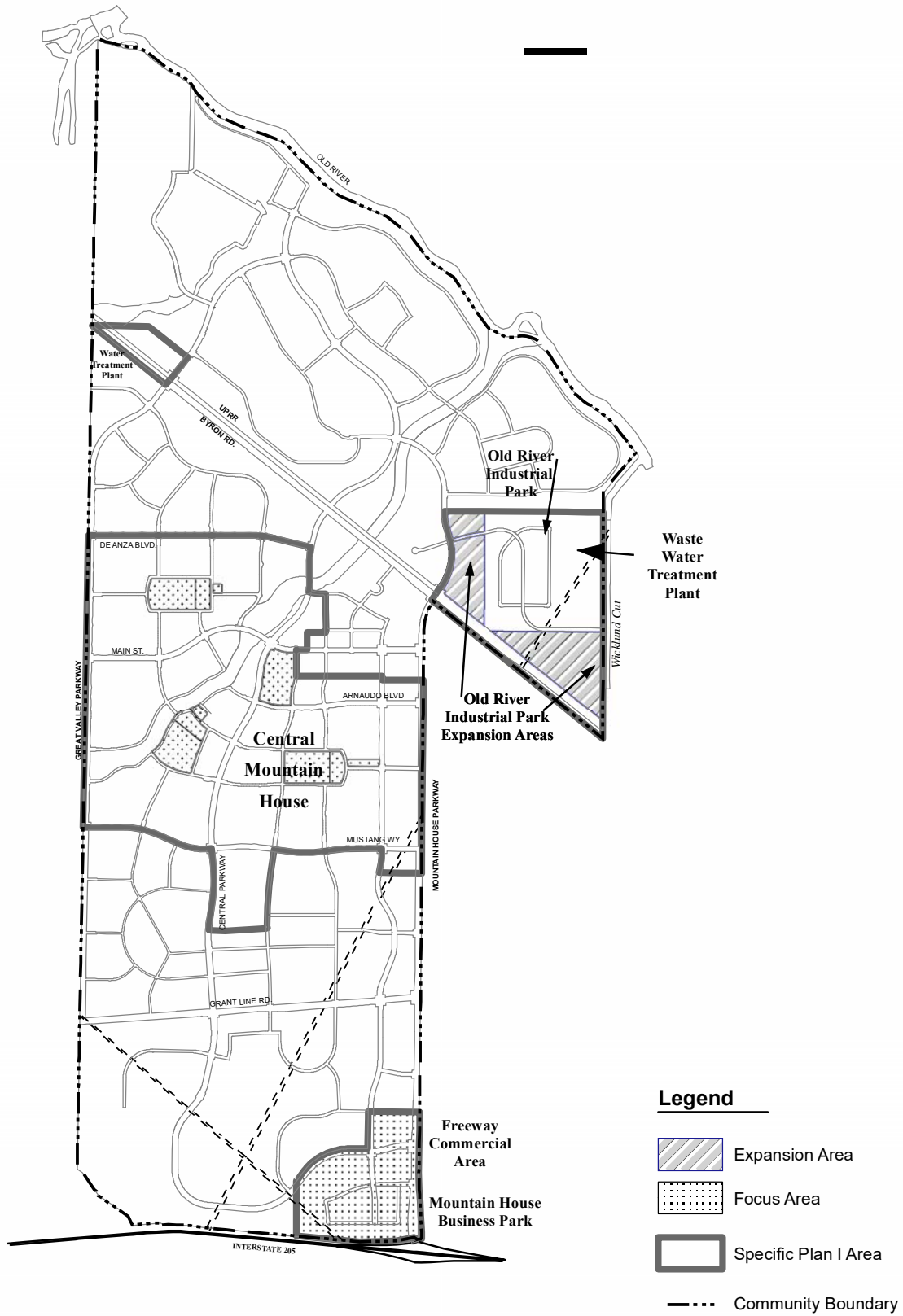
Individual projects within Specific Plan I must be consistent with relevant guidelines applicable to each subarea and condition. The guidelines are not intended to limit innovative design or response to unique site constraints, but rather to provide direction in treating common conditions throughout the community.

Chapter Seven: Recreation and Open Space provides additional information on parks and open space. Other chapters provide guidelines relating to specific topics.

### **4.2 CENTRAL MOUNTAIN HOUSE**

Central Mountain House is intended to develop as an attractive mixed use community encompassing residential neighborhoods, parks, schools and commercial services (see Figure 4.2: Central Mountain House Illustrative Concept Plan). The area is comprised of three distinct Neighborhoods (E, F, and G), each with a distinct mix of uses, layout and character, surrounding the Village Center and future Town Center and other areas. As the largest part of Specific Plan I, Central Mountain House will establish the basic character and important features for the entire community, with compact, tree-shaded neighborhoods and nearby shopping and employment districts.

The Village Center located on Central Parkway at Main Street will be developed as a pedestrian-oriented, community shopping center with primary entries facing Central Parkway and Main Street and accessible transit facilities. The Village Center is intended to provide the primary weekly shopping needs for residents within Specific Plan I.



**FIGURE 4.1 – SPECIFIC PLAN I EXPANSION AND FOCUS AREAS**

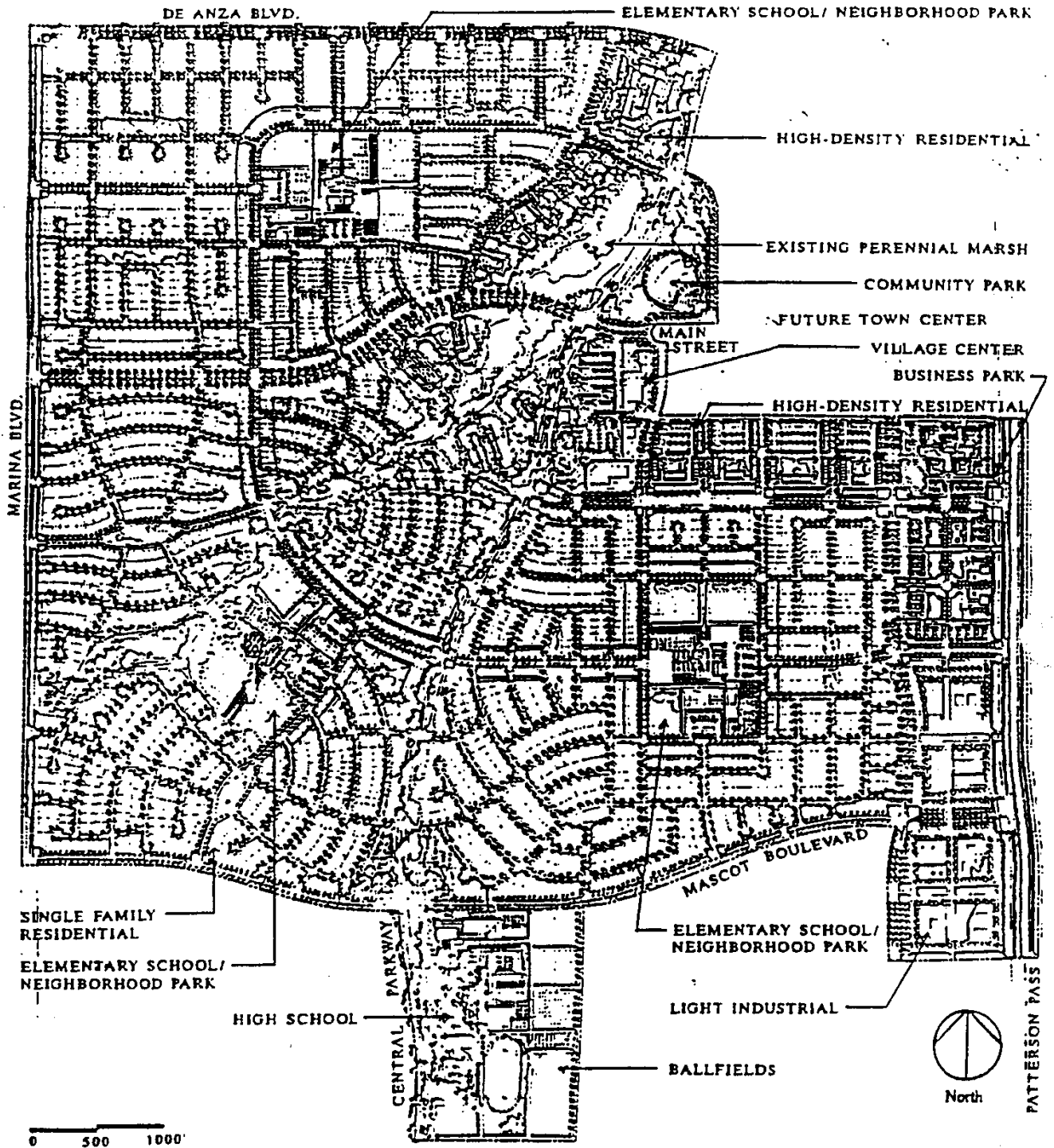


FIGURE 4.2 – CENTRAL MOUNTAIN HOUSE ILLUSTRATIVE CONCEPT PLAN

The high school site located on Central Parkway and Mascot Boulevard will ultimately serve the 12 neighborhoods in Mountain House. The site is a major public facility and should be designed as a landmark complex.

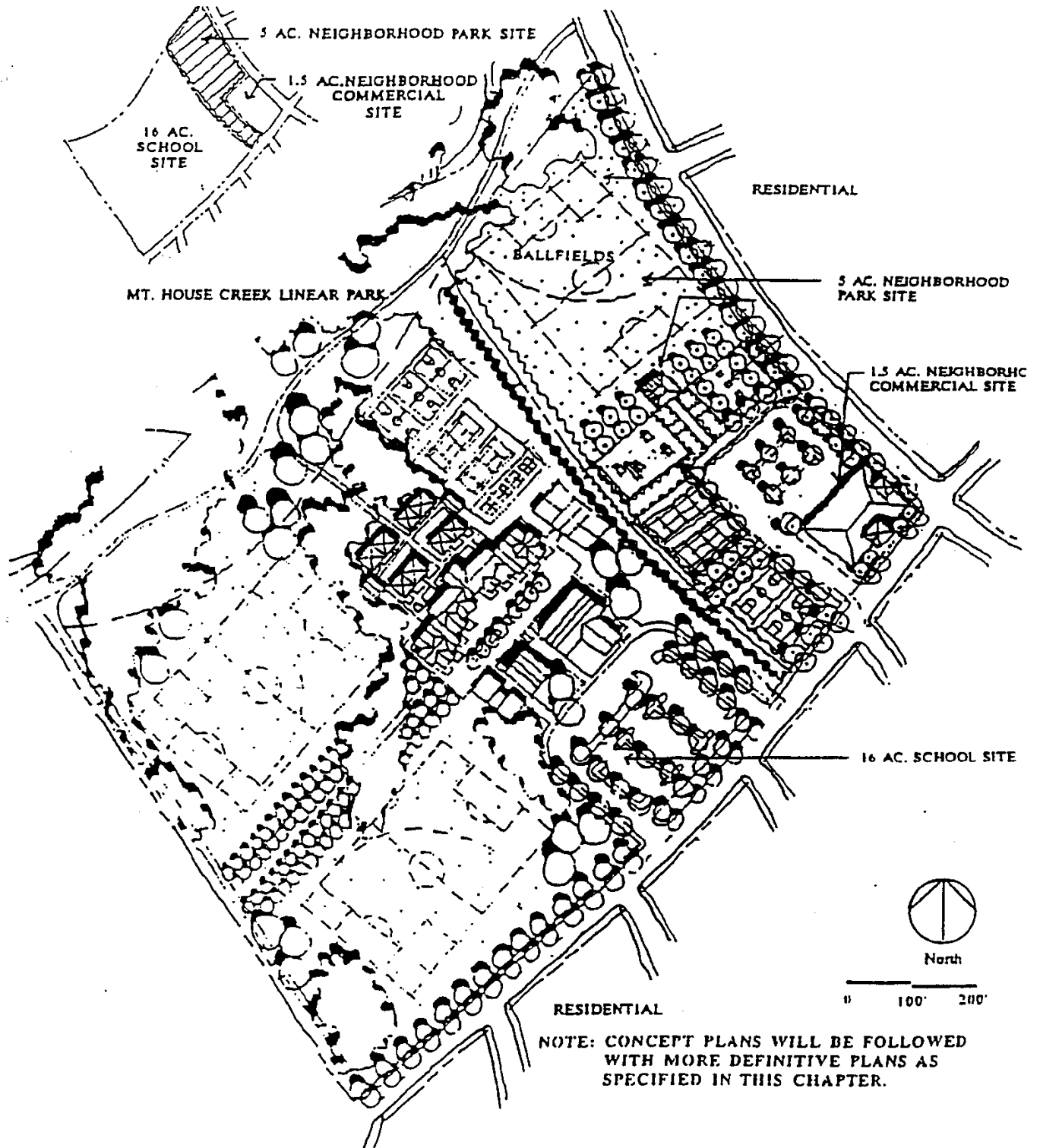
#### **4.2.1 Site Planning and Design Guidelines**

**Policies:**

- a) Site planning and design of buildings, landscape, roadways, signage, lighting, walls and fences, site furnishings, public art, and similar elements shall follow the standards and guidelines of the Master Plan, the Development Title, and the CSD Design Manual.
- b) Neighborhood Centers shall be designed to maximize the possibilities for pedestrian access from neighborhoods to K-8 schools, neighborhood parks, and neighborhood commercial uses. Through streets and off-street pedestrian path connections shall be utilized to encourage walking, and shall be incorporated into both Specific Plan and Tentative Map design. Figures 4.3, 4.4, and 4.5 present concepts for Neighborhood Centers in Neighborhoods E, F, and G.
- c) To the extent possible, Village Center buildings shall be sited adjacent to the rights-of-way of Main Street and Central Parkway, with store entries facing these streets.
- d) In keeping with the street-oriented nature of the Town Center, buildings within the Village Center should be designed to appear as a series of separate, connected buildings rather than a single large building.
- e) In order to make the high school an important civic presence in the community, the school buildings shall be located to be visible from the corner of Central Parkway and Mascot Boulevard. This may involve siting taller structures near the corner.
- f) Primary vehicular access to the high school shall be provided from Central Parkway, with secondary access from Mascot Boulevard or the Collector streets, as necessary.
- g) Site plans for all land uses adjacent to Town Center shall address the need for direct connections and continuity of treatments between the proposed uses and future Town Center uses.

**Implementation:**

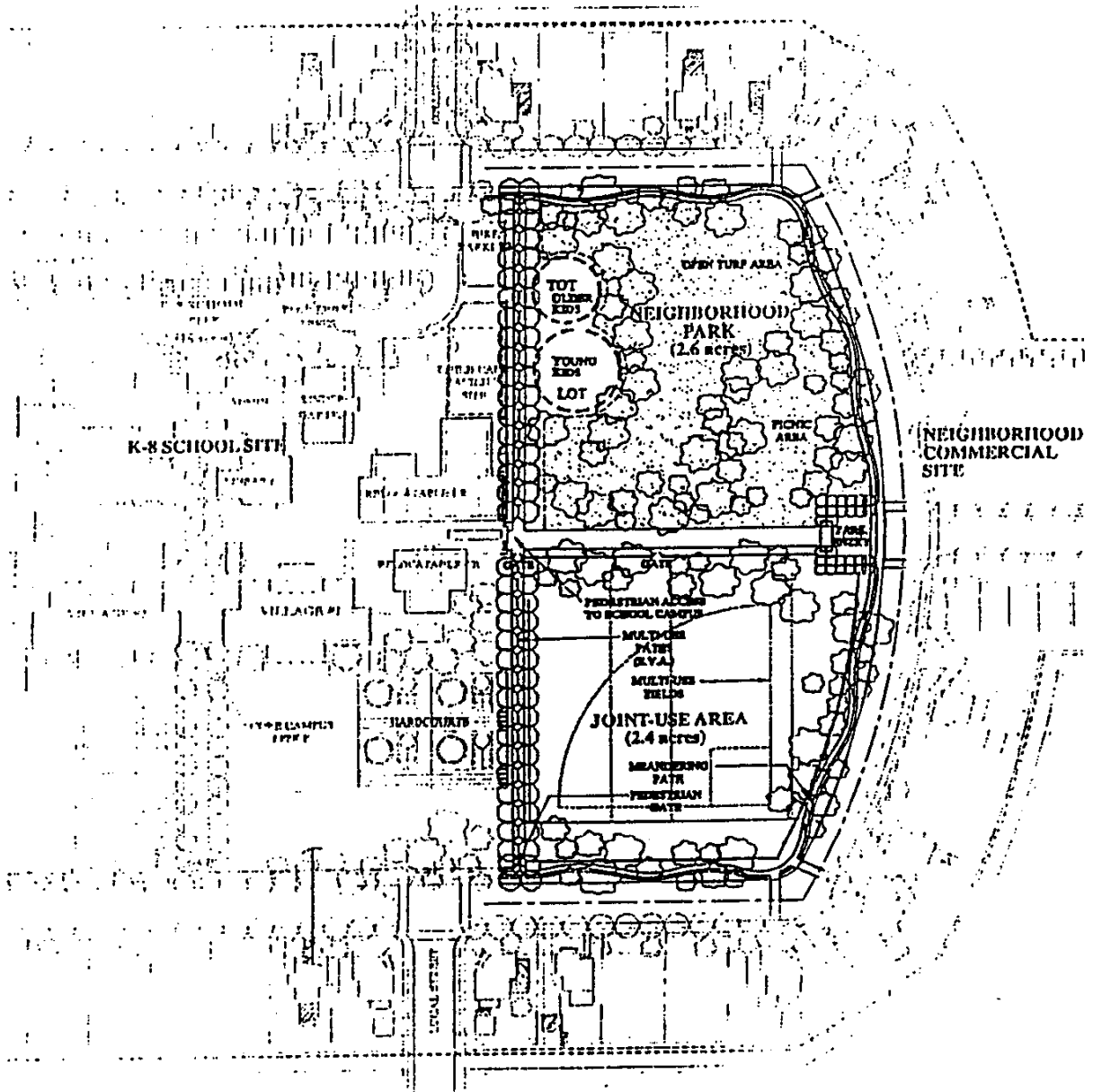
- a) Design of Focus Areas. The detailed design of focus areas shall be addressed in Special Purpose Plans which will include site planning and design of landscape and site furnishings (see Master Plan, Chapter Seventeen: Implementation and CSD Design Manual). In Central Mountain House, focus areas consist of the Village Center located at Central Parkway and Main Street and the Neighborhood Centers of Neighborhoods E, F, and G. The Special Purpose Plan for the Village Center shall be approved prior to the approval of the first Development Permit for the Village Center. Special Purpose Plans for Neighborhood Centers shall address the integration of neighborhood commercial, neighborhood park, K-8 school, child care, and neighborhood transit stops, and shall be submitted in conjunction with school plans for the K-8 school and shall be coordinated with the Preliminary Plan for the neighborhood park (to be included in the Parks and Open Space Plan). Adequate acreage shall be provided to accommodate these proposed uses. Thus, the 22.5 acres shown for each Neighborhood Center may slightly increase or decrease based on need.
- b) Streetscape Design. Streetscape design of Arterial roadways shall be submitted to the Review Authority concurrently with submittal of Arterial road improvement maps. Streetscape design of Collector and Local roadways shall be submitted to the Review Authority concurrently with submittal of Tentative Maps. Streetscape design shall be consistent with the provisions of the CSD Design Manual and shall address landscape design including plant materials, selection of lighting fixtures, signage, transit facilities, and other site furnishings.
- c) Neighborhood Commercial Areas. Neighborhood commercial areas shall be sited so that as many homes as possible are located within one-quarter mile walk of the closest neighborhood or community shopping area. However, in the first subdivision, Neighborhood F, the neighborhood commercial area may extend from the neighborhood park to De Anza to facilitate market exposure and early retail occupation.
- d) Design Guidelines: Design Guidelines shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in residential areas, all commercial areas including town centers and all industrial areas including business parks. Design Guidelines shall be consistent with the Mountain House Master Plan and other County adopted plans for Mountain House.



**FIGURE 4.3 – NEIGHBORHOOD CENTER CONCEPT  
NEIGHBORHOOD E**

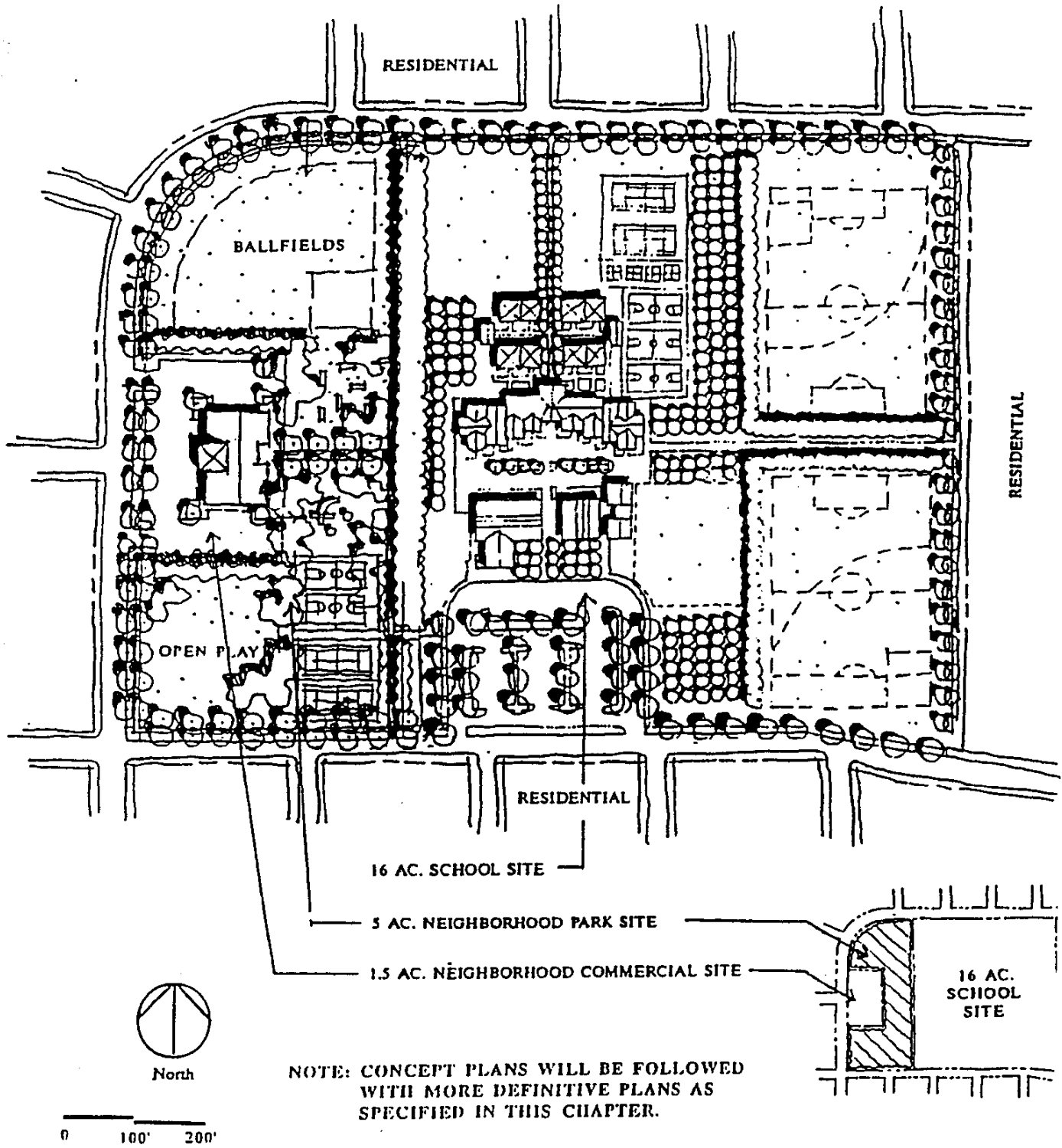


NEIGHBORHOOD "F" PARK CONCEPT



NOTE: CONCEPT PLANS WILL BE FOLLOWED WITH MORE DEFINITIVE PLANS AS SPECIFIED IN THIS CHAPTER.

FIGURE 4.4 – NEIGHBORHOOD CENTER CONCEPT NEIGHBORHOOD F



**FIGURE 4.5 – NEIGHBORHOOD CENTER CONCEPT  
NEIGHBORHOOD G**

#### **4.2.2 Central Mountain House Landscape Concept**

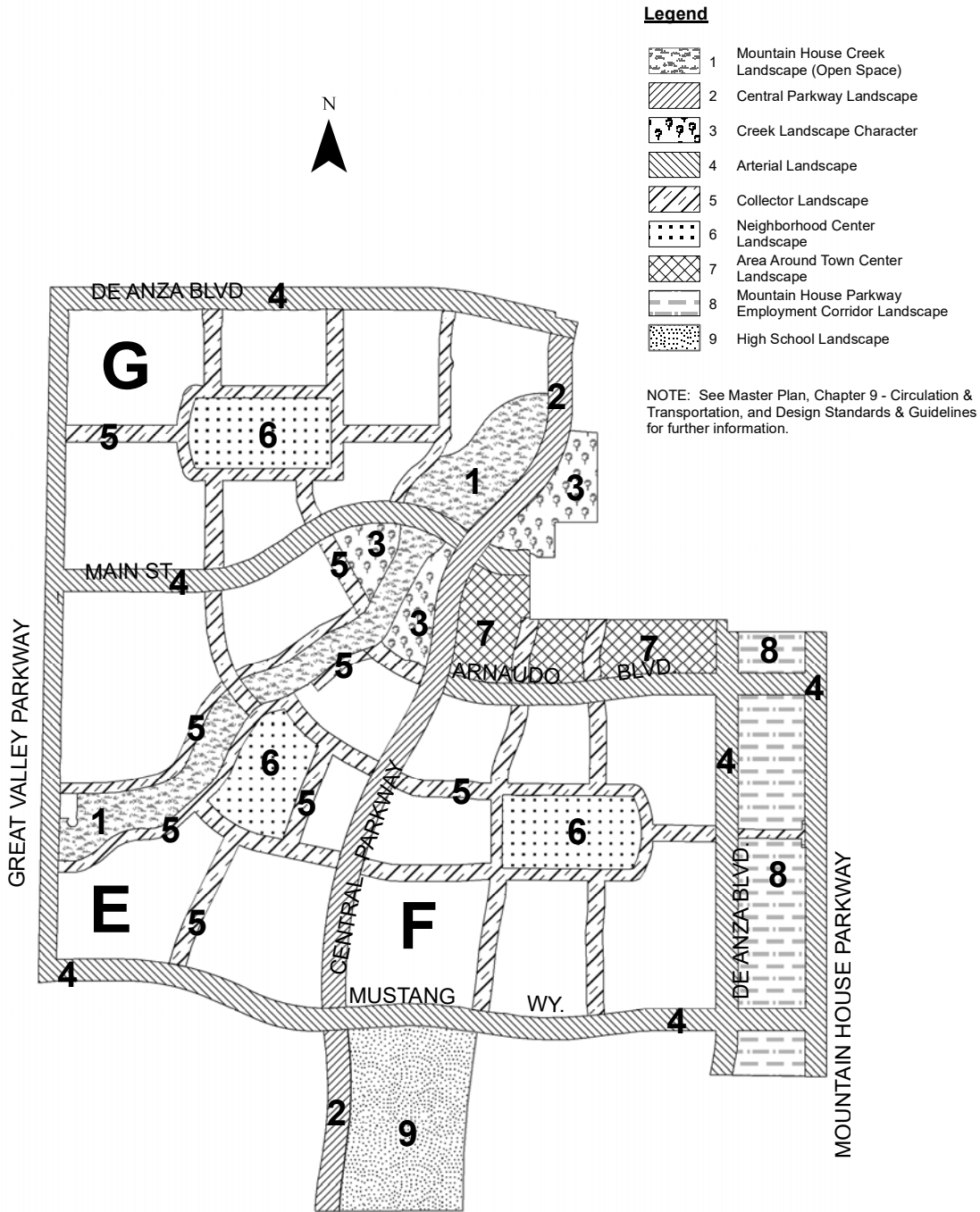
The landscape concept for Central Mountain House creates several distinct landscape zones, within which a consistent treatment of streets and common areas occurs (see Figure 4.6: Central Mountain House Landscape Concept).

As shown on Figure 4.6, the area surrounding the Town Center includes the Village Center, high density housing sites and community park adjacent to the future Town Center. Mountain House Parkway Business Corridor represents the first portion of an employment corridor which will extend along the community's eastern boundary from I-205 to Byron Road. Neighborhood Centers include K-8 schools, neighborhood parks and neighborhood commercial areas. Open space areas include Mountain House Creek Community Park, the Town Center community park, neighborhood parks, pocket parks, and other private recreation areas. Creek landscape areas consist of the medium-high density residential areas adjacent to Mountain House Creek in Neighborhoods E and G. The CSD Design Manual contains specific landscape requirements for Central Mountain House.

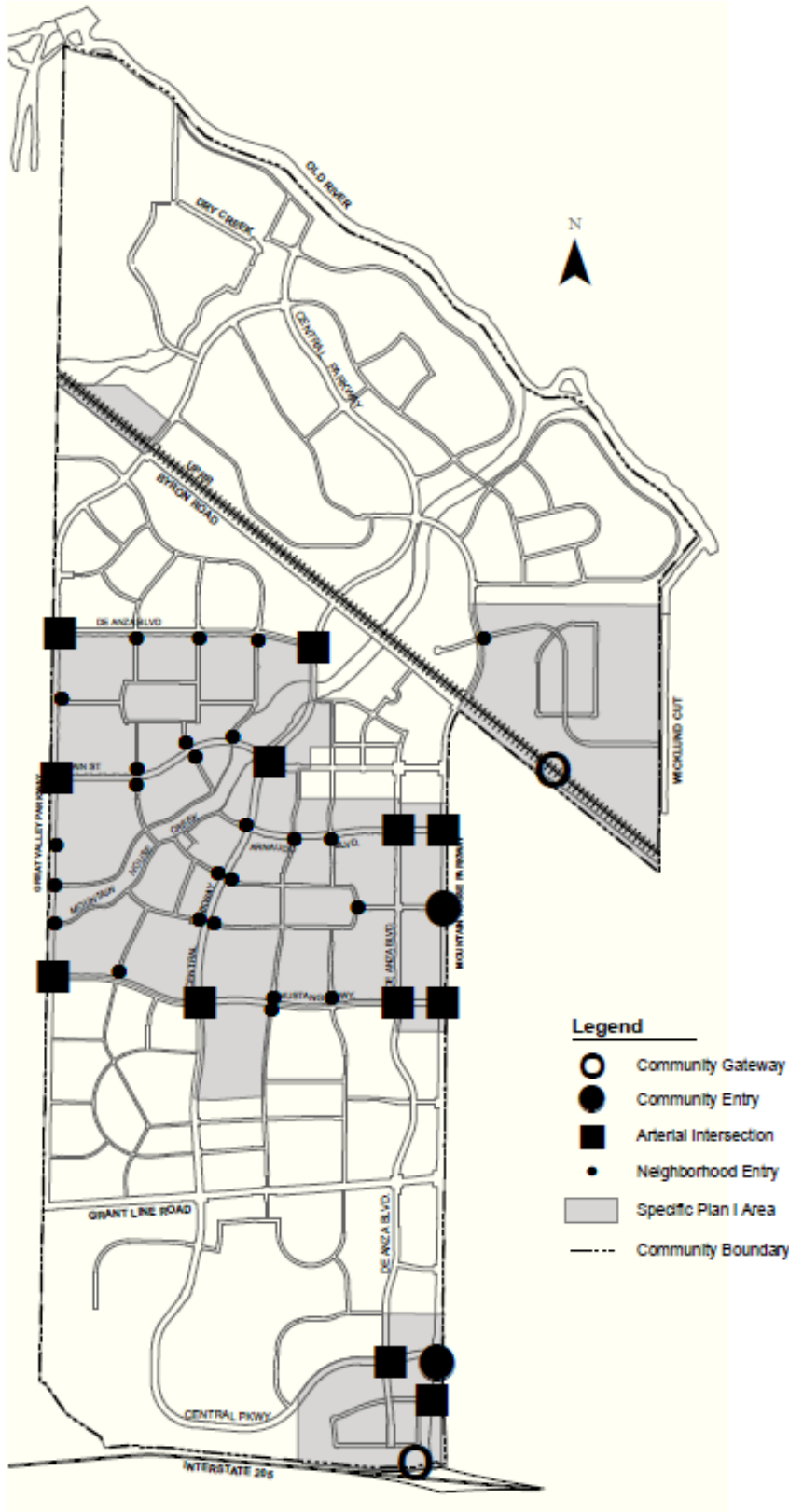
##### **Policies:**

- a) Landscaping within the area surrounding the Town Center shall be designed to link Neighborhood F with the future development, and to establish a basic character that will be further developed as the Town Center is implemented.
- b) The landscape treatment of the Mountain House Parkway business corridor shall be designed to create a unified landscape environment that links the Mountain House Business Park and all employment uses extending to Byron Road, and to create a transition/buffer area between Mountain House Parkway and the residential neighborhoods to the west.
- c) The landscape treatment of each Neighborhood Center and the high school shall be designed to establish the basic landscape character for each neighborhood.
- d) Landscape design of open space areas shall follow the provisions of Chapter Seven: Recreation and Open Space.
- e) The landscape treatment of medium-high density residential areas adjacent to Mountain House Creek in Neighborhoods E and G shall be designed to develop a landscape character that is influenced by and reinforces the creek corridor vegetation.
- f) Neighborhood entries shall be constructed at the locations shown by Figure 4.7: Entries Location Plan. Entries shall be consistent within each neighborhood, and shall vary between neighborhoods. Neighborhood entries shall generally be consistent with the entry concepts shown on Figure 4.8: Typical Neighborhood E, F, and G Entry Plan View and 4.9: Typical Neighborhood E, F, and G Entry Elevation.

MOUNTAIN HOUSE SPECIFIC PLAN I



**FIGURE 4.6 – CENTRAL MOUNTAIN HOUSE LANDSCAPE CONCEPT**



**FIGURE 4.7 – ENTRIES LOCATION PLAN**

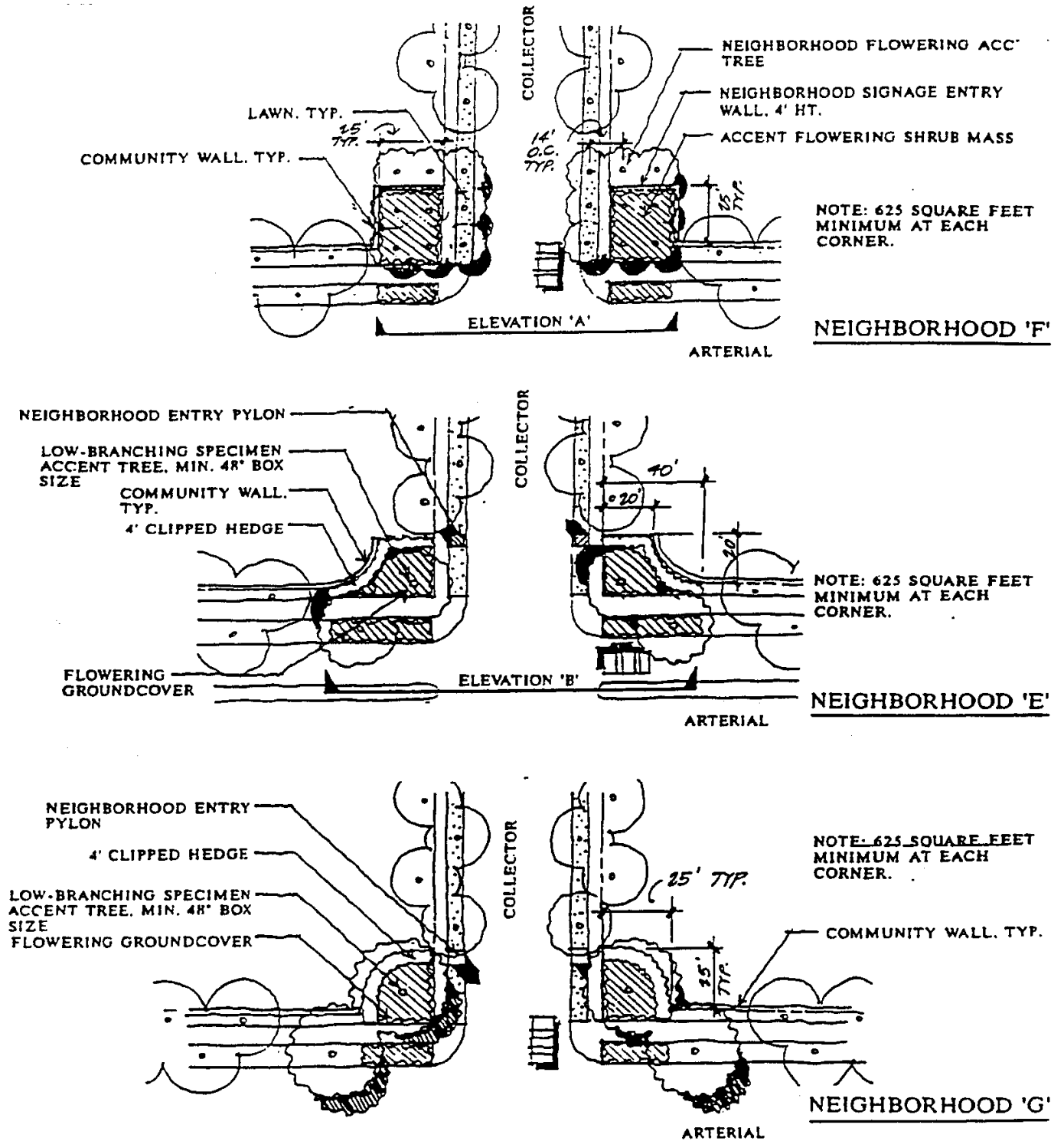
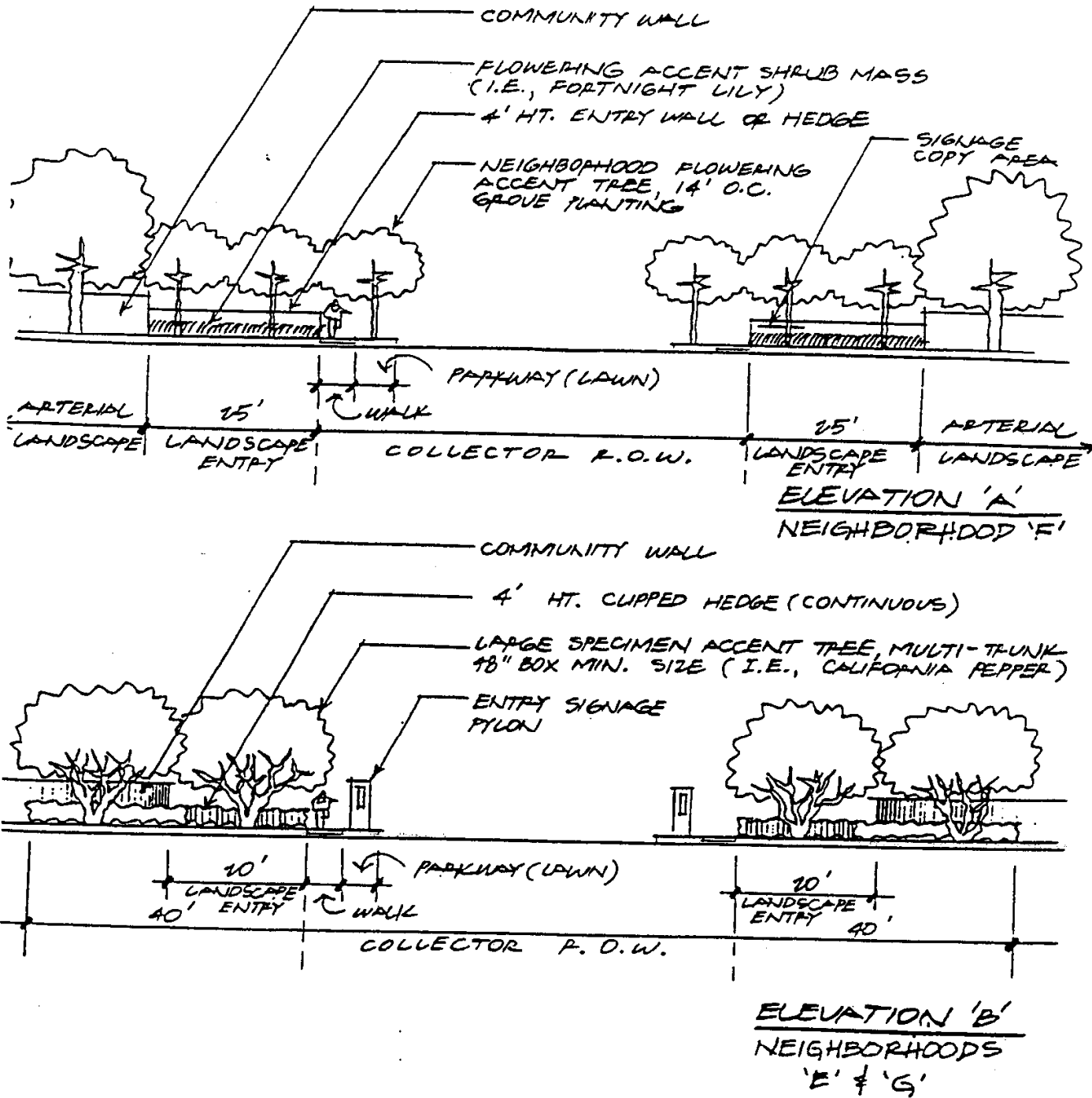


FIGURE 4.8 – TYPICAL NEIGHBORHOOD E, F, AND G ENTRY PLAN VIEW



**FIGURE 4.9 – TYPICAL NEIGHBORHOOD E, F AND G ENTRY ELEVATION**

- g) Entries to parcels, building entries, courtyards, plazas or other pedestrian/employee gathering areas shall utilize groups of accent trees (see Table 4.1: Central Mountain House Recommended Plant Palette).
- h) Buffer treatments, setbacks and/or landscape treatments shall be provided along all boundaries of Specific Plan I. These buffers can be designed so that they remain in place only until adjacent agricultural operations cease or they can be designed to remain permanently.

**Implementation:**

- a) Landscape Design Guidelines. Landscape design of streets, entries, and development areas within Central Mountain House shall follow the provisions of the Master Plan (Chapter Four: Development and Design) and the CSD Design Manual and Roadway Landscape Plan.
- b) Plant Palette. Plant materials shall be selected from Table 4.1: Central Mountain House Recommended Plant Palette and from the plant list contained in the CSD Design Manual and Roadway Landscape Plan.
- c) Local Roadways. Plant materials for Local roadways shall be selected as part of streetscape design (see Section 4.2.1: Site Planning and Design Guidelines, above).
- d) Boundary Conditions. All Tentative Map submittals that are adjacent to a Specific Plan boundary, and specifically those adjacent to agricultural operations, shall contain measures to minimize land use conflicts. These measures shall include any combination of setbacks, buffers and landscape treatment that can effectively reduce potential conflicts. These measures may be interim or may be designed to be incorporated into the ultimate community design.



<b>Table 4.1: Central Mountain House Recommended Plant Palette</b>		
<b>Area</b>	<b>Botanical Name</b>	<b>Common Name</b>
<b>A. Residential Areas</b> <b>Neighborhood "F":</b> 1. Collector Street Tree 2. Accent Tree <b>Neighborhood "E":</b> 1. Collector Street Tree 2. Accent Tree <b>Neighborhood "G":</b> 1. Collector Street Tree 2. Accent Tree	Celtis occidentalis Prunus serrulata "Kwanzan"  Quercus ilex Lagerstroemia indica  Fraxinus velutina "Rio Grande" Malus species	Common Hackberry Flowering Cherry  Holly Oak Crepe Myrtle  Arizona Ash Flowering Crabapple
<b>B. Area Surrounding Town Center</b> 1. Collector Street Tree 2. Accent Tree 3. Parking Lot Tree	Celtis occidentalis Prunus serrulata "Kwanzan" Platanus acerifolia "Yarwood"	Common Hackberry Flowering Cherry London Plane Tree
<b>C. Business Park/Industrial Area</b> 1. Collector Street Tree 2. Accent Trees  3. Parking Lot Trees 4. Screening Hedge	Celtis occidentalis Prunus serrulata "Kwanzan" Pyrus calleryana Prunus cerasifera Platanus acerifolia "Yarwood" Ligustrum species (3-4' height)	Common Hackberry Flowering Cherry Ornamental Pear Flowering Plum London Plan Tree Privet
<b>D. High School</b> 1. East and South Perimeter Tree 2. Parking Lot Tree  3. Accent Tree	Zelkova serrata "Village Green" Alnus species Liquidamber styraciflua Lagerstroemia indica	Sawleaf Zelkova Alder American Sweet Gum Crape Myrtle

NOTE: Recommended plants may be substituted with plants that are similar in character as specified in the CSD Design Manual and the CSD Roadway Landscape Plan.

### 4.3 MOUNTAIN HOUSE BUSINESS PARK (EAST PORTION)

Located at the corner of I-205 and Mountain House Parkway, the Mountain House Business Park will provide the primary employment area for the community in an attractive, well-organized setting. The business park will be characterized by landscaped street corridors with pedestrian and bicycle facilities throughout the park. A variety of business users and site requirements will be accommodated, including planned industrial, office commercial, and freeway commercial businesses. See Figure 4.10: Mountain House Business Park Illustrative Plan.

#### 4.3.1 Site Planning and Design Guidelines

**Policies:**

- a) Site planning and design of buildings, landscape, roadways, signage, lighting, walls and fences, site furnishings, public art, and similar elements shall follow the standards and guidelines of the Master Plan and the CSD Design Manual.
- b) Primary access to all business park sites shall be from the internal street system.
- c) All undivided driveways shall have a maximum width of 30 feet. Adjacent parcels are encouraged to utilize shared driveways.

**Implementation:**

- a) Design of Focus Areas. The detailed design of focus areas shall be addressed in Special Purpose Plans which will include site planning and design of landscape and site furnishings (see Master Plan, Chapter Seventeen: Implementation and CSD Design Manual). In Mountain House Business Park, focus areas consist of the Freeway Service Commercial Area. This Special Purpose Plan shall be approved prior to approval of the first Development Permit for the Freeway Service Commercial Area and shall include a comprehensive sign program. This program will limit pole signs within the Freeway Service Area to no more than two locations. Height and size restrictions shall be imposed where feasible to lessen the visual impact.
- b) Expansion Areas. The planning and design of expansion areas shall be addressed as part of Specific Plan Amendments for the subject areas. In Mountain House Business Park, the expansion area is the west portion of the business park (see Figure 4.1: Specific Plan I Expansion and Focus Areas). Except for uses permitted in the AU zone, Specific Plan Amendments shall be submitted prior to submittal of any Development Permit in the expansion area.



**FIGURE 4.10 – MOUNTAIN HOUSE BUSINESS PARK ILLUSTRATIVE PLAN**

- c) Design Guidelines. Design Guidelines for the Business Park shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits. Design Guidelines for the Freeway Service Commercial area may be submitted separately from the other portions of the Business Park, along with the Special Purpose Plan.
- d) Streetscape Design. Streetscape design of Arterial roadways shall be submitted to the Review Authority concurrently with submittal of Arterial road improvement maps. Streetscape design of Collector and Local roadways shall be submitted to the Review Authority concurrently with submittal of Tentative Maps. Streetscape design shall be consistent with the provisions of the CSD Design Manual and shall address landscape design including plant materials, selection of lighting fixtures, signage, transit facilities, and other site furnishings.

#### **4.3.2 Mountain House Business Park Landscape Concept**

The landscape concept for Mountain House Business Park emphasizes the consistent treatment of street corridors, the establishment of tree windrows to demarcate parcel lines and major use areas, and the planting of groves of accent trees at entries and gathering areas (see Figure 4.11: Mountain House Business Park Landscape Concept and Figure 4.7: Community Entries and Sign Location Plan).

The CSD Design Manual provides additional landscape guidelines for the business park.

##### **Policies:**

- a) Entries into the business park from Arterial streets shall establish a landscape setback area consistent with the “neighborhood entry”, as defined by the Master Plan (see Figure 4.12: Typical Business Park Entry).
- b) All entries within the Business Park shall use consistent treatment of landscaping, walls, signage, lighting or other elements (see Figure 4.12).
- c) Entries to parcels, building entries, courtyards, plazas or other pedestrian/ employee gathering areas shall utilize groups of accent trees.
- d) Interim buffers and/or landscape treatments shall be installed along the western boundary of Phase I of the business park to minimize agricultural/urban land use conflicts.

**Implementation:**

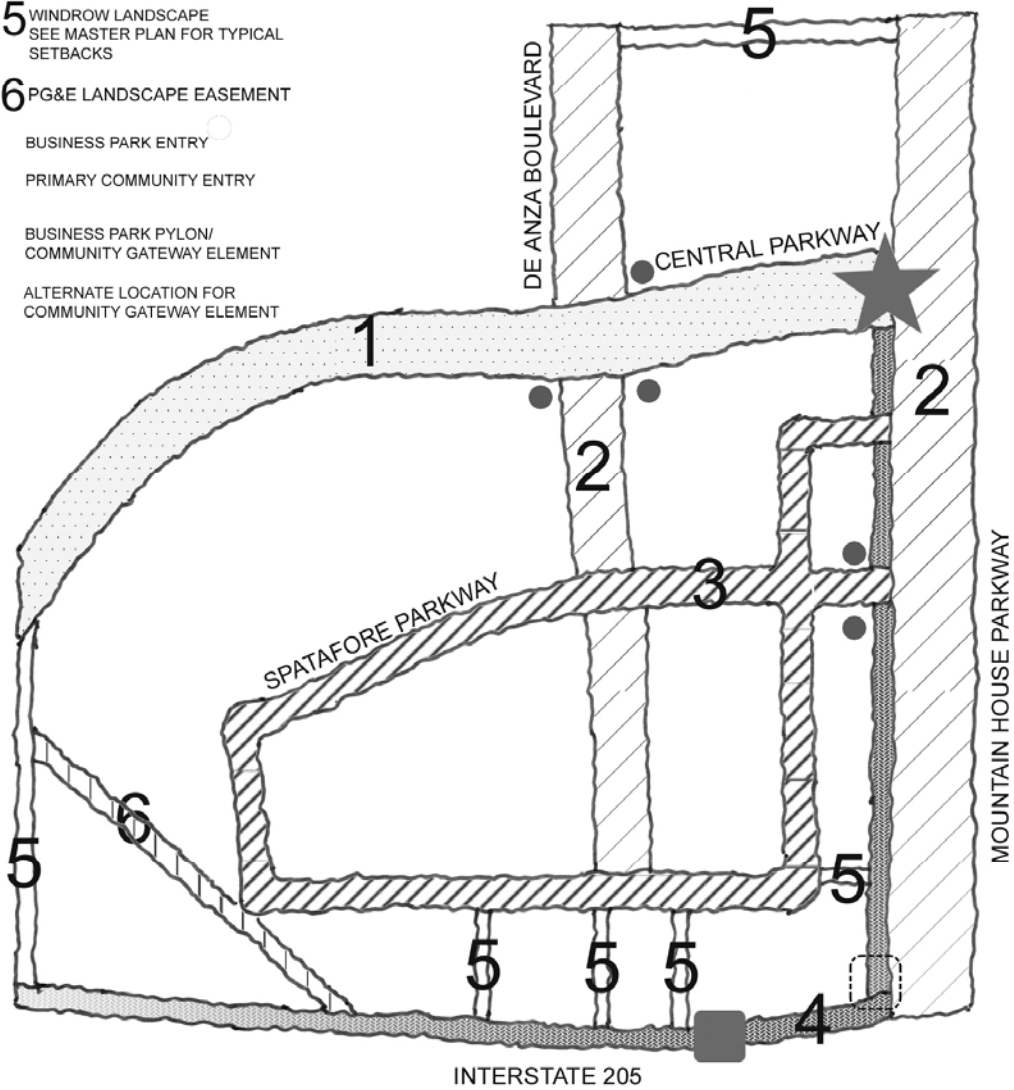
- a) Landscape Design Guidelines. Landscape design of streets, entries, and development areas within Mountain House Business Park shall follow the provisions of the Master Plan (Chapter Four: Development and Design) and the CSD Design Manual.
- b) Plant Palette. Plant materials shall be selected from Table 4.2: Mountain House Business Park Recommended Plant Palette and from the plant list contained in the CSD Design Manual.
- c) Local Roadways. Plant materials for Local roadways shall be selected as part of streetscape design (see Section 4.3.1: Site Planning and Design Guidelines, above).
- d) Western Edge Treatments. Those uses proposed along the western edge of the business park shall incorporate an edge treatment that includes windrows, hedges, and evergreens that will reduce impacts of dust and spray from adjacent agricultural operations. This landscaping shall be designed so that it will be part of the ultimate landscaping at buildout of the business park.

<b>Table 4.2 Mountain House Business Park Recommended Plant Palette</b>		
<b>Area</b>	<b>Botanical Name</b>	<b>Common Name</b>
1. Collector Street Tree	Liriodendron tulipifera	Tulip Tree
2. Accent Trees	Prunus cerasifera, Pyrus calleryana, Salix babylonica Maytenus noria "Green Showers"	Flowering Plum, Ornamental Pear, Weeping Willow Mayten Tree
3. Parking Lot Tree at I-205 Edge and Mountain House Parkway	Pistacia chinensis	Chinese Pistache
4. Screening Hedge	Escallonia sp.	Privet Escallonia

NOTE: Recommended plants may be substituted with plants that are similar in character as specified in the CSD Design Manual and the CSD Roadway Landscape Plan.

LANDSCAPE LEGEND

-  1 CENTRAL PARKWAY LANDSCAPE
-  2 ARTERIAL LANDSCAPE
-  3 COLLECTOR LANDSCAPE
-  4 1-205/MOUNTAIN HOUSE PARKWAY BUFFER LANDSCAPE
-  5 WINDROW LANDSCAPE  
SEE MASTER PLAN FOR TYPICAL SETBACKS
-  6 PG&E LANDSCAPE EASEMENT
-  BUSINESS PARK ENTRY
-  PRIMARY COMMUNITY ENTRY
-  BUSINESS PARK PYLON/  
COMMUNITY GATEWAY ELEMENT
-  ALTERNATE LOCATION FOR  
COMMUNITY GATEWAY ELEMENT



**FIGURE 4.11 – MOUNTAIN HOUSE BUSINESS PARK  
LANDSCAPE CONCEPT**

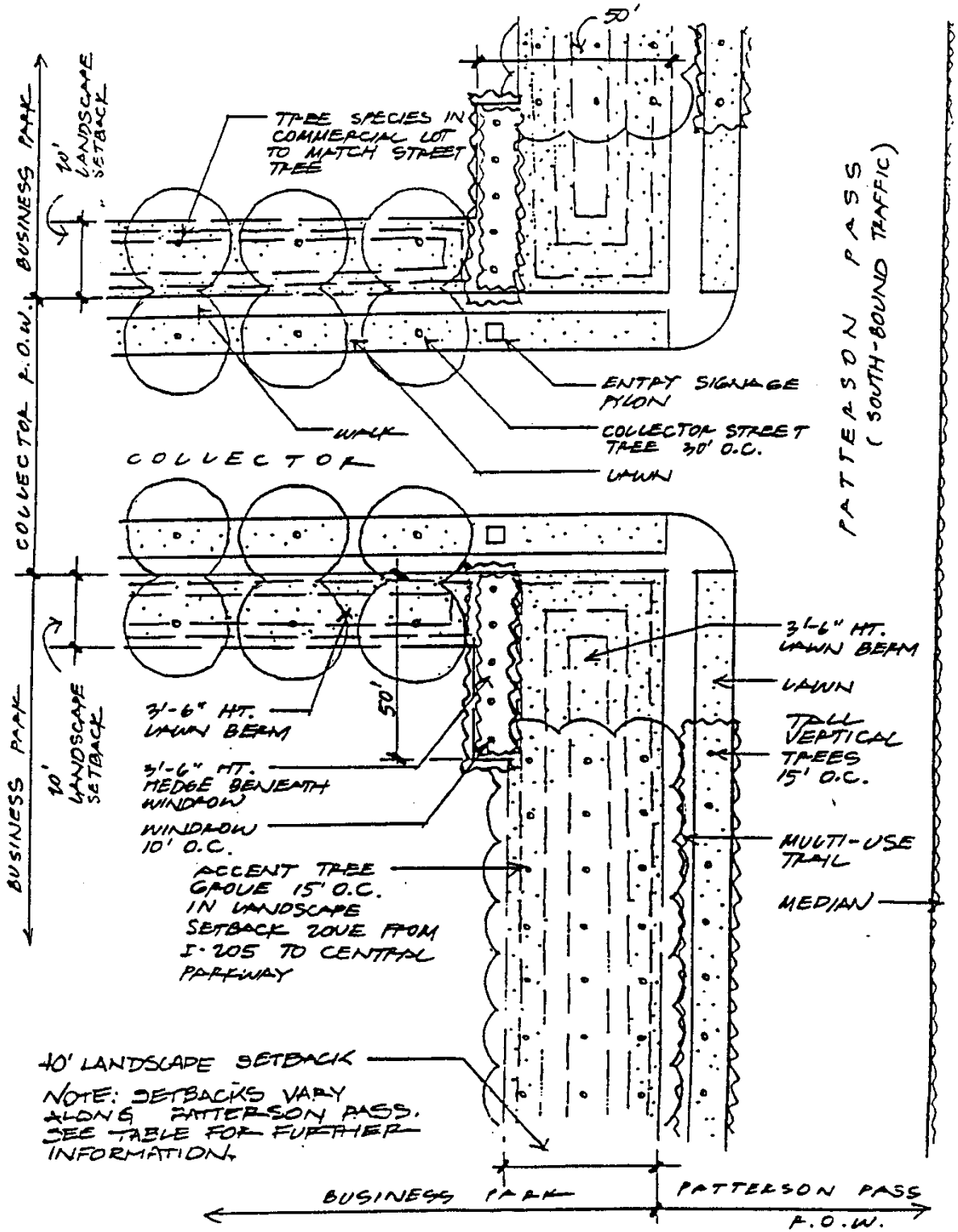


FIGURE 4.12 – TYPICAL BUSINESS PARK ENTRY

#### 4.4 OLD RIVER INDUSTRIAL PARK (NORTHEAST PORTION)

The Old River Industrial Park will provide large sites suitable for general, heavy industrial users. There is also 50 acres set aside for public service uses, which include a wastewater treatment plant, corporation yards for schools and CSD operations. See Figure 4.13: Old River Industrial Park Illustrative Concept Plan.

##### 4.4.1 Site Planning and Design Guidelines

###### **Policies:**

- a) Site planning and design of buildings, landscape, roadways, signage, lighting, walls and fences, site furnishings, public art, and similar elements shall follow the standards and guidelines of the Master Plan and the CSD Design Manual.

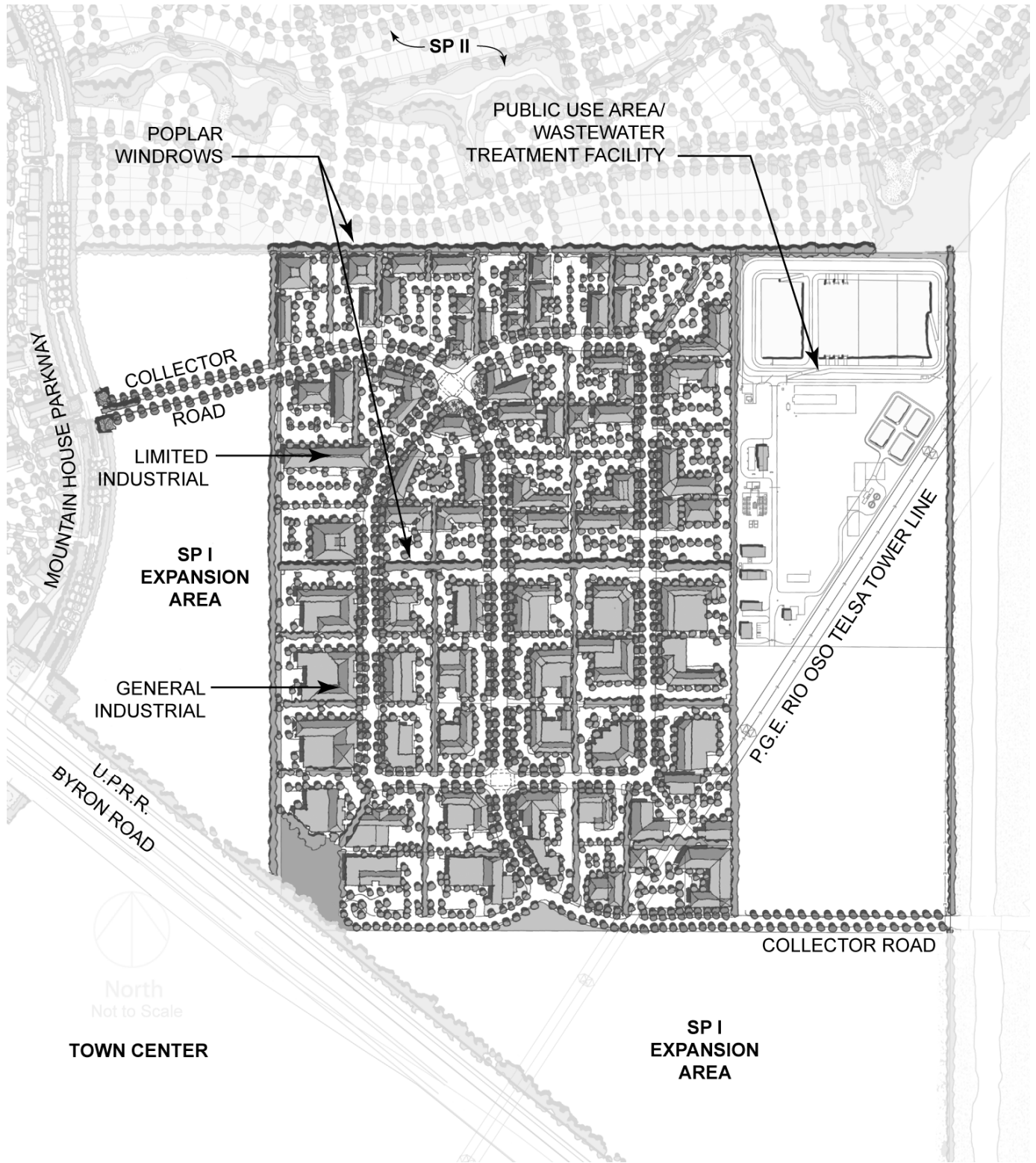
###### **Implementation:**

- a) Expansion Areas. The planning and design of expansion areas shall be addressed as part of Specific Plan Amendments for the subject areas. In Old River Industrial Park, such areas consist of expansion areas to the south and west of the area covered by this Specific Plan (see Figure 4.1: Specific Plan I Expansion and Focus Areas). Except for uses permitted in the AU zone, specific Plan Amendments shall be submitted prior to submittal of any Development Permit in the expansion area.
- b) Design Guidelines. Design Guidelines intended to apply to the entire Industrial Park, including Limited Industrial and General Industrial uses, shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in the Industrial Park.
- c) Streetscape Design. Streetscape design of Arterial roadways shall be submitted to the Review Authority concurrently with submittal of Arterial road improvement maps. Streetscape design of Collector and Local roadways shall be submitted to the Review Authority concurrently with submittal of Tentative Maps. Streetscape design shall be consistent with the provisions of the CSD Design Manual and shall address landscape design, selection of lighting fixtures, signage, transit facilities, and other site furnishings.

##### 4.4.2 Old River Industrial Park Landscape Concept

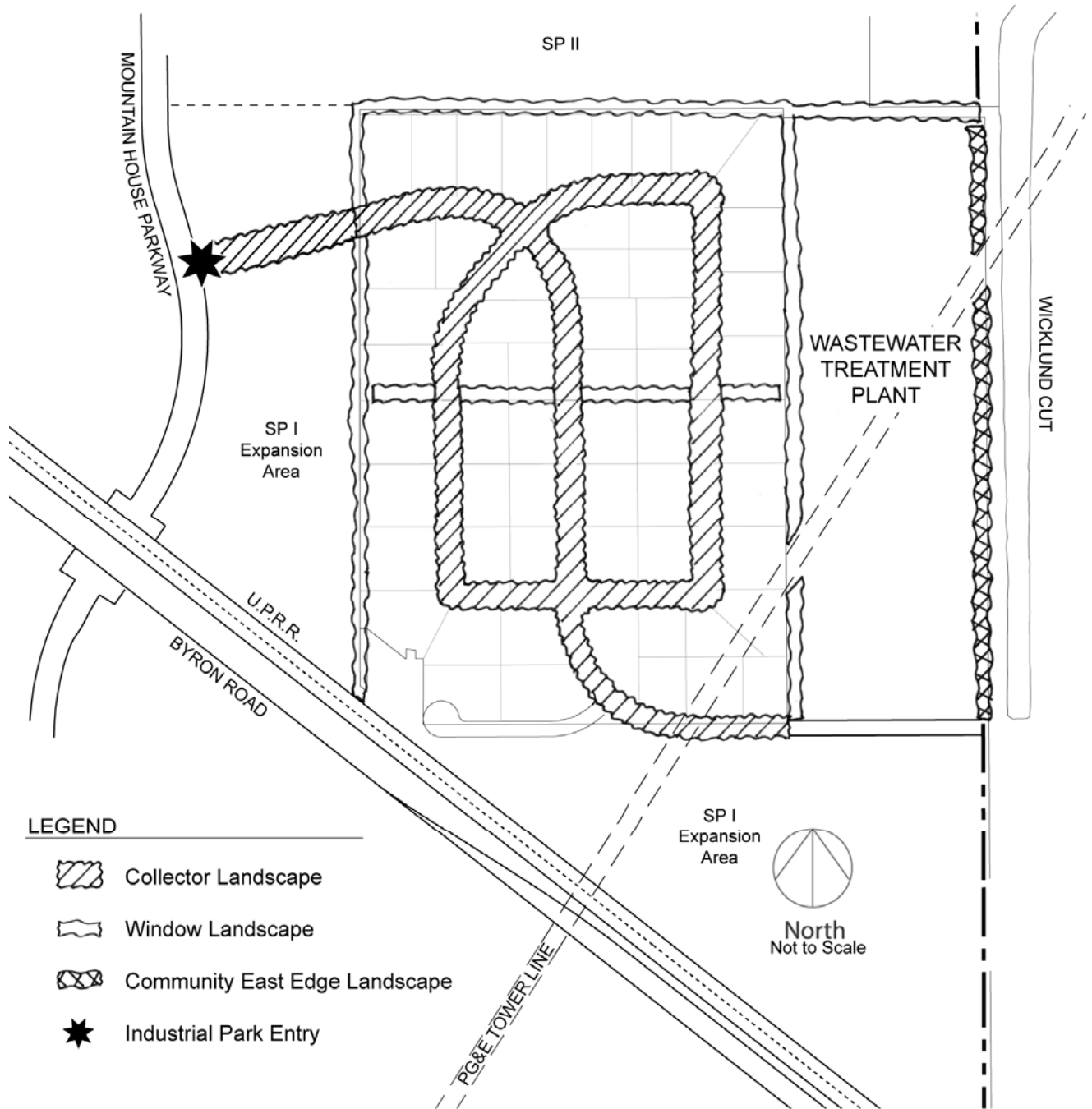
The landscape treatments used in the Industrial Park are similar to the approach used in the business park, described above. The landscape concept for Old River Industrial Park emphasizes the consistent treatment of street corridors and the landscaping of parcel boundaries, building entries and parking lots (see Figure 4.14: Old River Industrial Park Landscape Concept Plan, Figure 4.15: Old River Industrial Park Typical Entry and Collector Streets, and Figure 4.7: Community Entries and Sign Location Plan).



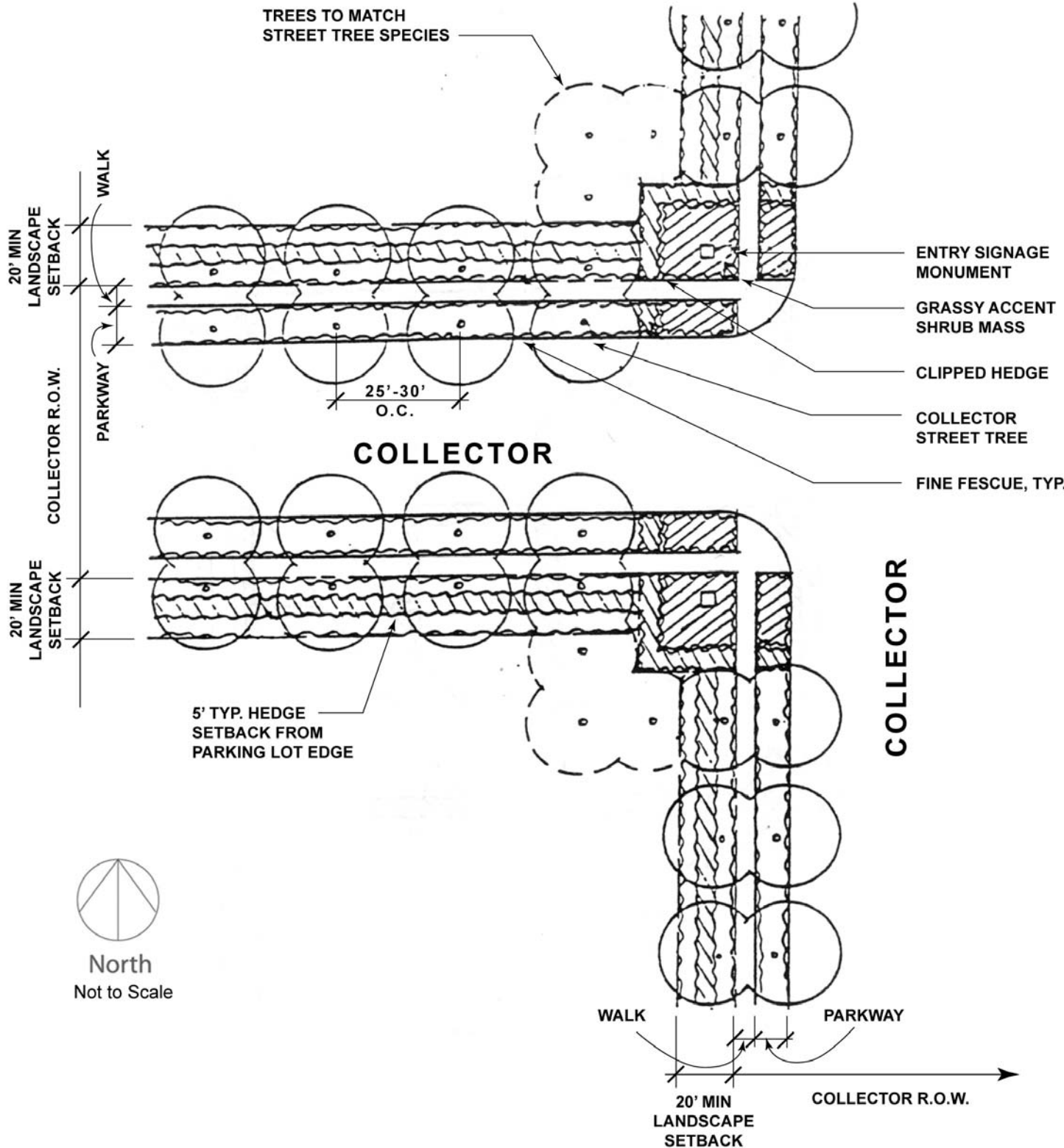


**FIGURE 4.13 – OLD RIVER INDUSTRIAL PARK ILLUSTRATIVE CONCEPT PLAN**

NOTE:  
See Master Plan, Chapter 9: Circulation & Transportation, and Design Standards & Guidelines for further Information.



**FIGURE 4.14 – OLD RIVER INDUSTRIAL PARK LANDSCAPE CONCEPT PLAN**



**FIGURE 4.15 – OLD RIVER INDUSTRIAL PARK TYPICAL ENTRY AND COLLECTOR STREETS**

**Policies:**

- a) All entries within the Industrial Park shall use consistent treatment of landscaping, walls, signage, lighting or other elements (see Figures 4.14 and 4.15).
- b) Entries to parcels, building entries, courtyards, plazas or other pedestrian/ employee gathering areas shall utilize groups of accent trees.
- c) Buffer treatments, setbacks and/or landscape treatments shall be provided along all boundaries of Specific Plan I. These buffers can be designed so that they remain in place only until adjacent agricultural operations cease or they can be designed to remain permanently.

**Implementation:**

- a) Landscape Design Guidelines. Landscape design of streets, entries, and development areas within Old River Industrial Park shall follow the provisions of the Master Plan (Chapter Four: Development and Design) and the CSD Design Manual.
- b) Plant Palette. Plant materials shall be selected from Table 4.3: Old River Industrial Park Recommended Plant Palette and from the plant list contained in the CSD Design Manual.
- c) Local Roadways. Plant materials for Local roadways shall be selected as part of streetscape design (see Section 4.4.1: Site Planning and Design Guidelines, above).

Boundary Conditions. All Tentative Map submittals that are adjacent to a Specific Plan boundary, and specifically those adjacent to agricultural operations, shall contain measures to minimize land use conflicts. These measures shall include any combination of setbacks, buffers and landscape treatment that can effectively reduce potential conflicts. These measures may be interim or may be designed to be incorporated into the ultimate

Table 4.3: Old River Industrial Park Recommended Plant Palette		
Area	Botanical Name	Common Name
1. Collector Street Tree	Quercus suber	Cork Oak
2. Accent Trees	Prunus cerasifera, Pyrus calleryana, Schinus molle	Flowering Plum, Ornamental Pear, California Pepper
4. Screening Hedge	Ligustrum species (3-4' height)	Privet

NOTE: Recommended plants may be substituted with plants that are similar in character as specified in the CSD Design Manual and the CSD Roadway Landscape Plan.

## **CHAPTER FIVE**

### **EDUCATION, CHILD CARE AND LIBRARY SERVICES**



**CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES**

<b>5.1</b>	<b>INTRODUCTION</b>	<b>5.1</b>
<b>5.2</b>	<b>ASSUMPTIONS</b>	<b>5.1</b>
<b>5.3</b>	<b>SCHOOL FACILITIES PLAN</b>	<b>5.2</b>
<b>5.4</b>	<b>SUPPORT FACILITIES/SERVICES</b>	<b>5.3</b>
<b>5.5</b>	<b>CHILD CARE PROVISIONS</b>	<b>5.4</b>
<b>5.6</b>	<b>LIBRARY SERVICES</b>	<b>5.4</b>

**LIST OF TABLES**

<b>Table 5.1:</b>	<b>Specific Plan Student Generation</b>	<b>5.1</b>
<b>Table 5.2:</b>	<b>Buildout Units and K-8 Students Per Neighborhood</b>	<b>5.2</b>
<b>Table 5.3:</b>	<b>K-8 School Provision Schedule</b>	<b>5.3</b>





**CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES**

**5.1 INTRODUCTION**

This section describes the provision of school facilities and services within the Specific Plan Area for kindergarten through eighth grade (K-8) and ninth through twelfth grade (9-12).

Additional provisions for schools may be found in the Master Plan and Public Financing Plan. Chapter Three of this Specific Plan addresses overall land use issues, and the Master Plan contains provisions for neighborhood design which are to be integrated with the school designs.

**5.2 ASSUMPTIONS**

- a) **Serving School Districts:** The serving school districts for the Specific Plan Area are Lammersville Elementary School District for grades K-8 and Tracy Joint Union High School District for grades 9-12. The Specific Plan utilizes the current districts' grade structure of K-8 elementary schools and 9-12 high schools.
- b) **Student Generation:** Table 5.1: Specific Plan Student Generation shows the assumed student generation per dwelling unit and the ultimate number of students at buildout for each of the Specific Plan residential land use designations. The Specific Plan land use designations will allow approximately 4,130 dwelling units generating approximately 2,430 K-8 and 600 9-12 students at buildout. No senior housing or Town Center (M/X) housing units are planned within the Specific Plan.

<p align="center"><b>Table 5.1</b>  <b>Specific Plan Student Generation</b>                      Revised 6/2003</p>						
Residential Land Use Designation	Expected Units Per Acre	Dwelling Units at Buildout	K-8 Students Per Unit	K-8 Students at Buildout	9-12 Students Per Unit	9-12 Students at Buildout
RL Low	4.50	1,471	0.676	994	0.179	263
RM Medium	6.00	1,572	0.676	1,063	0.179	281
RMH Medium High	14.00	584	0.338	197	.0432	25
RH High	20.00	480	0.338	162	.0432	21
<b>Totals</b>		<b>4,107</b>		<b>2,416</b>		<b>590</b>

Note: Dwelling units are expected units. For minimum and maximum number of units, see Table 3.3 of the Master Specific Plan.

Table 5.2: Buildout Units and K-8 Students Per Neighborhood shows the units and K-8 student generation at buildout of Neighborhoods E, F, and G.

Table 5.2 Buildout Units and K-8 Students Per Neighborhood Revised 6/2003						
Land Use	Neighborhood E		Neighborhood F		Neighborhood G	
	Buildout Units	K-8 Students	Buildout Units	K-8 Students	Buildout Units	K-8 Students
RL	455	308	640	433	376	254
RM	645	436	398	269	529	357
RMH	272	92	0	0	312	105
RH	0	0	480	162	0	0
<b>Totals</b>	<b>1,372</b>	<b>836</b>	<b>1,518</b>	<b>864</b>	<b>1,217</b>	<b>716</b>

### 5.3 SCHOOL FACILITIES PLAN

The following section describes the provisions for Specific Plan school facilities and services. Calculated demand and plans for school facilities and services are based upon buildout of the Specific Plan Area.

A School Facilities Master Plan shall be prepared by the School District following approval of this Specific Plan and prior to submittal of the first Development Permit. This plan shall incorporate funding from the Educational Specification Process and develop detailed cost estimates and shall specify the phased funding, planning, design approvals, construction and opening of school facilities and detailed provision of other required services.

- a) Interim Facilities. Initial Specific Plan students shall be provided for by the addition of relocatable classrooms, support facilities and buses at existing facilities of the Lammersville and Tracy Joint Union High School Districts. Provision of interim facilities at existing schools shall be required until sufficient capacity and all grade levels are open within the Specific Plan schools.
- b) Number and Acreage of New Schools. The Specific Plan designates a total of three K-8 elementary school sites of approximately 16 net acres each (18.4 acres if 2.4 acres of assumed shared neighborhood park acreage is included), one within each of the three residential neighborhoods (Neighborhoods E, F, and G). In addition, the Specific Plan Area includes approximately 46.5 net acres within Neighborhood D for a 9-12 high school site. The site may be reduced if school design or reduced student populations allow.
- c) School Design and Location. Each school site shall meet all of the acreage, capacity, location, access, and surrounding use standards as listed in the Master Plan.
- d) Phasing and Capacity of New K-8 Schools. Each new K-8 school shall be provided as described in the Master Plan (see Table 5.3: K-8 School Provision

Schedule). Conceptual plan approval of the “Education Specification Process” for each K-8 school shall be required as part of the Special Purpose Plan for each Neighborhood Center.

Table 5.3 K-8 School Provision Schedule				
Specific Plan K-8 Schools	Targeted Phase 1 Opening (Core plus 600-700 Capacity)		Targeted Phase 2 Opening (Up to 750-870 Total Capacity)	
	Total Specific Plan K-8 Students	Total Occupied Specific Plan Units	Total Specific Plan K-8 Students	Total Occupied Specific Plan Units
First K-8 (Neighborhood F)	225	375	600-700	1,050
Second K-8 (Neighborhood G)	900-1,000	1,600	1,500	2,500
Third K-8 (Neighborhood G)	1,700-1,800	2,750	2,300	3,800

- e) Phasing of the Central Mountain House High School. As described in the Master Plan, and as further defined in the School Facilities Master Plan to be prepared by the School District, the Central Mountain House high school shall be master planned to accommodate a maximum of 2,400 students. Depending upon the School District’s attendance areas and phased grade openings, some students attending the Central Mountain House high school may reside outside of the Specific Plan Area and/or the Master Plan Area.

The Specific Plan 9-12 high school shall be provided in three phases. The Specific Plan Area shall generate only enough students to require the first and second phases of the high school. Phase one shall include most core facilities and classroom space for 800 students. Phase two shall expand core facilities and add space for an additional 800 students. It is anticipated that about 30% (720) of the total master planned capacity of the high school shall be in relocatable or prefabricated units. Relocatable units may be included in the second and third phases of the high school.

- f) Shared School/Park Facilities. The School Facilities Master Plan shall indicate the nature and degree of sharing for school and adjacent park facilities and play areas. The Education Specification Plan for each K-8 school shall include a detailed plan for the shared use of the Neighborhood Park and shall be coordinated with the Mountain House CSD.
- g) Shared Parking. Opportunities to accommodate shared parking with adjacent park and other public uses shall be considered only if safety and use factors can be accommodated.

**5.4 SUPPORT FACILITIES/SERVICES**

The Master Plan describes school support facilities and services including student transportation, K-8 operational support, and administrative offices. Within the Specific Plan Area, the Old River Industrial Park subarea includes a school corporation

yard/service area consisting of up to five acres each for K-8 and high school needs, for a total of 10 acres (see Figure 13.3: Wastewater Treatment and Public Use Site Area). This acreage and funding for appropriate facilities shall be provided to serve the needs of both the Elementary and High School Districts. Facilities may include a corporation yard, receiving/warehouse, maintenance and operations, service vehicle and food service vehicle storage and possible central kitchen services and transportation services.

## **5.5 CHILD CARE PROVISIONS**

As described in the Master Plan, day and after school child care facilities are encouraged to locate within the community at sites which are easily accessible to residents and workers, and which are appropriate for child care uses. Sites adjacent to the K-8 schools are logical and preferred locations for child care centers. The Master Plan requires three one-acre child care centers within the community, situated to evenly serve the population. The first is required to locate in the Neighborhood Center of Neighborhood F and shall be developed when the school is built, as detailed in the Special Purpose Plan.

## **5.6 LIBRARY SERVICES**

Library services for Specific Plan I will initially consist of a bookmobile. The first phase of the permanent branch library will be constructed prior to completion of Specific Plan I buildout design.

## **CHAPTER SIX**

### **PUBLIC HEALTH AND SAFETY**



**CHAPTER SIX: PUBLIC HEALTH AND SAFETY**

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## CHAPTER SIX: PUBLIC HEALTH AND SAFETY

### 6.1 INTRODUCTION

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

### 6.2 POLICE PROTECTION

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

### 6.3 FIRE PROTECTION

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

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

#### **Policies:**

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

#### **Implementation:**

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

#### **6.4 MEDICAL EMERGENCY AND AMBULANCE**

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

#### **6.5 ANIMAL CONTROL**

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

#### **6.6 POTENTIAL SITE HAZARDS**

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

##### **6.6.1 Abandoned Gas Well**

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

##### **6.6.2 Gas Line**

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

#### **6.7 WASTE MANAGEMENT**

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

##### **Implementation:**

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

## **CHAPTER SEVEN**

### **RECREATION AND OPEN SPACE**



**CHAPTER SEVEN: RECREATION AND OPEN SPACE**

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## **CHAPTER SEVEN: RECREATION AND OPEN SPACE**

This chapter addresses recreation facilities and open space resource issues pertaining only to the Specific Plan Area, as shown in Figure 7.1: Recreation and Open Space Concept. The Master Plan provides, objectives, policies and implementation measures which apply to all parks and open space areas within the Mountain House community, and as further defined in the CSD's "Parks, Leisure and Open Space Plan."

### **7.1 PARKS AND RECREATION**

#### **7.1.1 Recreation System**

Figure 7.1: Recreation and Open Space Concept illustrates the park usage and configuration for the Specific Plan Area. Tables 3.1: Summary Land Use Program, and Table 3.2: Land Uses by Subarea provide acreages of park uses.

The park provisions for this Specific Plan Area are intended to meet the standards for acreage, usage, service area, access and total program as described in the Master Plan. The Parks and Open Space Plan, located in Chapter 7 of the Master Plan contain more detailed provisions for parks and open space within the Specific Plan I boundaries.

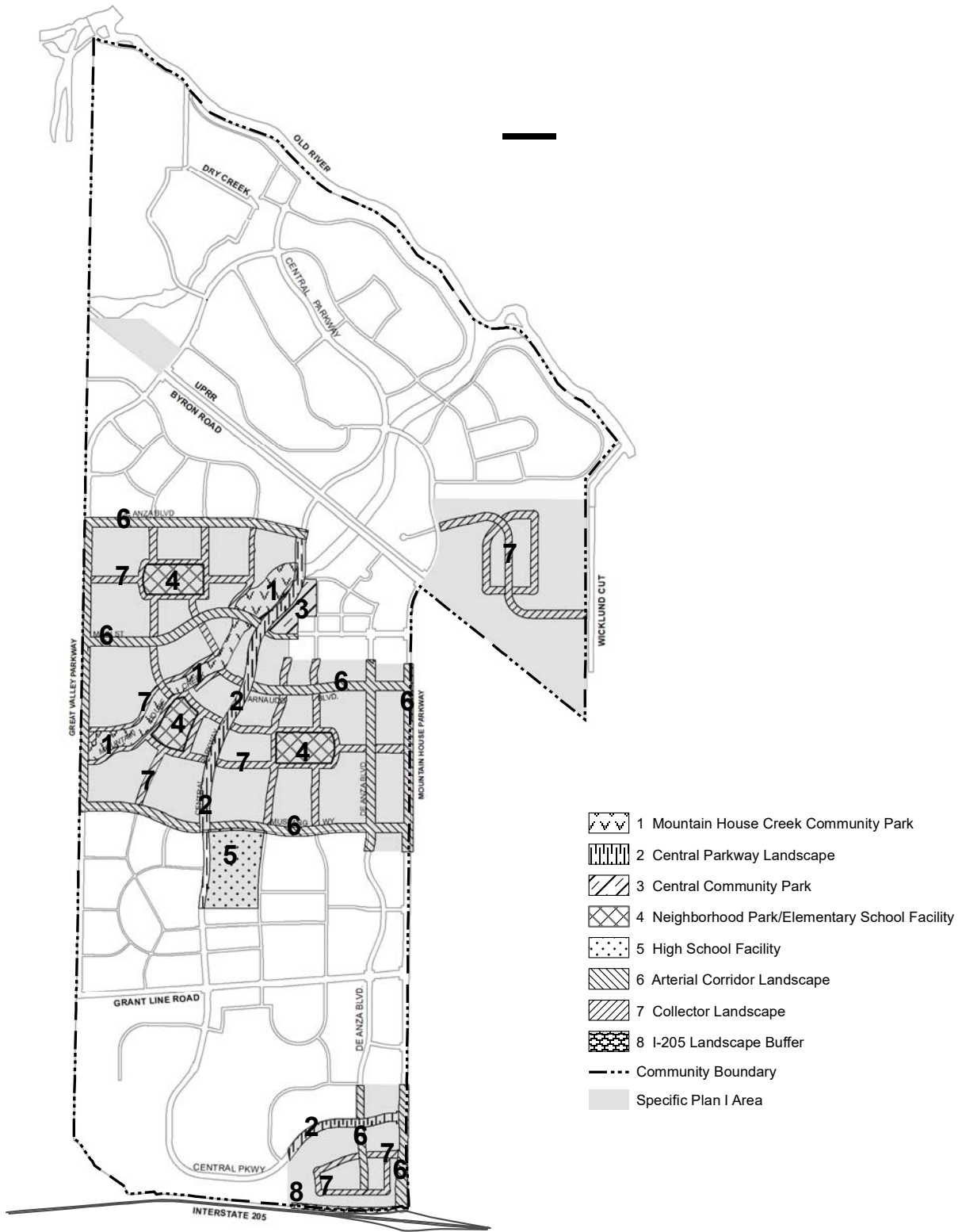
Master Plan standards call for five acres of community and neighborhood park combined per 1,000 people. Given the projected Specific Plan I population of about 11,000 people, this standard would require 55 acres of community and neighborhood parks. This Specific Plan allocates 15 acres to neighborhood parks and 74 acres to community parks, for a total of 89 acres. While this number is in excess of the minimum standard, it is expected that most acreage within the Mountain House Creek corridor will function as wildlife habitat and storm water control, and will not be available for active park uses. The only active recreation features planned in this corridor are a multi-use path and picnic areas.

The Master Plan provides a definition of requirements for Conceptual, Preliminary, and Final/Construction Park Plans as used below.

#### **7.1.2 Neighborhood Parks**

Three five-acre neighborhood parks, one in each neighborhood, will be located, planned, designed and constructed consistent with General Plan and Master Plan policies.

Conceptual layouts for each neighborhood park are shown in Chapter 4, Figures 4.3 to 4.5. These layouts are intended as preliminary concepts only and are subject to revision as described below.



**FIGURE 7.1 – RECREATION AND OPEN SPACE PLAN**



- a) Neighborhood Park Plans. Preliminary Plans shall be included in each Neighborhood Center Special Purpose Plan. Facilities programs for each park shall be as specified in the CSD's "Park, Leisure and Recreation Plan." Timing for the neighborhood parks will be as indicated in the Master Plan.

### 7.1.3 Community Parks

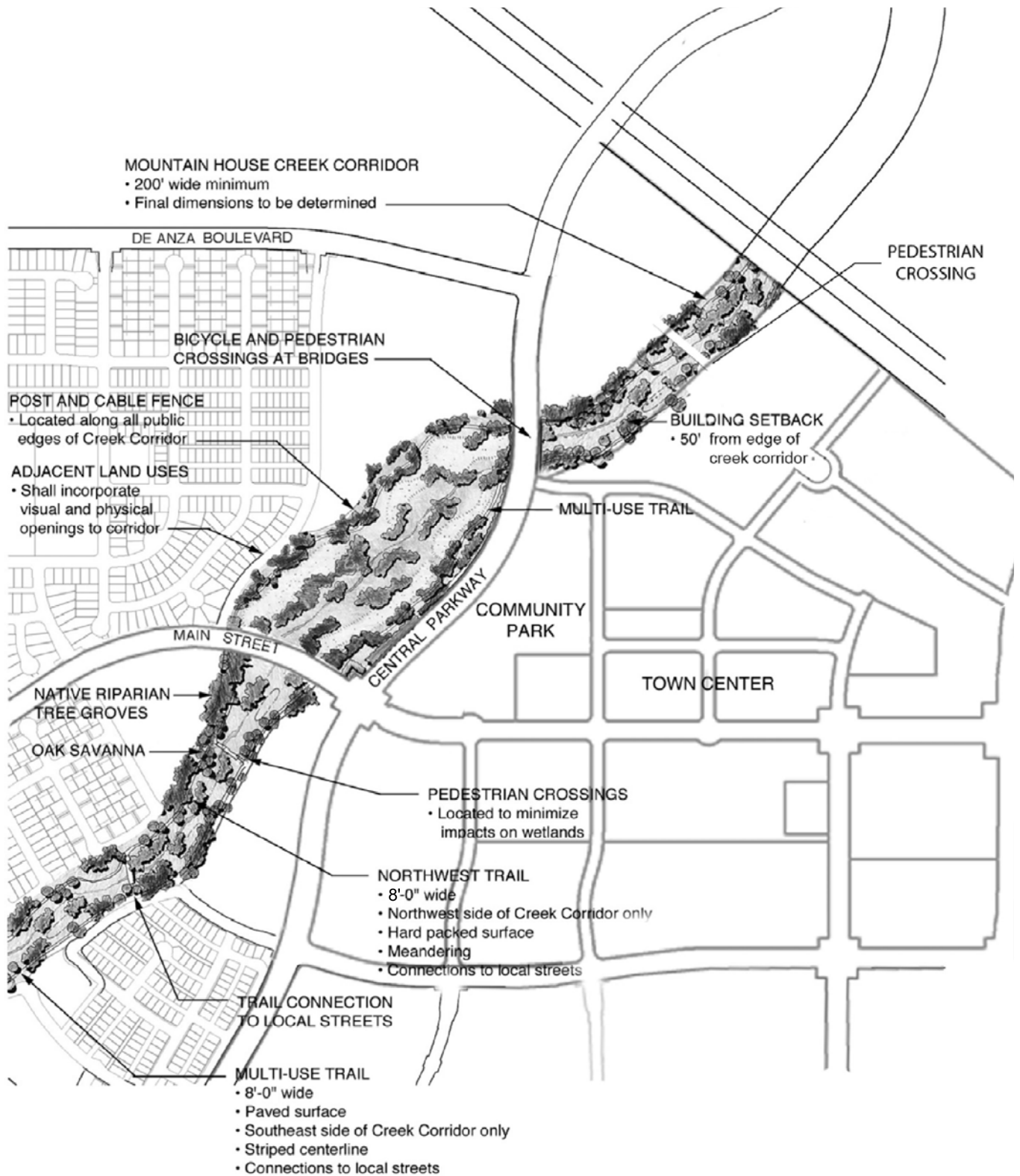
The Specific Plan allocates 74 acres to community park use. Most of the community park acreage is concentrated along the Mountain House Creek Community Park, establishing the first portion of the primary open space spine through Mountain House (see Figure 7.2: Mountain House Creek Linear Park Concept). Specific Plan I will include restoration of a primary portion of the Mountain House Creek corridor. The Specific Plan I portion of the Mountain House Creek Linear Park will provide a continuous trail along the creek and allow for extensions to community and regional parks and other facilities developed as part of future Specific Plans. The plan for creek habitat restoration is contained in Appendix SP-7-A: Mountain House Creek Phase One Habitat Restoration Plan ("Restoration Plan").

In addition to community park areas along Mountain House Creek, a 14.5-acre community park is located within the Specific Plan Area on the east side of Central Parkway, on the north edge of the future Town Center (see Figures 7.3: First Phase Community Park Concept and 7.4: Permanent Community Park Concept). Initial, interim improvements to this park may include ballfields (if there are no other community-wide ballfields available in the community by the time the 800th building permit has been issued), although long term plans call for multi-purpose open areas and facilities including an open amphitheater, that will reinforce the Town Center's function as a central community gathering area. Ultimate development of the park shall be more urban in nature, compatible with the intensive development of the future Town Center.

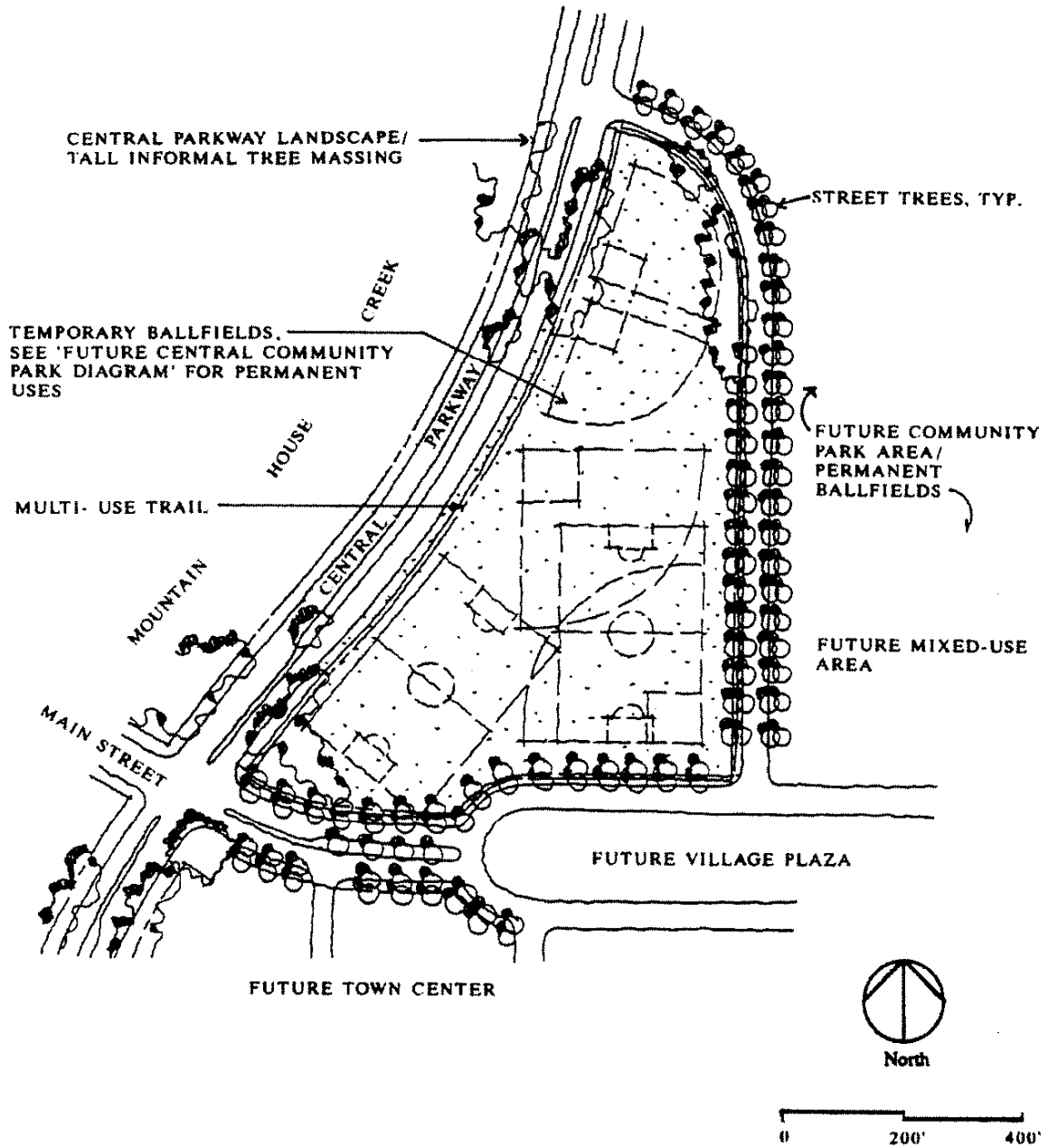
- a) Community Park Plans. Conceptual site plans for the Mountain House Creek Linear Park and the 14.5-acre community park located at Central Parkway and Main Street, adjacent to the future Town Center, are shown on Figures 7.2, 7.3, and 7.4. Final and construction plans for either the 14.5-acre community park or the high school site, shall be prepared by the CSD prior to issuance of the 500th dwelling unit permit, for the construction of interim sports fields. If sports fields are located at the high school site, Final and Construction Plans for this park will be submitted with issuance of the 1,500th dwelling permit.
- b) Park Adjacent to Town Center. The 14.5-acre community park adjacent to the future Town Center shall include passive and active facilities for the entire community. These facilities shall be compatible with, and reinforce the uses anticipated in the future Town Center. Interim use of the community park shall be encouraged by focusing community-wide activities at this location.



**FIGURE 7.2 (A) – MOUNTAIN HOUSE CREEK PARK PLAN**



**FIGURE 7.2 (B) - MOUNTAIN HOUSE CREEK PARK PLAN**



**FIGURE 7.3 – FIRST PHASE COMMUNITY PARK CONCEPT  
INITIAL LOCATION OF COMMUNITY SPORTS FIELDS**

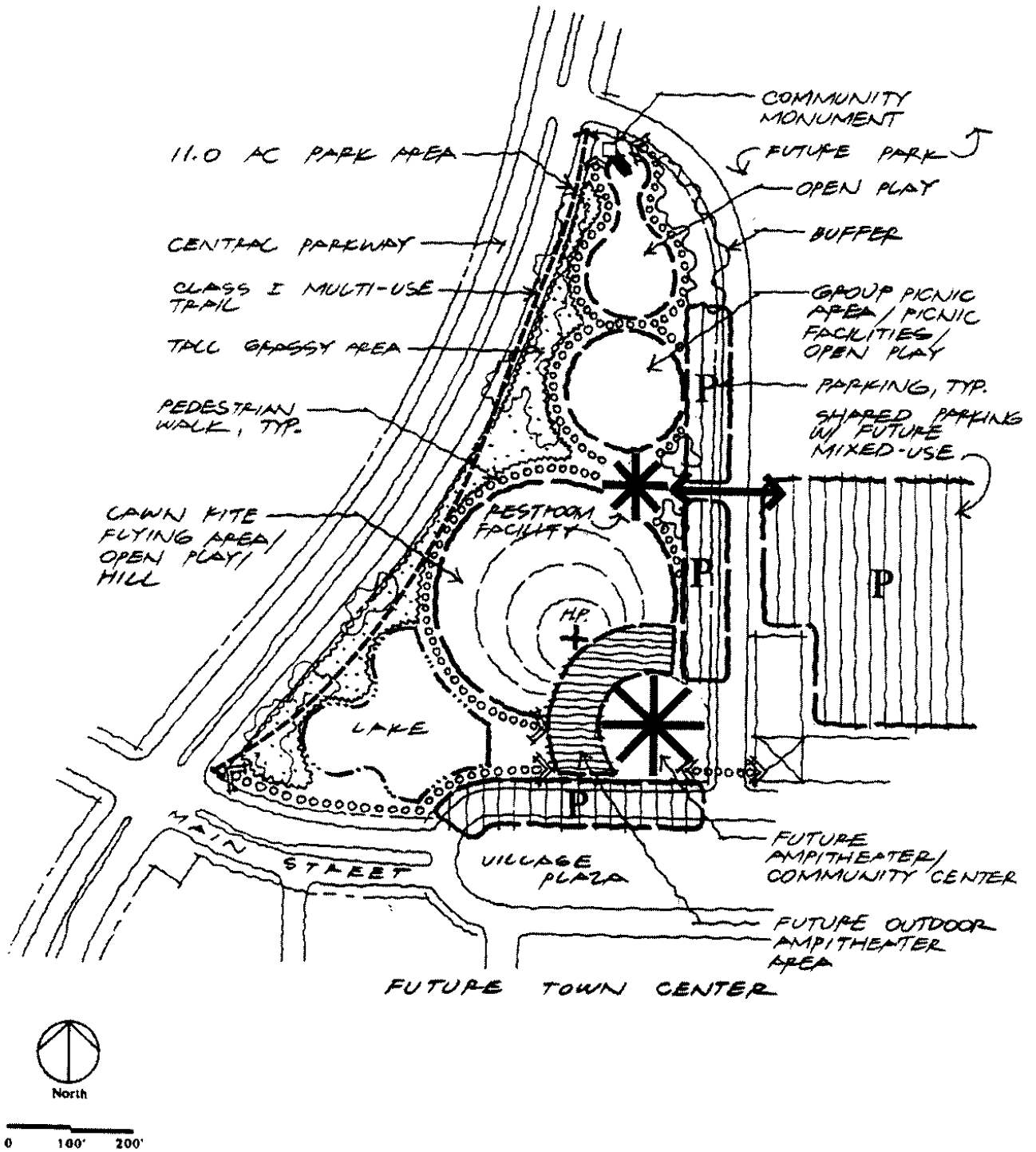


FIGURE 7.4 – PERMANENT COMMUNITY PARK CONCEPT

- c) Mountain House Creek Community Park. Mountain House Creek improvements shall be constructed consistent with provisions specified in the Master Plan. At a minimum, any phased construction shall include concurrent habitat restoration, community park development, and related storm drainage improvements as appropriate.
- d) Timing of Park Facilities. Temporary sports fields and open play areas shall be provided prior to issuance of the 800th dwelling unit permit. These temporary sports fields may be constructed either at the 11 acre community park site, or on a portion of the high school site within the Specific Plan Area for use until such time as the land is needed by the high school. Whether or not sports fields are constructed at the 11-acre community park location, the construction of the permanent park shall occur prior to the issuance of the 2,000th dwelling unit permit. Further provisions for timing of community parks shall be established in the CSD's "Park's, Leisure and Recreation Plan."

#### **7.1.4 Old River Regional Park**

Regional park fees will be collected by the Community Services District to provide for a regional park along Old River. Early access during development of Specific Plan I to provide regional park facilities shall be provided as early as deemed feasible by the CSD, and as specified in the Parks and Open Space Plan in the Master Plan.

## **7.2 BIOLOGICAL RESOURCES**

### **7.2.1 Habitat Management Plan and Swainson's Hawk Mitigation**

Chapter Seven of the Master Plan discusses a Habitat Management Plan (HMP) for multi-purpose use of mitigation lands for agricultural preservation including use of reclaimed wastewater for crop irrigation, and wildlife habitat enhancement. The HMP addresses preservation and enhancement of Swainson's hawk habitat and the Master Plan contains additional provisions addressing mitigation for impacts to the hawk.

Development of Specific Plan I shall be subject to mitigation for impacts to Swainson's hawk foraging habitat in accordance with the HMP.

- a) Habitat Mitigation. The location and timing of habitat mitigation shall be as provided in the HMP, unless modified pursuant to the provisions of the Master Plan.
- b) Interim Mitigation. Until such time as the HMP is implemented, mitigation for these impacts to Swainson's hawk foraging habitat, as well as for the other special-status species referenced in the Master Plan, shall occur in compliance with the applicable implementation measures set forth in the Master Plan.

### 7.2.2 San Joaquin Kit Fox

Based upon the biological surveys conducted to date, development of the Specific Plan Area will not adversely impact known kit fox denning or foraging habitat. Nevertheless, the measures contained in Master Plan Appendix 7-C: Kit Fox Pre-Construction and Construction Protocol shall be applied to Specific Plan I to ensure, to the extent possible, that project construction does not result in harm or injury to this species.

### 7.2.3 Wetlands

The Master Plan provides provisions for the preservation and enhancement of wetlands within Mountain House. The following section addresses measures for wetlands within the Specific Plan Area.

There are two broad types of wetlands - seasonal wetlands and emergent marsh - existing within the Specific Plan Area. In addition to these wetlands, there are channelized stream channels which carry flows but do not support adjacent wetlands. Figure 7.5: Wetlands Location Map depicts the wetlands within the Specific Plan Area.

An emergent marsh approximately 5.18 acres in size is located within Neighborhood G along Mountain House Creek. This emergent marsh was created historically by construction of a low-level dam across Mountain House Creek. Seasonal wetlands comprising approximately 2.14 acres in size are located within Neighborhood E along Mountain House Creek near the western boundary of the Specific Plan Area.

Along Mountain House Creek in Neighborhood E, there are several expanses of pasture which have been subject to flood irrigation for many years. Such areas are not considered to be wetlands for purposes of Section 404 of the Clean Water Act, and will become part of the drainage channel.

There are three existing dams along Mountain House Creek. One of these dams is located within Neighborhood G, one is located immediately upstream of the Specific Plan Area boundary at Neighborhood E, and the third is located off-site further upstream but downstream of the California Aqueduct. Each of these dams supports emergent marshes.

A small wetland is located north of the Old River Industrial Park, outside the Specific Plan Area. The total acreage of the wetlands and surrounding vegetated area is 1.5 acres.

- a) Preservation of Wetlands. The wetlands located in Neighborhoods E and G shall be restored within the Mountain House Creek corridor. The wetlands located north of the Old River Industrial Park outside the Specific Plan Area shall be preserved. Protection of the Dry Creek wetland adjacent to the proposed water treatment plant shall be addressed in the treatment plant's Use Permit.

- b) Dam Reconstruction. The spillways of the three existing dams on Mountain House Creek shall be reconstructed, with elevations corresponding to the elevation of the existing spillways. Wetlands shall not be disturbed. This type of maintenance activity is exempted from Section 404 permitting requirements [33 CFR 323.4(a)(2)]. Therefore, the reconstruction of these dams shall not require authorization by the Corps of Engineers.
- c) Flood Protection. In order to accommodate projected 100-year flood flows, the floodplain of Mountain House Creek shall be deepened at various locations within Neighborhoods E and G (see Master Plan for creek cross-sections). This floodplain deepening shall be accomplished by excavating upland areas adjacent to Mountain House Creek while avoiding excavation within the channel itself. No wetland areas shall be excavated, nor shall excavation occur adjacent to wetland areas which could result in their draining. As a result, the floodplain deepening shall not require authorization by the Corps of Engineers.
- e) Streambed Alteration Agreement. A Streambed Alteration Agreement (also known as a 1603 Agreement) pursuant to Section 1601-1607 of the California Fish and Game Code shall be secured for any work in, over, or adjacent to Mountain House Creek. The following will require streambed Alteration Agreements:
- The three bridge crossings;
  - The reconstruction of the three dams;
  - Creek channel rehabilitation work, should it be required.
- f) Coordination of Creek Improvements. All Mountain House Creek improvements shall fall under the responsibility of the CSD and shall be implemented on a schedule that corresponds to the requirements for creek flood control improvements as required by each Tentative Map.

#### **7.2.4 Other Special-Status Species**

The special-status species surveys conducted as part of the Master Plan identifies the following species as potentially occurring within the Specific Plan Area: northern harrier, black-shouldered kite, burrowing owl, and Western pond turtle. With preservation and enhancement of Mountain House Creek, habitat for the Western pond turtle (which has not been observed along Mountain House Creek in surveys conducted to date) will be improved.

Implementation measures are specified in the Master Plan.



### **7.2.5 Other Open Space Areas**

All other open areas within the Specific Plan Area are associated with the various adjacent land uses and are covered in the appropriate chapters of this Specific Plan.

## **7.3 CULTURAL RESOURCES**

The Final EIR for the Master Plan and Specific Plan I required additional site specific surveys of the Old River industrial area and Mountain House Creek based on findings from earlier, more preliminary surveys. The results of these surveys in late 1996 confirmed that there were no significant prehistoric or historic resources within the boundaries of Specific Plan I. The requirement for a site specific reconnaissance along the raw water intake and pipeline alignment has been completed.

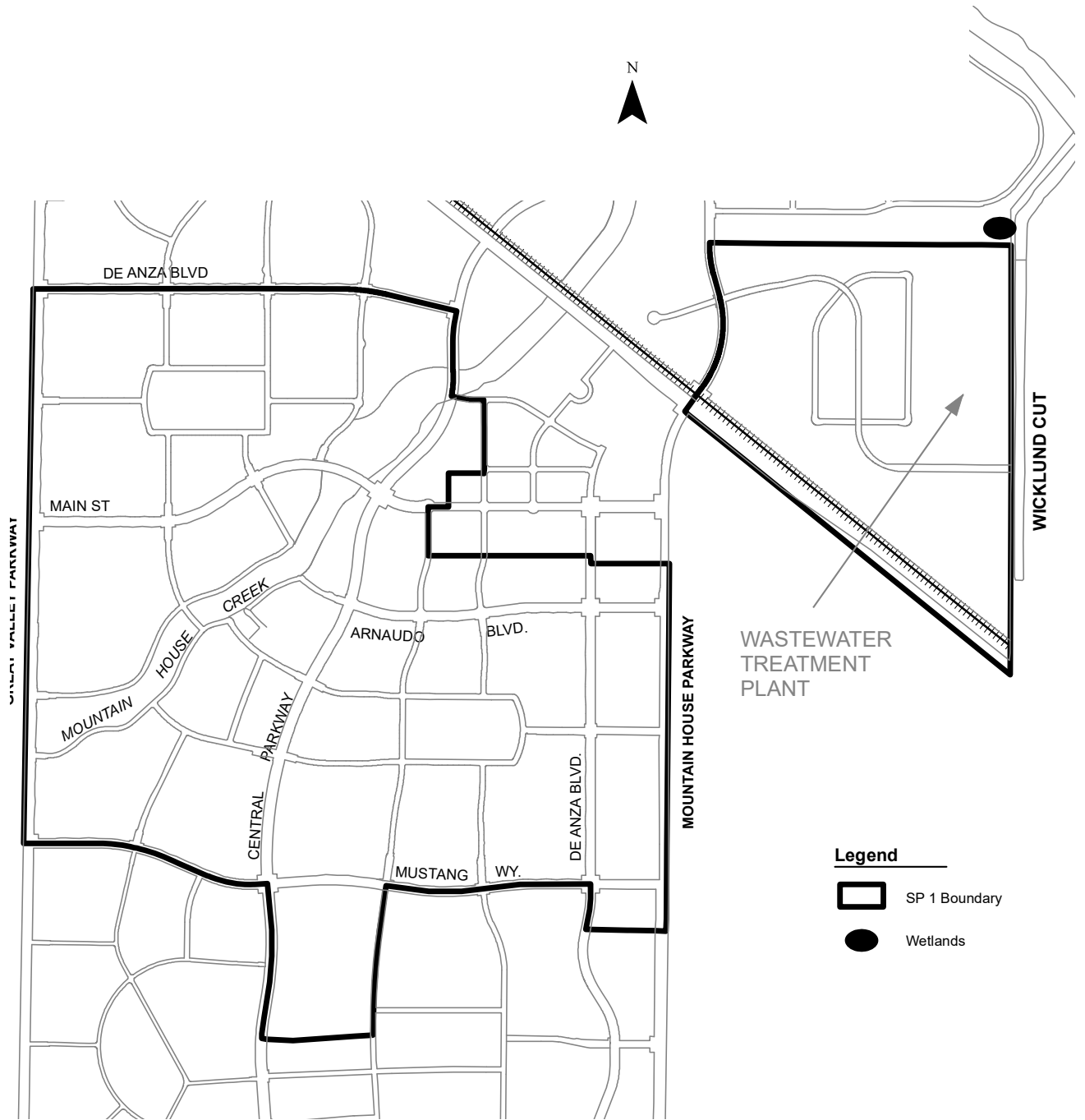


FIGURE 7.5 – WETLANDS LOCATION MAP

## **CHAPTER EIGHT**

### **ENERGY AND TELECOMMUNICATIONS**



**CHAPTER EIGHT: ENERGY AND TELECOMMUNICATIONS**

<b>8.1</b>	<b>ENERGY</b>	<b>8.1</b>
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## CHAPTER EIGHT: ENERGY AND TELECOMMUNICATIONS

### 8.1 ENERGY

The Master Plan includes community-wide policies and implementation measures to facilitate energy efficiency and the use of alternative energy sources. Master Plan provisions are not repeated in this Specific Plan.

#### 8.1.1 Electricity

Figure 8.1: Electrical Distribution System, shows the proposed layout of the “backbone” electrical power distribution system for the Specific Plan Area.

It is anticipated that the total demand by Specific Plan I will not be adequately served by the existing rural electrical distribution system in the vicinity of the project site and that additional services will be required from nearby substations. These will be provided as needed by PG&E.

The layout of the electrical power system for the Specific Plan Area shall be in general conformance with the layout shown in the Master Plan.

- a) Electrical Substation. An electrical power substation shall be constructed when needed during the development of Specific Plan I to adequately serve the needs of the development. The preferred substation location is located adjacent to the Rio-Olso-Tesla power line within the Old River Industrial Park as indicated on Figure 8.1. An alternate site for the substation is shown on Figure 8.1 and is located adjacent to the PG&E Rio-Olso-Tesla power line between Grant Line Road and Mountain House Parkway. The selected site is subject to detailed site analysis by the provider and may vary slightly from the alternative sites.
- b) Interim Facilities. Adequate electrical service for the Specific Plan Area shall be provided through interim facilities until an on-site community substation is determined to be feasible.

#### 8.1.2 Natural Gas

Figure 8.2: Natural Gas Distribution System, shows the proposed layout of the “backbone” natural gas distribution and transmission system for the Specific Plan Area.

Natural gas shall be provided by PG&E, which has indicated that there is sufficient capacity in their nearby facilities to adequately serve the development.

MOUNTAIN HOUSE SPECIFIC PLAN I

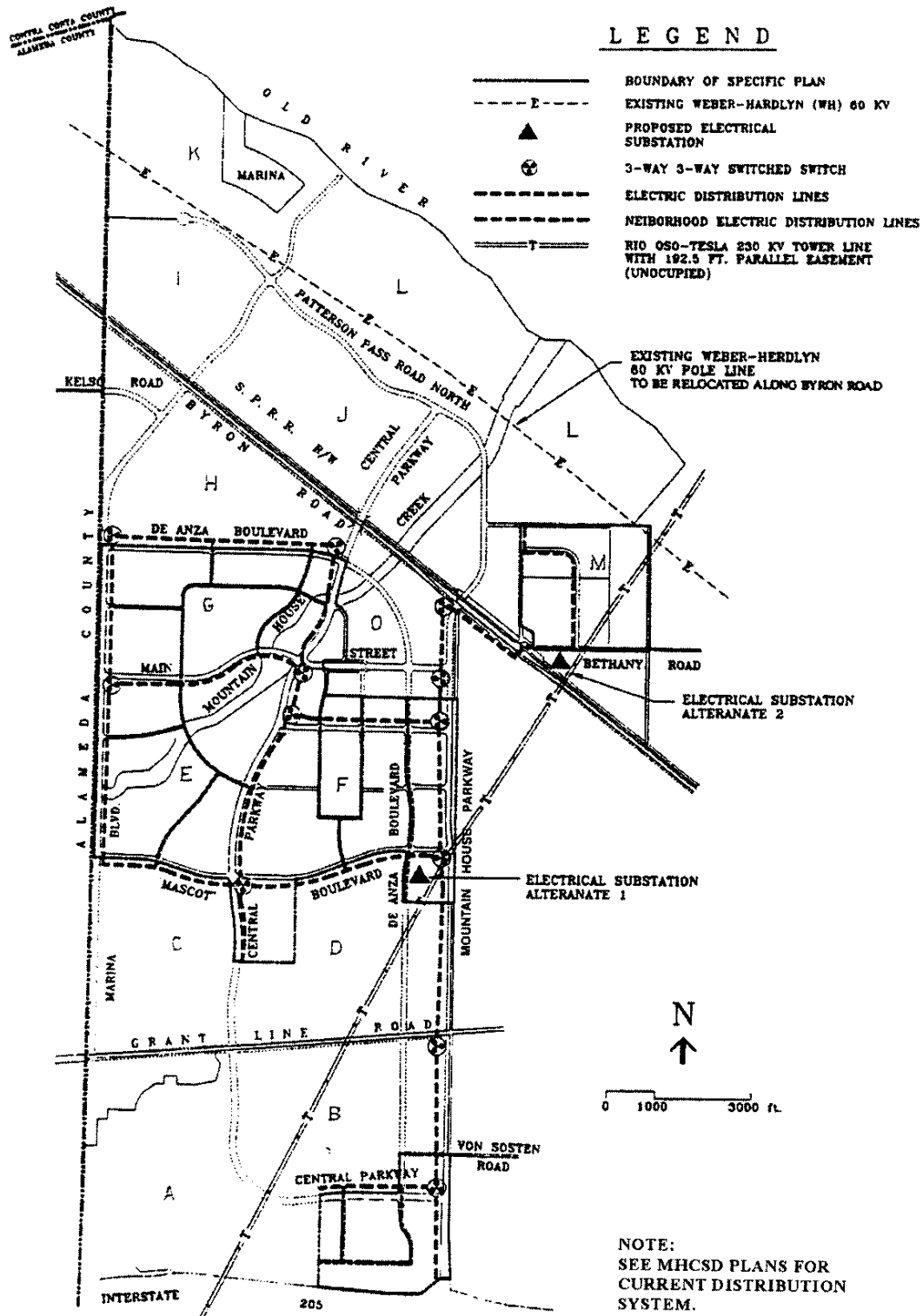


FIGURE 8.1 – ELECTRICAL DISTRIBUTION SYSTEM



MOUNTAIN HOUSE SPECIFIC PLAN I

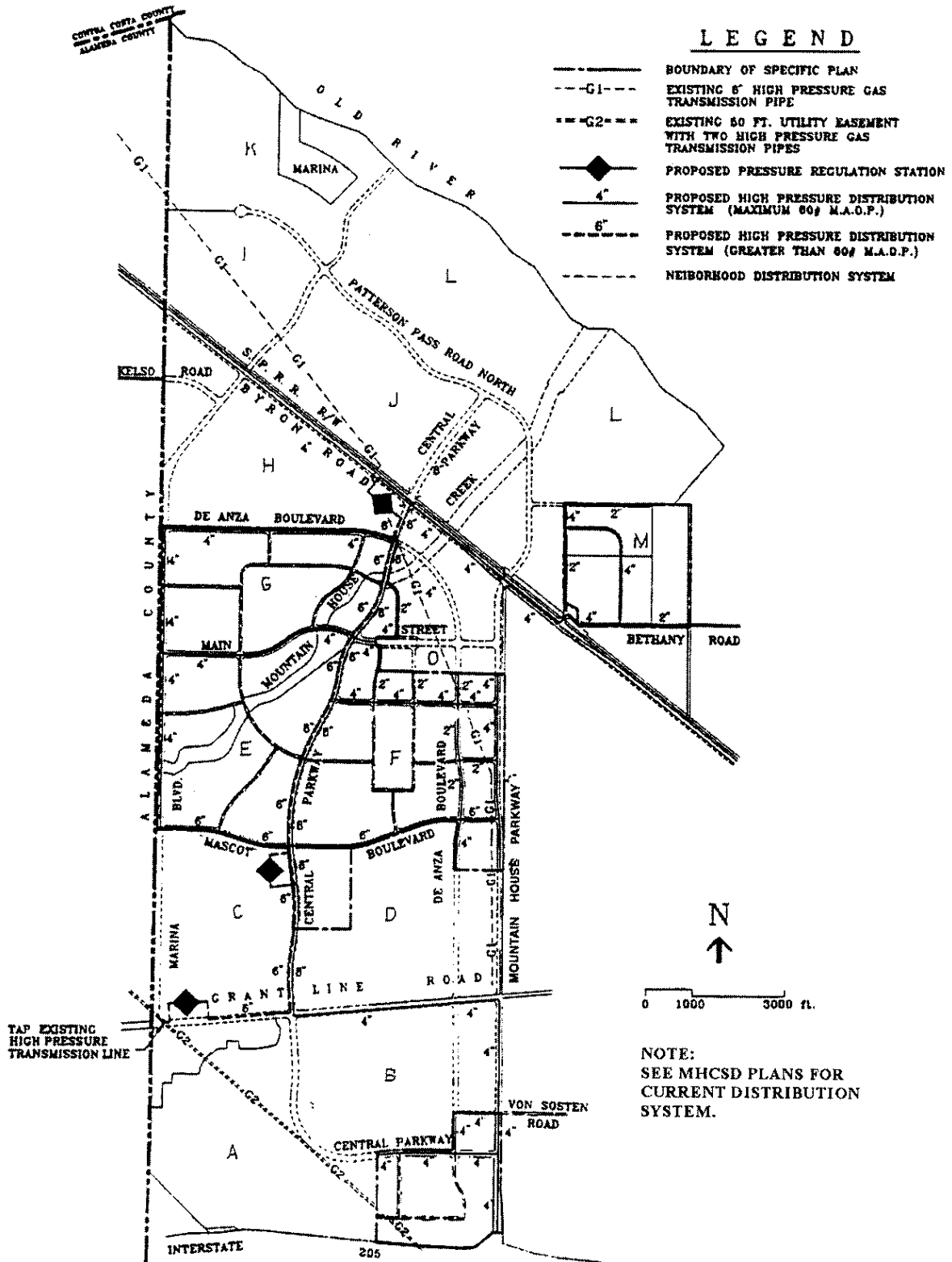


FIGURE 8.2 – NATURAL GAS DISTRIBUTION SYSTEM

## 8.2 TELECOMMUNICATIONS SERVICES

The following section addresses the telecommunications network design required to serve the Specific Plan Area.

The service providers for telephone, low and high speed data and CATV may shall be franchised independent suppliers and will shall provide the infrastructure for their systems. Police and fire dispatching will shall be handled through the County's program. Telephone and cable services will shall be provided by the independent suppliers using their own temporary facilities or the community may elect to provide its own in-community multi-use backbone conduit and network system.

The Master Plan presents the overall plan for telecommunications, including provisions for residential, business, and community functions. Backbone transmission facilities for Specific Plan I will be constructed to connect substations in Neighborhoods E, F, G, other Central Mountain House commercial/industrial areas, Mountain House Business Park, Old River Industrial Park, and the water treatment plants to either a community communications center or private provider facilities.

- a) Initial Facilities. In the initial construction phase, enough 4" conduits shall be installed to serve the first three neighborhoods and the conduits planned to serve other future neighborhoods. These conduits shall be installed wherever applicable trenching is performed.

## **CHAPTER NINE**

### **TRANSPORTATION AND CIRCULATION**



**CHAPTER NINE: TRANSPORTATION AND CIRCULATION**

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## CHAPTER NINE: TRANSPORTATION AND CIRCULATION

### 9.1 INTRODUCTION

This chapter provides a description of the transportation services and facilities, including off site improvements needed to support the population and employment envisioned for Specific Plan I. All transportation improvements specified in this Specific Plan shall comply with the Master Plan and the Mountain House "TDM Program and Transit Plan," including those improvements provided as interim improvements.

### 9.2 ASSUMPTIONS

- a) Travel demand estimates used to identify improvements needed for the Specific Plan are based on the San Joaquin County Council of Governments (SJCCOG) regional travel demand model (December 1993), using projections of year 2000 land use in San Joaquin County and adjoining counties.
- b) Buildout of Specific Plan I is assumed to be seven years.
- c) Designation of freeway improvements required by this Specific Plan assume I-205 will be widened to six lanes by the year 2000.
- d) Neighborhoods F, E, and G will be constructed in that order and will be entirely or almost entirely built out before another Specific Plan area begins construction.
- e) Regional bus transit service planning for this Specific Plan assumes the following will be initiated prior to trigger dates specified in this Specific Plan.

Bus service between San Joaquin County cities, Mountain House to Tracy, Stockton to Livermore, County bus feeder service (note: as of this date, no planning documents include Tracy to Mountain House bus service),

A ratio of 1.44 employees per residential unit, consistent with the Master Plan,

The job/housing balance follows the program detailed in the Master Plan.

- f) Passenger rail service over the Altamont Pass is assumed in the Specific Plan buildout. Mountain House is anticipated to contribute towards station capital costs for rail service. Participation in passenger rail service will be as required by the Master Plan.
- g) The overall project density will be 6 units per acre, a density which meets or exceeds the criterion of most transit agencies for the operation of bus service.

### 9.3 TRANSPORTATION FACILITIES

This Specific Plan I includes three non-contiguous subareas and the required linking of circulation and transportation elements. The transportation system designed to support the land use proposed includes provisions for improvements to the I-205/Mountain House Parkway interchange as well as improvements to Mountain House Parkway between I-205

and Byron Road. Improvements to Mountain House Parkway are phased in coordination with development in the three subareas: Central Mountain House, Mountain House Business Park, and Old River Industrial Park.

Provisions for regional bus transit service between the community and major regional destinations are addressed in the Mountain House “TDM Program and Transit Plan.” Passenger rail service over the Altamont Pass is projected to be implemented within this Specific Plan period, and measures to provide access to this service by the community’s residents have also been included.

The regional roadway and rail improvements designated to occur during Specific Plan I are shown in Figure 9.1: Regional Roadway and Rail Improvements. Regional bus transit facilities to be provided are shown in Figure 9.2: Regional Bus Routes and Facilities.

Figure 9.3: Specific Plan Road Classification Diagram shows the on-site roadway network for the Specific Plan Area. Figure 9.4: Central Mountain House Street System shows additional detail for the Central Mountain House subarea, including the number of through traffic lanes, intersection configurations, and traffic control devices. This Specific Plan includes no deviations from the Master Plan designated road classification, roadway standards, bike paths, pedestrian facilities and park and ride lots. That portion of the Master Plan transportation elements to be included in this Specific Plan are shown in Figures 9.3 through 9.10.

The Mountain House “TDM Program and Transit Plan” includes provisions for transit, and some limited TDM measures that will be implemented during the development of Specific Plan I. The earliest transit-related amenity is the availability of demand-responsive transit once 25 dwelling units have been occupied. Other transit and TDM measures will not be triggered until there are a significant number of occupied homes and/or businesses in the new community. Fixed route service should be available soon after 1,000 dwelling units are occupied and a permanent park-and-ride lot will be constructed once 3,000 homes are occupied.

The first Specific Plan will require a series of improvements to the Mountain House Parkway/I-205 freeway interchanges as listed in Table 9.1. The Project Study Report for these improvements will determine the actual needed improvements and construction timing and should be started no later than the construction of the first dwelling unit.

Specific Plan I does not include any significant opportunities for shared parking that would require a parking plan.

The following implementation measures address regional and community-wide transportation facilities.

- a) Local Bus Service. Fixed route local or intracity service shall replace demand responsive service once ridership warrants. Service frequency for intracity service should be determined by the length of the peak period as the project builds out, but at least every 30 minutes in the peak period and 60 minutes in the off-peak period. Intracity bus service shall be designed to provide for local transit connections between neighborhoods, village centers, the Town Center, and jobs within Mountain House.
- b) Park-and-Ride Lot. A five acre park-and-ride lot shall be established on De Anza Boulevard at Von Sosten Road and shall be built to accommodate approximately



300 cars once 3,000 homes have been occupied. Up to 500 spaces may be required by build-out. In the interim, a joint use parking lot shall be identified and sized to address demand. (See Figure 9.8 and the Mountain House “TMD Program and Transit Plan.”

- c) Initial TDM Program and Transit Plan. While the Mountain House “TDM Program and Transit Plan” addresses a first phase strategy for providing adequate and cost-effective TDM measures and transit services for the new community, a second phase “operations” program will need to be completed by the CSD once transit needs can no longer be adequately provided by demand responsive service.

#### **9.4 TRANSPORTATION IMPROVEMENTS PHASING**

Specific Plan I anticipates the need and timing of circulation improvements listed in Table 9.1 and illustrated in Figures 9.1 to 9.10. These improvements include not only the identified road segments and elements but also required improvements and standards such as signals, channelization, turn lanes, vehicles, stop improvements, and shelters.

The following implementation measures address phasing of transportation facilities.

- a) Grant Line Road/I-580 Interchange. As a part of the Transportation Monitoring program, traffic growth trends and levels of service at the Grant Line Road/I-580 interchange shall be monitored and reported to the County. Should the review indicate the need for interchange improvements, a required interchange improvement shall be added to Table 9.1: Trigger Points of Circulation Improvements Based on Occupied Residential Units.
- b) Railroad Crossing at Henderson Road. Prior to construction of the first commercial or industrial building in the Old River Industrial Park, the existing at-grade crossing at Henderson Road shall be improved to include crossing gates, flashing lights and audible signals.
- c) Railroad crossing at Wicklund Road. The Wicklund Road rail crossing shall remain open as a secondary access only until the Mountain House Parkway crossing is improved. At that time, this crossing shall be closed and Wicklund Road reconstructed as a Collector with a turn-around.

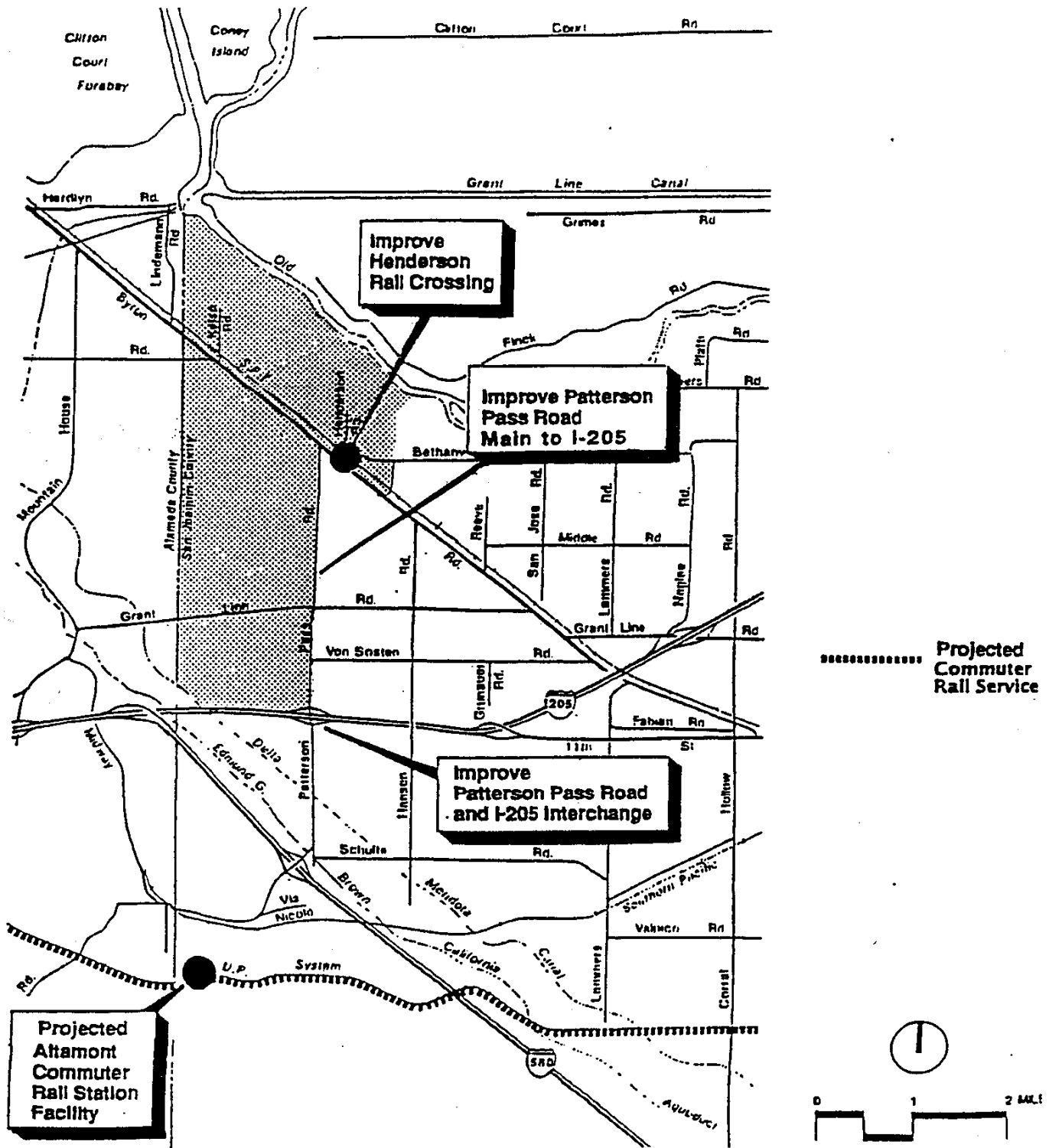
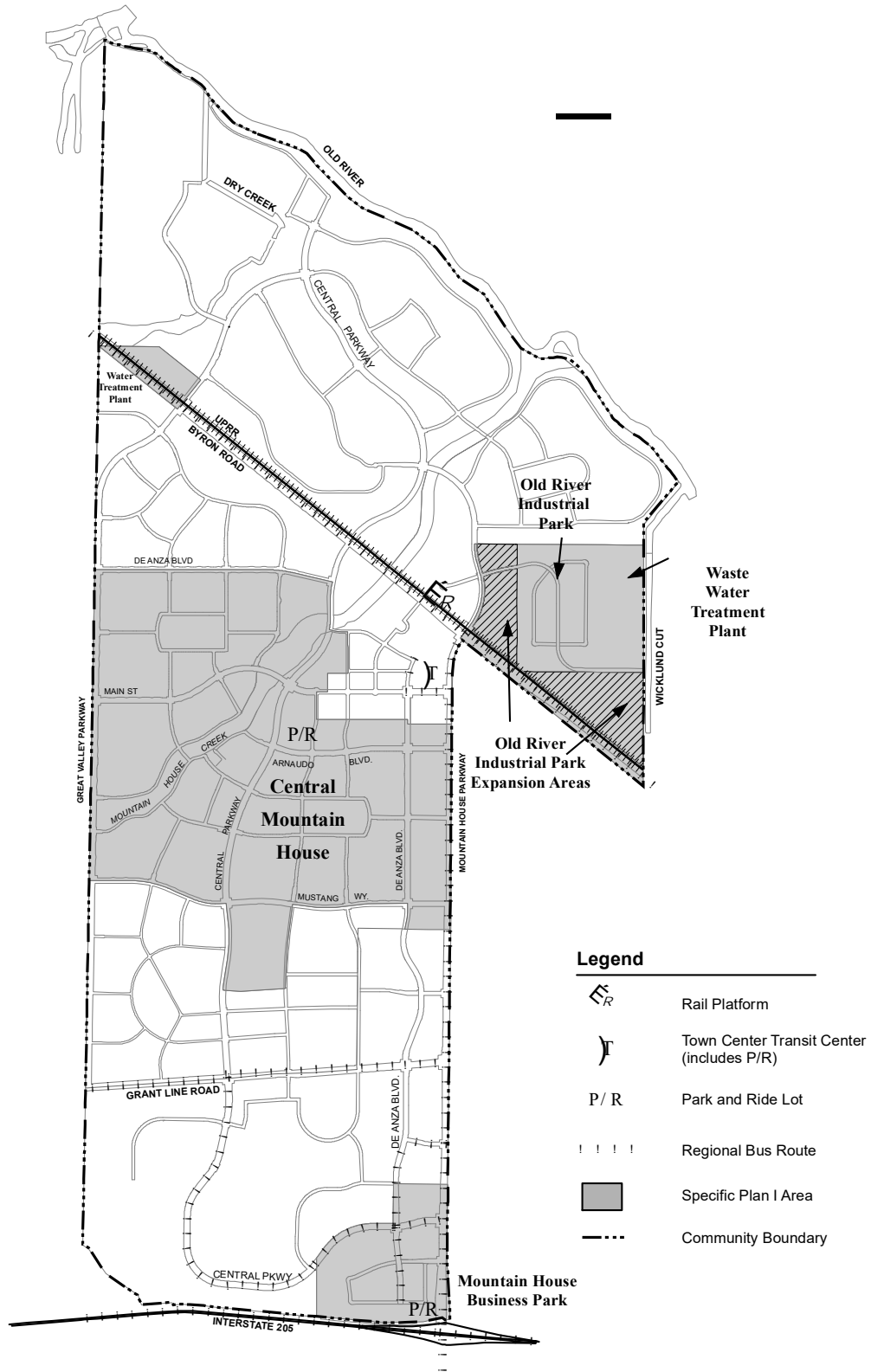
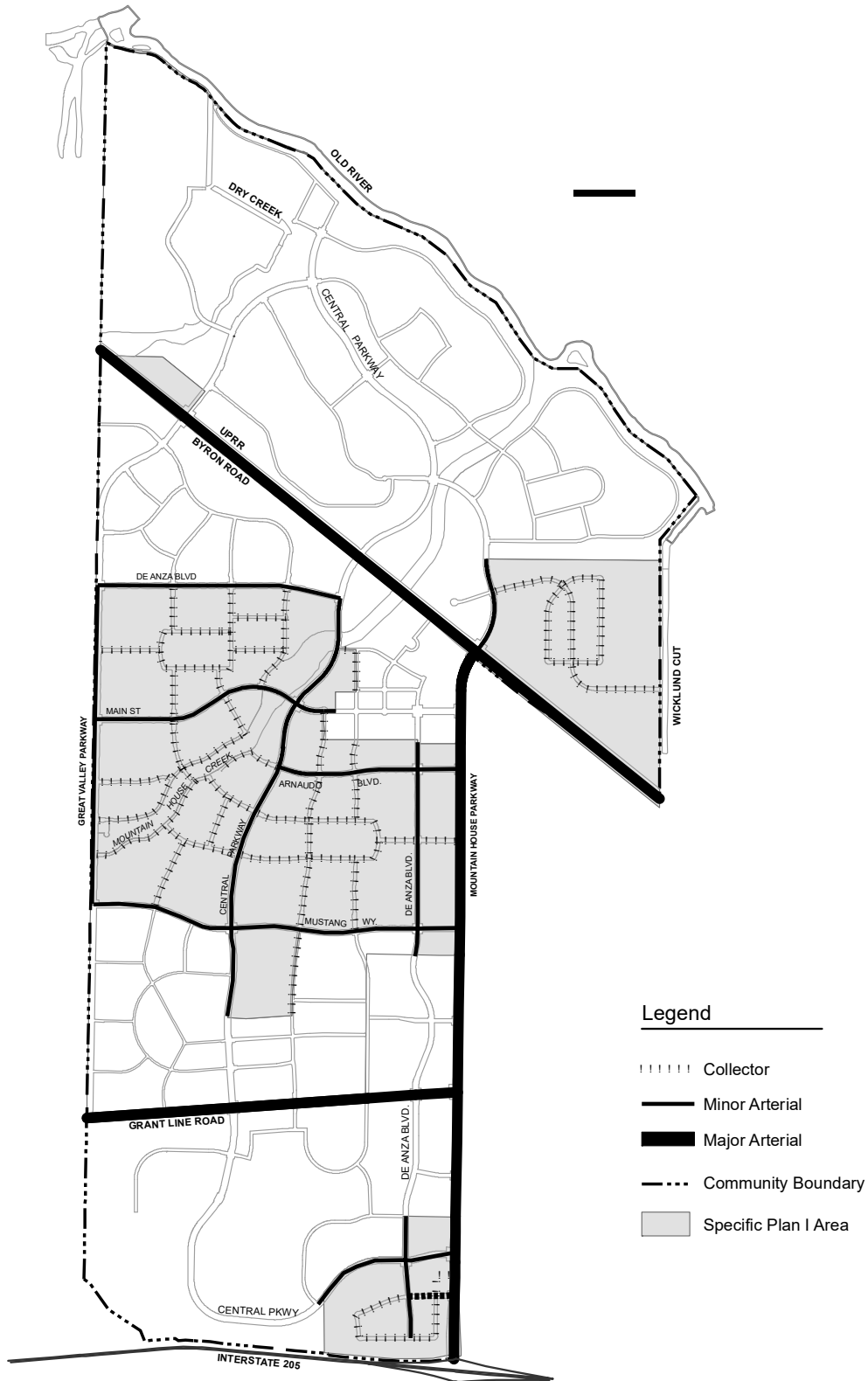


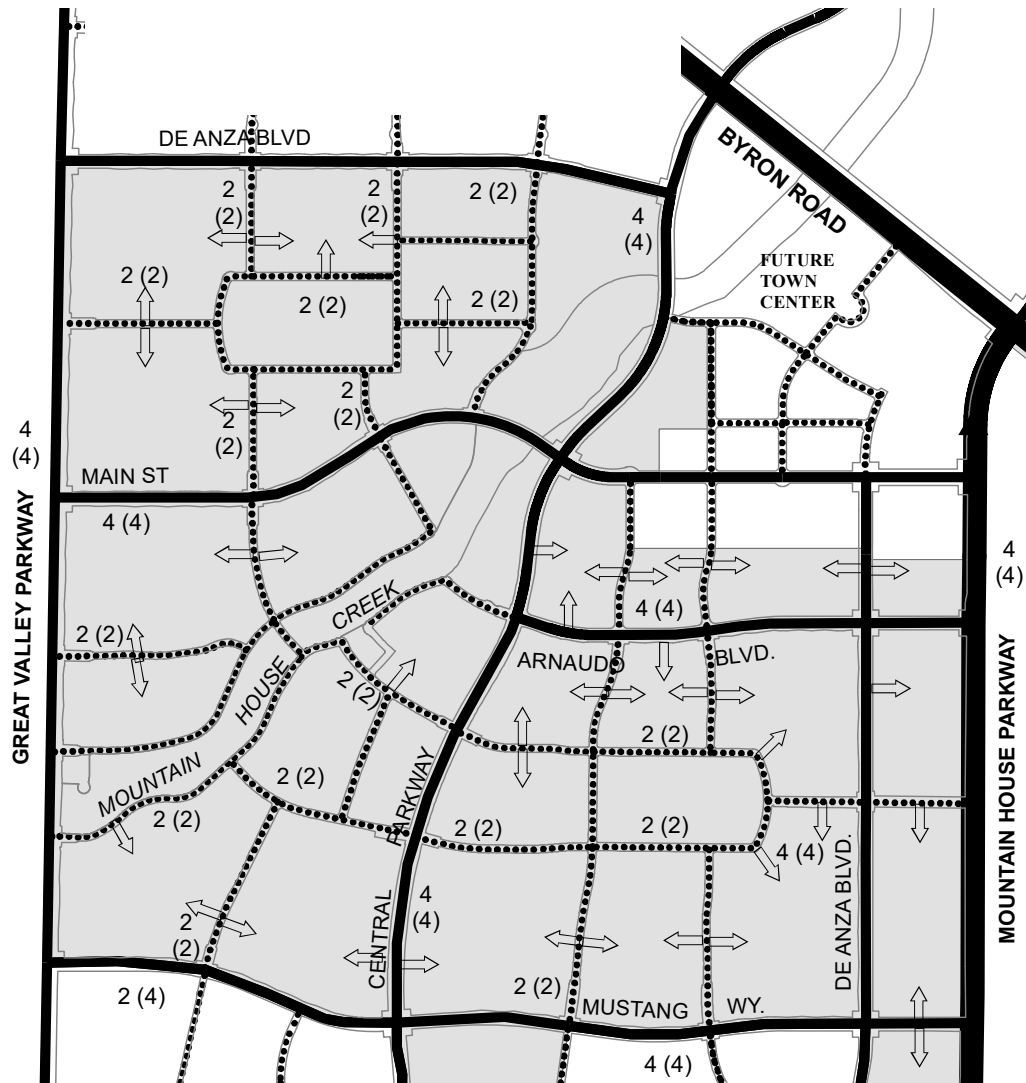
FIGURE 9.1 – REGIONAL ROADWAY AND RAIL IMPROVEMENTS



**FIGURE 9.2 – REGIONAL BUS ROUTES AND FACILITIES**



**FIGURE 9.3 – SPECIFIC PLAN ROAD CLASSIFICATION DIAGRAM**



**Legend**

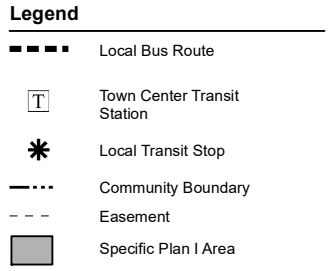
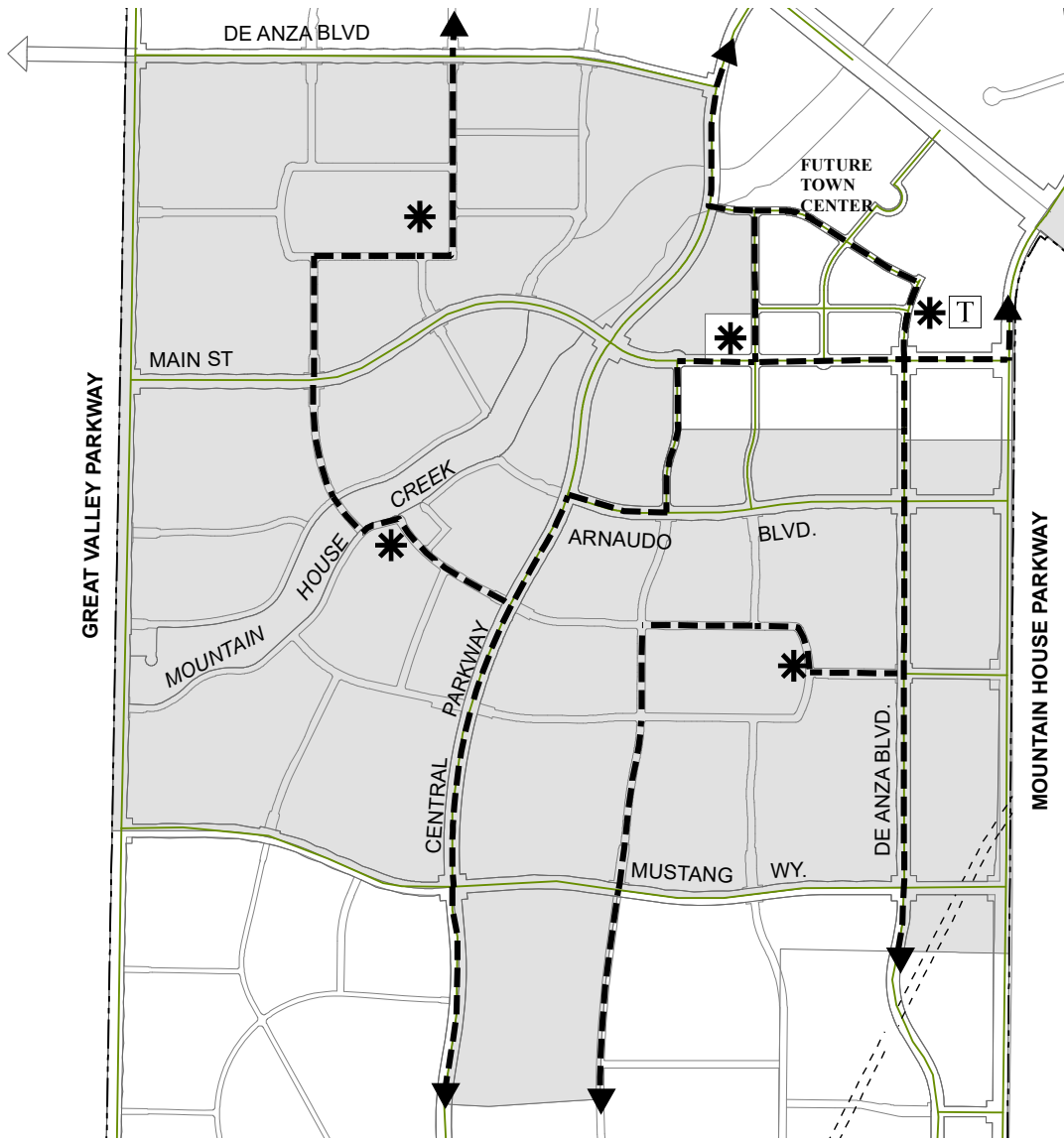
- ..... Collector
- Minor Arterial
- Major Arterial
- 2 (2) Indicate Number of Through Lanes in Phase One Specific Plan (Ultimate Buildout Number of Lanes)
- Specific Plan I Area



This map figure is subject to refinements by the CSD Roadway Improvement Plan

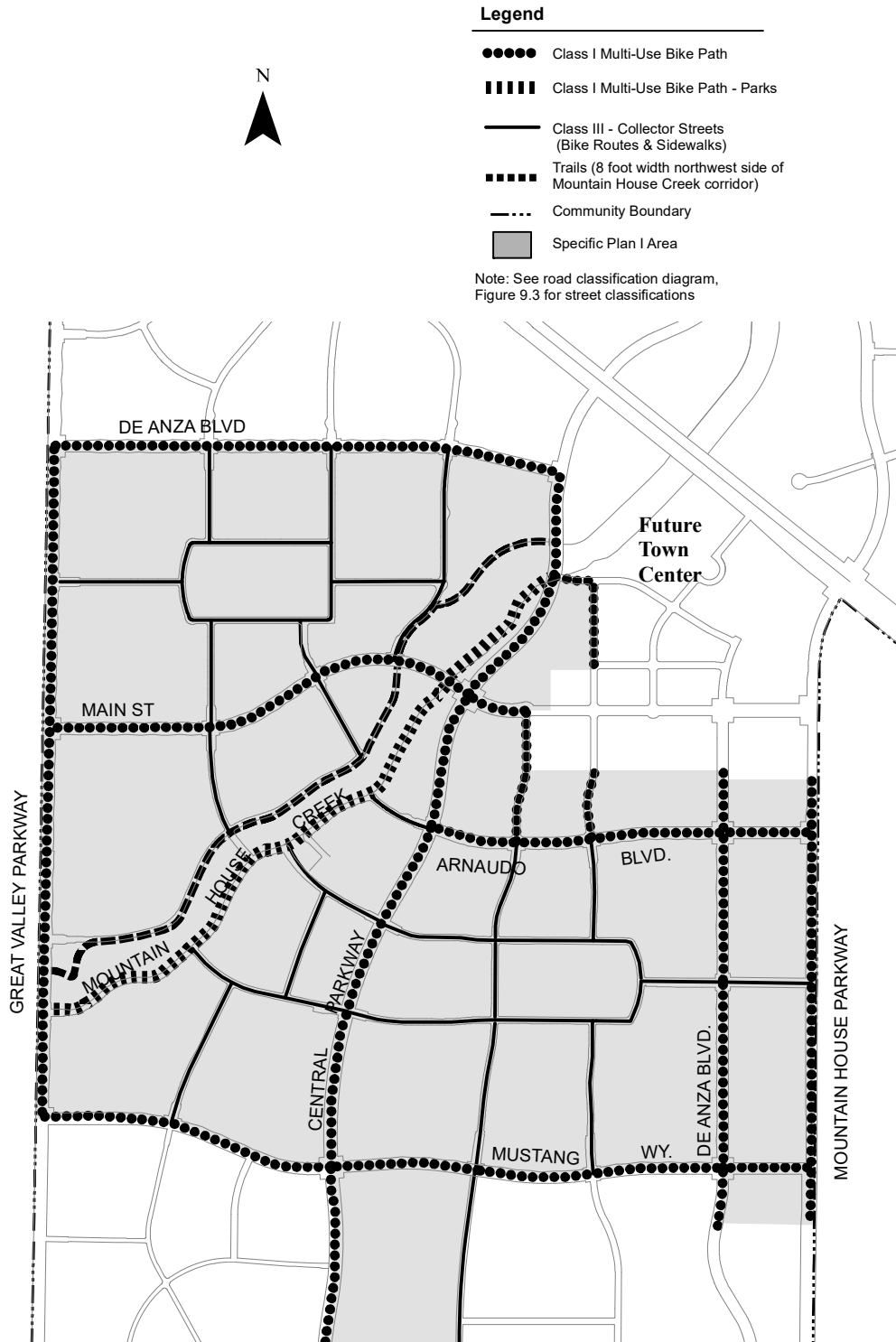
NOTE: See Specific Plan, Road Classification Diagram for Street Classification

**FIGURE 9.4 – CENTRAL MOUNTAIN HOUSE STREET SYSTEM**

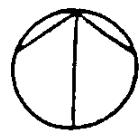
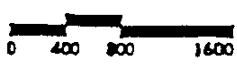
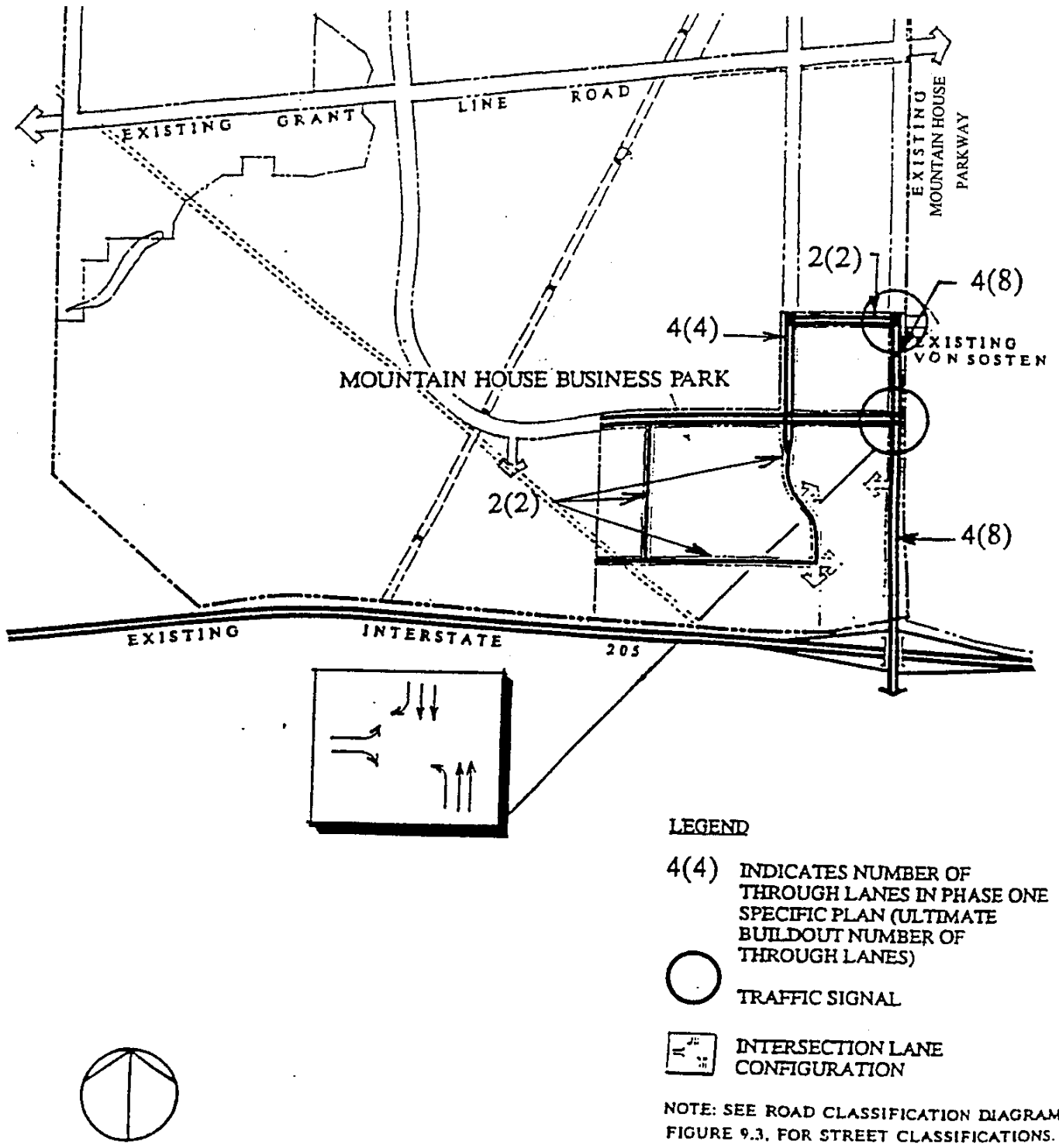


**FIGURE 9.5 – CENTRAL MOUNTAIN HOUSE LOCAL TRANSIT ROUTES AND FACILITIES**

MOUNTAIN HOUSE SPECIFIC PLAN I



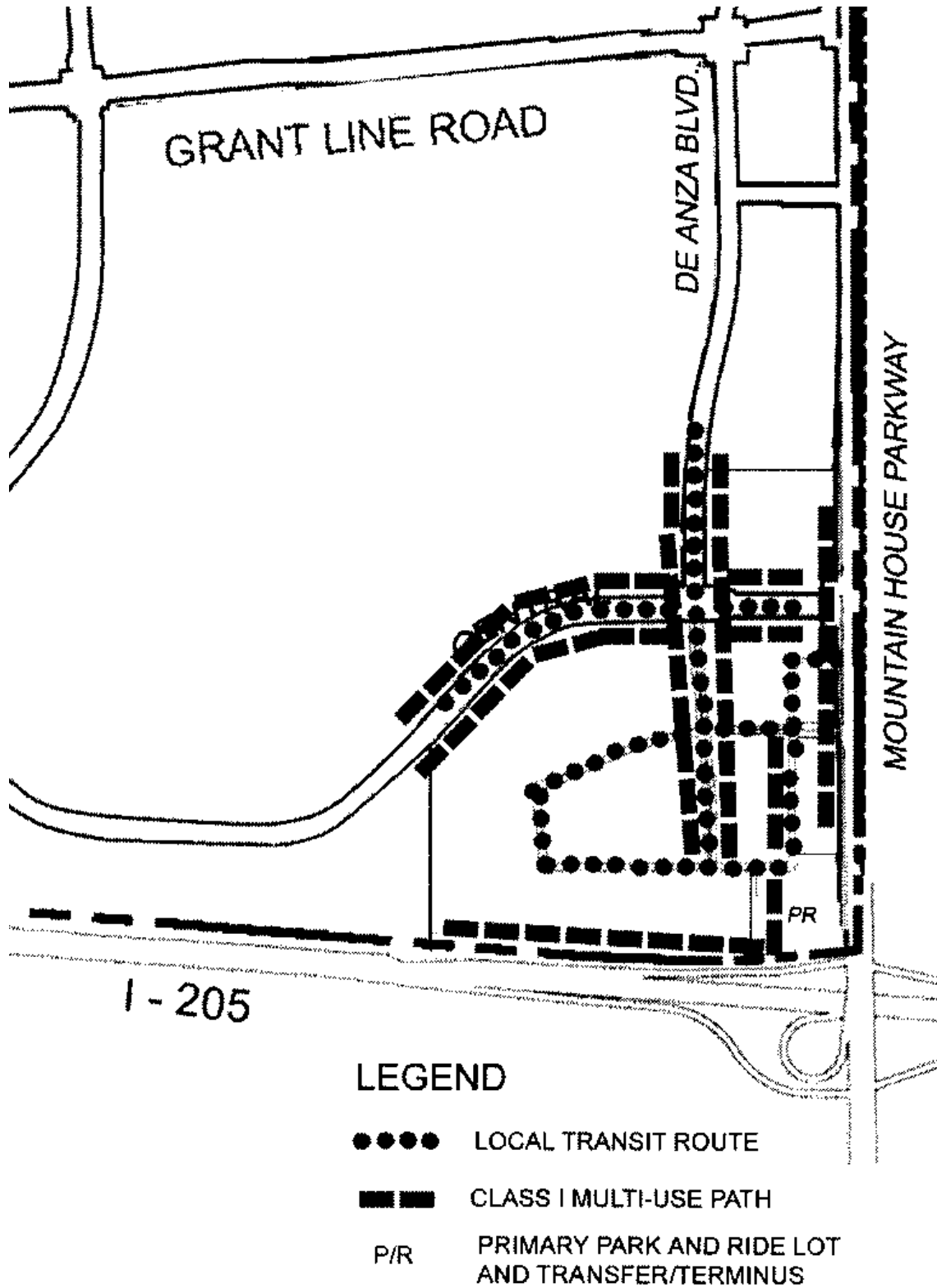
**FIGURE 9.6 – CENTRAL MOUNTAIN HOUSE BICYCLE AND PEDESTRIAN CIRCULATION**



THIS MAP FIGURE IS SUBJECT TO REFINEMENTS BY THE CSD ROADWAY IMPROVEMENT PLAN.

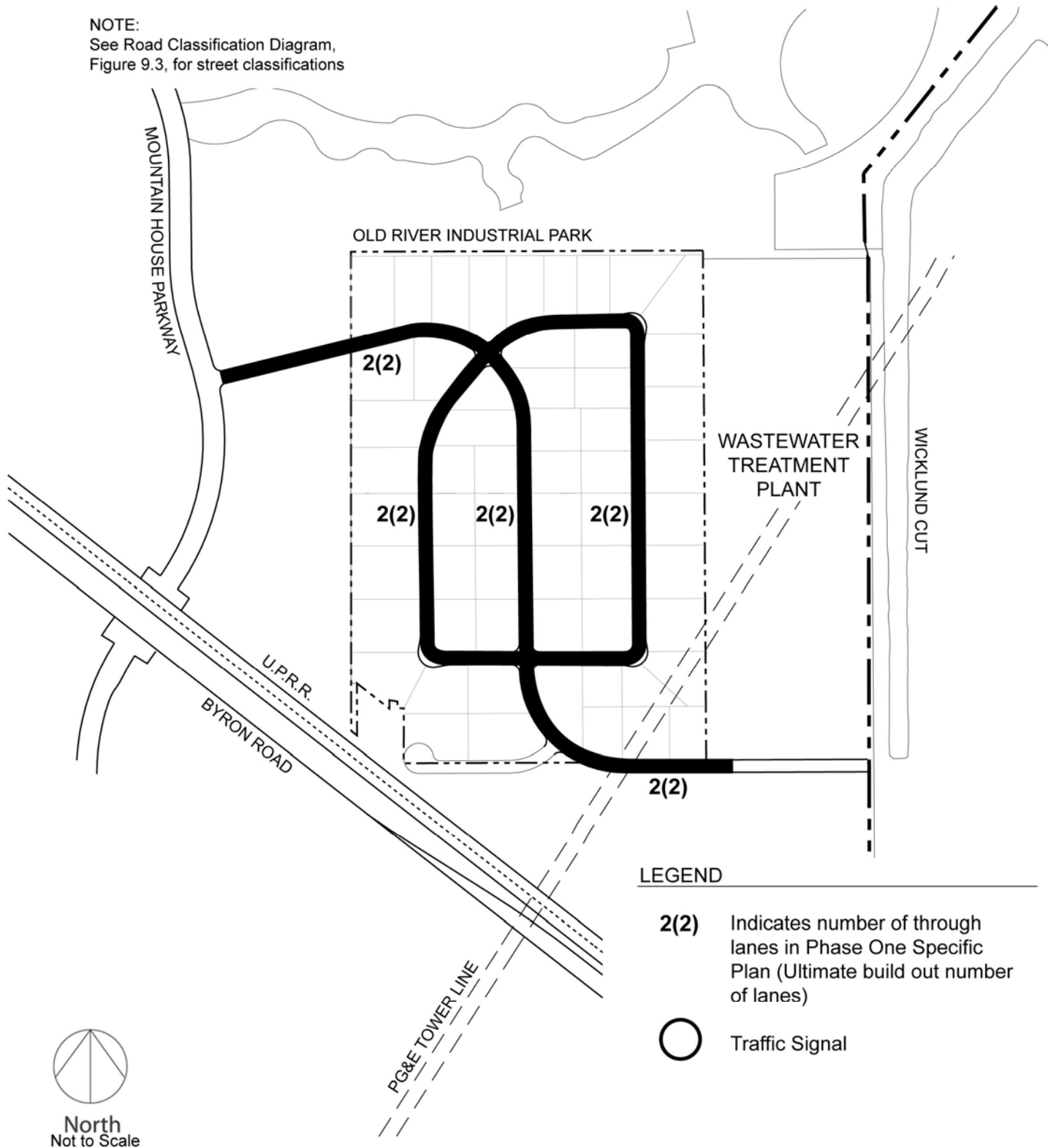
**FIGURE 9.7 – MOUNTAIN HOUSE BUSINESS PARK STREET SYSTEM**



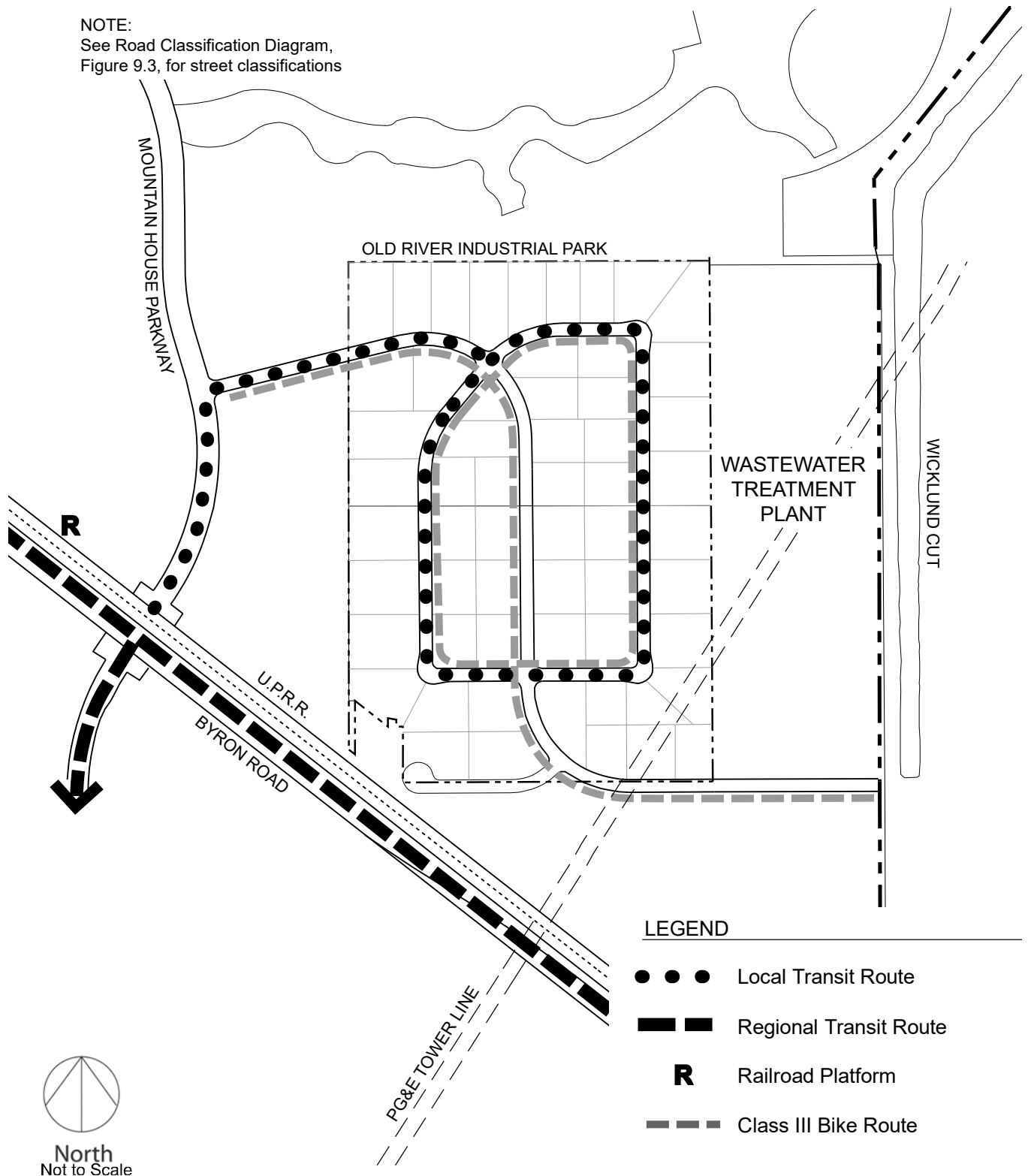


**FIGURE 9.8 – MOUNTAIN HOUSE BUSINESS PARK TRANSIT, BICYCLE AND PEDESTRIAN CIRCULATION**

NOTE:  
See Road Classification Diagram,  
Figure 9.3, for street classifications



**FIGURE 9.9 – OLD RIVER INDUSTRIAL PARK STREET SYSTEM**



**FIGURE 9.10 – OLD RIVER INDUSTRIAL PARK TRANSIT, BICYCLE AND PEDESTRIAN CIRCULATION**

MOUNTAIN HOUSE SPECIFIC PLAN I

<b>Table 9.1 Trigger Points of Circulation Improvements Based on Occupied Residential Units</b>	
<b>IMPROVEMENT</b>	<b>TRIGGER DU'S</b>
<b>I-205/Mountain House Parkway Interchange</b>	
Start Project Study Report	Development Agreement
Interim traffic signals at both ramps	1600
Widen overpass to four lanes	3500
New eastbound on-ramp loop, southwest quadrant	3500
On/off eastbound/westbound ramps to fit loop ramps	3500
Signalization of ramp intersections	3500
Widen Mountain House Parkway to four two lanes	3500
Widen westbound off-ramp to two lanes	3500
Eastbound ramp improvements	3500
Add ramp metering and HOV bypass lanes	3500
<b>I-580/Mountain House Parkway Interchange</b>	
Start Project Study Report	May be combined with Mountain House Parkway Project Study Report
<b>Arterials</b>	
Mountain House Parkway (I-205 to Von Sosten) to four lanes	3200 or at initial Business Park construction
Mountain House Parkway (Von Sosten to Mascot Blvd.) 4 lanes	3200
Mountain House Parkway (Mascot Blvd. to Byron) 4 lanes	4100
Mountain House Parkway signalization and channelization	With improvements as built (see Master Plan page 9.8, Implementation b)
Sections of Mt. House Blvd., Mascot Blvd., Central parkway, Main Street, Marina Blvd., De Anza Blvd., Collectors and local streets will be constructed as needed in conjunction with the development of adjoining neighborhoods.	
Byron Road east of Mountain House Parkway to four lanes (unless General Plan is amended to accept LOS D as the gateway standard)	First Development Permit for Old River Industrial Park
Feasibility study for Central Parkway extension to Grant Line Road and/or widening of Mountain House Parkway north of Grant Line Road	Prior to 3200
Central Parkway extension to Grant Line Road	By 3200 Dus
Grant Line Road to 4 lanes between I-580 and Mountain House Road	First Development Permit for Mountain House Business Park
Study of Grant Line Road safety and operational improvements between I-580 and Byron Road	Prior to first Development Permit
<b>IMPROVEMENT</b>	<b>TRIGGER DU'S</b>
<b>Regional and Local Bus Transit</b>	
Demand-responsive transit to Tracy from residential areas.	25
Subscription service to out-of-community locations (subject to compliance with County CMP).	25
Transit Service Plan	Prior to first Development Permit
<b>Regional Rail Transit</b>	
Peak Period Service to nearest Altamont Rail platform. (Subject to rail service in place and overriding requirements of County's Congestion Management Plan.)	2000

Notes:

- (1) The selected trigger points assume that a balance of all land uses has been occupied. the Industrial/Commercial land uses will lag residential development; therefore using dwelling units as a trigger is a conservative approach.
- (2) Assume average population of 2.86 persons per household (see Chapter 3: Land Use).

## **CHAPTER TEN**

### **AIR QUALITY AND TRANSPORTATION MANAGEMENT**



**CHAPTER TEN: AIR QUALITY AND TRANSPORTATION MANAGEMENT**

<b>10.1</b>	<b>TRANSPORTATION DEMAND MANAGEMENT (TDM)</b>	<b>10.1</b>
<b>10.2</b>	<b>CLEAN FUELS</b>	<b>10.1</b>





**CHAPTER TEN: AIR QUALITY AND TRANSPORTATION MANAGEMENT**

**10.1 TRANSPORTATION DEMAND MANAGEMENT (TDM)**

The Master Plan (Chapter Ten: Air Quality and Transportation Management, Table 10.1: Cross-References for Air Quality Issues) and the Mountain House “TDM Program and Transit Plan” lists the various TDM measures that will be incorporated into the community.

**10.2 CLEAN FUELS**

Provisions for the use of clean fuels to reduce emissions from public, fleet or private vehicles are addressed in the Master Plan.



## **CHAPTER ELEVEN**

### **NOISE**



**CHAPTER ELEVEN: NOISE**

<b>11.1</b>	<b>INTRODUCTION</b>	<b>11.1</b>
<b>11.2</b>	<b>MOBILE SOURCE NOISE IMPACTS</b>	<b>11.1</b>
<b>11.3</b>	<b>STATIONARY SOURCE NOISE IMPACTS</b>	<b>11.3</b>

**LIST OF TABLES**

<b>Table 11.1:</b>	<b>Future Traffic Noise Levels Due to Buildout of the Master Plan</b>	<b>11.2</b>
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## CHAPTER ELEVEN: NOISE

### 11.1 INTRODUCTION

This chapter summarizes the noise impacts associated with development of Specific Plan I.

### 11.2 MOBILE SOURCE NOISE IMPACTS

Future noise impacts on the Specific Plan Area are anticipated to be due primarily to increases in roadway traffic noise from buildout of the community. Table 11.1: Future Traffic Noise Levels Due to Buildout of the Master Plan, identifies the noise contours expected at buildout of this Specific Plan Area.

Table 11.1 describes future traffic noise levels due to buildout of the Specific Plan I and the entire Master Plan are expected to exceed the exterior noise level standard of 65 dB Ldn at the edges of some residential areas. Noise levels at the high school located on Mascot Drive may exceed 60 dB Ldn along street rights-of-way. Residential areas identified as having the potential for traffic noise related problems are along De Anza Boulevard. However, the noise analysis does not take into consideration the plan for walls and berms along Arterials, as described in the Master Plan. These walls will mitigate noise impacts.

Noise impacts are limited to the Central Mountain House area. The industrial and commercial uses located adjacent to I-205, and within the Old River Industrial Park, area are not considered noise sensitive uses, and would not be adversely affected by traffic noise levels. The potential for noise impacts from the railroad exists if the UPRR line is not abandoned. However, due to the potential for abandonment of the line and the historic lack of use, there does not appear to be an impact from railroad operations.

- a) Residential Areas. Noise impacts on residential areas shall be mitigated by implementing the plan for sound walls and other noise mitigating measures, as described in Chapter Four: Development and Design, of the Master Plan.

MOUNTAIN HOUSE SPECIFIC PLAN I

Table 11.1 Future Traffic Noise Levels Due to Buildout of the Master Plan						
Segment No.	Roadway	ADT	Distance from Road Center Line to L <sub>dn</sub> Contour (feet)		Distance from Road Right-of-Way to L <sub>dn</sub> Contour (feet)	
			60 dB	65dB	60dB	65dB
<b>I-205</b>						
1	Entire Length	93,000	2,017	936	1,902 <sup>*1</sup>	821 <sup>*1</sup>
<b>Mountain House Parkway</b>						
2	I-205 to Grant Line Road	20,000	286	133	208 <sup>*2</sup> to 220	55 to 67
3	Grant Line Road to Mascot Boulevard	19,000	276	128	222	74
4	Mascot Boulevard to Byron Road	10,000	180	84	114 to 126	18 to 30
<b>Grant Line Road</b>						
5	Hanson Road to Mountain House Parkway	5,000	116	54	86	24
6	Mountain House Parkway to Arnaudo Boulevard	700	27	13	0	0
<b>Byron Road</b>						
7	Hansen Road to Mountain House Parkway	23,000	359	166	319	126
8	Mountain House Parkway to Arnaudo Boulevard	14,000	258	120	193 to 197	55 to 59
<b>DeAnza Boulevard</b>						
9	Entire Length	5,000	60	28	7	0
<b>Marina Boulevard</b>						
10	Byron Road to DeAnza Boulevard	--	--	--	0	0
11	DeAnza Boulevard to Mascot Boulevard	900	19	9	0	0
12	Mascot Boulevard to Grant Line Road	--	--	--	0	0
<b>Central Parkway</b>						
13	Byron Road to DeAnza Boulevard	5,000	60	28	0	0
14	DeAnza Boulevard to Main Street	1,800	31	14	0	0
15	Main Street to Mascot Boulevard	1,600	28	13	0	0
<b>Main Street</b>						
16	Marina Boulevard to Central Parkway	6,000	48	22	0	0
17	Central Parkway to Mountain House Parkway	8,000	58	27	0	0
<b>Mountain House Boulevard</b>						
18	Entire Length	9,000	63	29	10	0
<b>Mascot Boulevard</b>						
19	Marina Boulevard to Central Parkway	2,000	33	15	0	0
20	Central Parkway to Mountain House Parkway	7,000	76	35	34	0

Notes

Dimensions based on existing I-205 right-of-way.

Rights-of-way may vary on some Arterials.

Noise Levels on unlisted roadways are estimated to be below County standard at the right-of-way edge.

Calculations do not include shielding due to I-205's elevation above the site.



### **11.3 STATIONARY SOURCE NOISE IMPACTS**

Noise levels associated with the intensification of land uses and new industrial or stationary noise sources could also occur.

It is difficult to determine the noise impacts of a stationary noise source, such as an industrial or commercial facility, until specific uses are proposed and site plans have been developed. Within Specific Plan I, neither Mountain House Business Park or Old River Industrial Park are considered to be in close proximity to proposed residential uses. Therefore, they are not expected to cause noise levels to exceed acceptable noise level standards at noise-sensitive land uses. However, any existing or future noise-sensitive land uses which may be developed in close proximity to these uses may be impacted in the future.

The potential for noise impacts from stationary noise sources exists primarily where proposed commercial and industrial uses adjacent to Mountain House Parkway are located adjacent to proposed residential uses to the west, within the Central Mountain House subarea. The County Development Title contains noise standards for new development.



## **CHAPTER TWELVE**

### **POTABLE WATER**



**CHAPTER TWELVE: POTABLE WATER**

<b>12.1</b>	<b>INTRODUCTION</b>	<b>12.1</b>
<b>12.2</b>	<b>SERVICE AREA</b>	<b>12.1</b>
<b>12.3</b>	<b>MAINTENANCE OF AGRICULTURAL WATER SUPPLY</b>	<b>12.1</b>
<b>12.4</b>	<b>POTABLE WATER DEMAND, SUPPLY AND TREATMENT</b>	<b>12.5</b>
<b>12.5</b>	<b>POTABLE WATER STORAGE AND DISTRIBUTION</b>	<b>12.9</b>
<b>12.6</b>	<b>WATER TREATMENT PLANT SLUDGE DISPOSAL</b>	<b>12.9</b>

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<b>Figure 12.2:</b>	<b>Water Supply Facilities</b>	<b>12.7</b>
<b>Figure 12.3:</b>	<b>Location of Raw Water Pipeline &amp; Pump Station</b>	<b>12.8</b>
<b>Figure 12.4:</b>	<b>Water Treatment Plant Site Layout</b>	<b>12.10</b>

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<b>Table 12.2:</b>	<b>Specific Plan I Potable Water Demand Conditions</b>	<b>12.6</b>
<b>Table 12.3:</b>	<b>Historical Water Use, Specific Plan I</b>	<b>12.9</b>



## CHAPTER TWELVE: POTABLE WATER

### 12.1 INTRODUCTION

This section describes the potable water supply and distribution system for Specific Plan I. In general, the provisions apply to each of the three subareas. Where a provision only applies to one or two of the subareas, it is so noted.

### 12.2 SERVICE AREA

As discussed in the Master Plan, the water supply for the project will be provided by the Byron Bethany Irrigation District (BBID). However, the Specific Plan Area is not entirely within the current service area of BBID. Areas not currently within the BBID service area will be annexed to BBID to allow for water to be provided by BBID.

The areas not currently within the BBID service area include the water treatment plant area north of Byron Bethany Road on the western side of the project area, which is not currently within any water or irrigation district, and the Old River Industrial Park subarea north of Byron Bethany Road, which is currently within the Westside Irrigation District (see Figure 12.1: Irrigation/Water District Boundaries).

- a) Water Plant Annexation to BBID. Annexation into the BBID shall be completed for the water treatment plant site located north of Byron Road at Kelso Road. Annexation to BBID shall be approved prior to submittal of the first Development Permit as described in the Master Plan.
- b) Wastewater Annexation to BBID. Annexation of the wastewater plant to BBID shall be approved prior to the need for potable water.

### 12.3 MAINTENANCE OF AGRICULTURAL WATER SUPPLY

Areas located outside of this Specific Plan Area will continue to be used for agriculture throughout the development of the Specific Plan, and therefore water service for irrigation uses must be maintained for as long as feasible.

Only the eastern end of the 70-foot-elevation irrigation canal which is within this Specific Plan Area will be abandoned. The entire 120-foot elevation canal and portions of the 155-foot elevation canal will remain in operation.

- a) 70-Foot Elevation Canal. The 70-foot elevation BBID canal shall be cut back in increments from its eastern end when it is no longer needed.
- b) 155-Foot Canal. The portion of the 155-foot elevation canal which is within the Specific Plan Area shall be abandoned and replaced by a pipeline. A 10-inch diameter pipeline and a 20 horsepower booster pump station shall convey water from the end of the 155-foot-elevation canal, around the Mountain House Business Park subarea to the BBID service area parcel located east of the Mountain House Business Park subarea (see Figure 12.1: Irrigation /Water District Boundaries).
- c) Irrigation Supply Maintenance. The historical use of irrigation water within the Specific Plan I area exceeds the required urban water for the same area by 53%.

The surplus water will be used for urban uses upon annexation of non-BBID lands (see Table 12.3: Historical Water Use, Specific Plan I).

- d) Agricultural Drainage. The development of the central area of this Specific Plan will require the conversion of all farm fields from Mascot Drive to Byron Road, except for the fields located in Neighborhood H. The fields around the Town Center not within Specific Plan I will be needed as interim storm detention basins. Neighborhood H will continue to be served water by the 70-foot canal without modification. Fields in Neighborhood H will continue to drain to the BBID underground drain which drains northwest along Byron Road.

Fields south of Mascot will continue to be served by the 120-foot canal. Drainage patterns will remain the same except where fields are cut along Mascot Drive and new drainage ditches are added. Drainage will continue to the BBID drain along Mountain House Parkway to Byron Road. The Mountain House Parkway tile drain is deep and will be left in place until development occurs in the non-residential areas along Mountain House Parkway. This agricultural drainage will terminate at Mountain House Creek.

Development of both the Mountain House Business Park and the Old River Industrial Park will require shutdown of both farm fields. No other farm areas or drainage lines will be impacted.

Development of the water treatment plant has no impacts on any farm fields as this area is not irrigated.

No other BBID facilities are impacted.



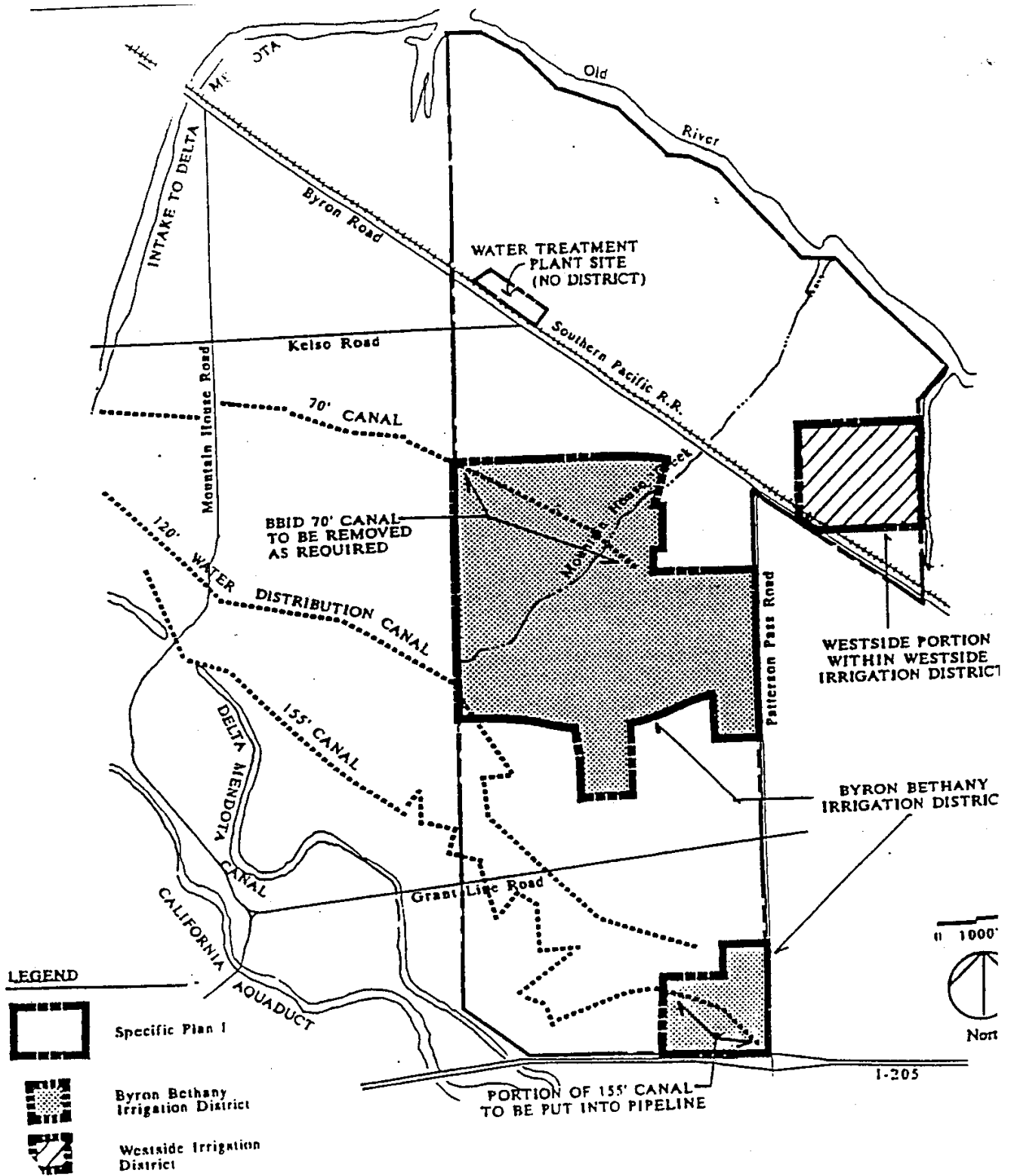


FIGURE 12.1 – IRRIGATION/WATER DISTRICT BOUNDARIES

MOUNTAIN HOUSE SPECIFIC PLAN I

Table 12.1 Specific Plan I Potable Water Demand Revised 6/2003			
Land Use	Acres (1)	Conservation Demand w/conservation w/o reclamation	
		Average Annual Water Use (AF/AC YR)	Total Annual Water Use (AF/YR)
<b>CENTRAL MOUNTAIN HOUSE</b>			
Neighborhood E			
Low Density Residential	101.1	2	202.2
Medium Density Residential	107.5	2.5	268.75
Medium-High Density Residential	19.4	3	58.2
<b>Neighborhood E Total</b>	<b>228.0</b>		<b>529.15</b>
Neighborhood F			
Low Density Residential	142.3	2	284.6
Medium Density Residential	66.4	2.5	166
High Density Residential	24.0	3.5	84
<b>Neighborhood F Total</b>	<b>232.7</b>		<b>534.6</b>
Neighborhood G			
Low Density Residential	83.5	2	167
Medium Density Residential	88.1	2.5	220.25
Medium-High Density Residential	22.3	3	66.95
<b>Neighborhood G Total</b>	<b>193.9</b>		<b>454.15</b>
Other Land Uses			
Neighborhood Commercial	5.3	1.3	6.89
Community Commercial	17.8	1.3	23.14
Office Commercial	30.29	1.3	39.38
Business Park	35.43	1.3	46.06
Neighborhood Park	15	4	60
Community Park	65.9	4	263.6
Wetland	7.5	0	0
Easements	8	2	16
K-8 Schools	48	1.8	86.4
High School	46.5	1.8	83.7
Churches/Institutional	5.9	0.5	2.95
Arterial Street ROW	119.6	1	119.6
<b>Other Land Uses Total</b>	<b>393.5</b>		<b>747.72</b>
<b>Central Mountain House Total</b>	<b>1,040</b>		<b>2,265.62</b>
<b>OLD RIVER INDUSTRIAL PARK</b>			
Limited Industrial	48.1	1.3	62.53
General Industrial	55.3	1.3	71.89
Wastewater Treatment Site	21.9	0.5	11
Utility Area	26.3	0.5	13.15
Collector Street ROW	10.5	0	0
<b>Old River Industrial Park Total</b>	<b>162.1</b>		<b>158.57</b>
<b>MOUNTAIN HOUSE BUSINESS PARK</b>			
Freeway Service Commercial	30	1.3	39
Office Commercial	9.7	1.3	12.61
Transit	4.4	0.5	2.2
Business Park	71	1.3	92.3
Arterial Street ROW	20.5	1	20.5
Collector Street ROW	9	0	0
<b>Mountain House Business Park Total</b>	<b>144.6</b>		<b>166.61</b>

For the raw water pump station, transmission pipeline and water treatment plant, the capacities required for each subarea are shown in Table 12.2.

**12.4 POTABLE WATER DEMAND, SUPPLY AND TREATMENT**

It is estimated that the annual potable water demand at buildout of the Specific Plan Area, assuming the conservation measures discussed in the Master Plan are implemented, will be 2,521 2,500 acre-feet per year (see Table 12.1: Specific Plan I Potable Water Demand Conditions). This is approximately 25% of the water demand projected at buildout of the entire Master Plan area. The majority of this water demand is associated with the Central Mountain House subarea as is shown in Table 12.2: Specific Plan I Potable Water Demand.

The water supply facilities will be phased to match the water demands of the various phases of development. The conceptual locations of the water facilities required to serve the Specific Plan Area are shown on Figure 12.2: Water Supply Facilities.

Raw water for Specific Plan I will be supplied as specified in the Master Plan via a pump station and conveyance pipelines. It is anticipated that the pipeline will be sized to serve the entire community. The pumps in the pump station will be phased as needed. The pipeline will be as described in the Master Plan.

Figure 12.3: Water Treatment Plant Site Layout illustrates the site layout of the water treatment plant.

- a) Capacities. The water supply facilities shall have capacities which correspond with the water demands of the Specific Plan Area, as shown in Table 12.2.

The water supply facilities shall have the following minimum capacities (shown in million gallons per day, mgd, or cubic feet per second, cfs):

Water Supply Facility	Required Capacity
Raw Water Pump Station	5.0 mgd
Raw Water Transmission Pipeline	5.0 mgd (7.7 cfs)
Water Treatment Plant	5.0 mgd
Water Storage Reservoirs/Tanks	See Section 12.5: Potable Water Storage and Distribution
Distribution Pipelines	See Section 12.5: Potable Water Storage and Distribution

- b) Historical Water Use. The amount of BBID waters available for use in the Specific Plan I area is based on the historical use of farm water within the same area. Compliance with the County’s water policy is confirmed by the fact that the historical water use exceeds the Specific Plan I demands by over 50%. The identified surface waters will be reserved for community expansions into non-BBID or Riparian Water areas.

**Table 12.2:**  
**Specific Plan I Potable Water Demand Conditions**  
 Revised 6/2003

<b>Mountain House Development Area</b>	<b>Total Annual Water Use (AF/YR)</b>	<b>Average Day Demand (mgd)</b>	<b>Maximum Day Demand (mgd)</b>	<b>Peak Hour Demand (mgd)</b>
Central Mountain House	2,265.62	2.0	4.3	7.4
Old River Industrial Park	158.57	0.1	0.3	0.5
Mountain House Business Park	166.61	0.1	0.3	0.6
<b>TOTAL</b>	<b>2,590.80</b>	<b>2.2</b>	<b>4.9</b>	<b>8.5</b>

MOUNTAIN HOUSE SPECIFIC PLAN I

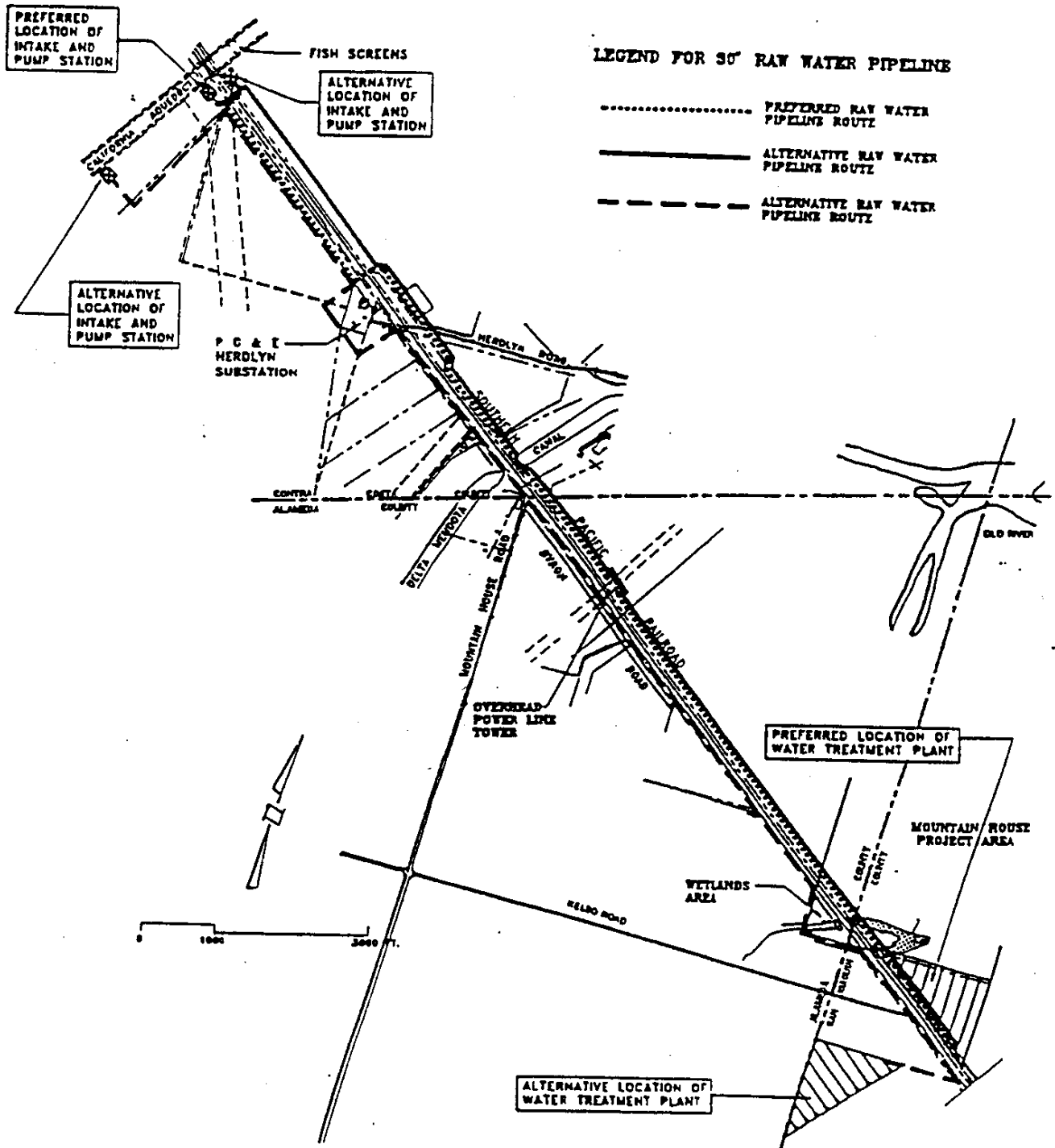
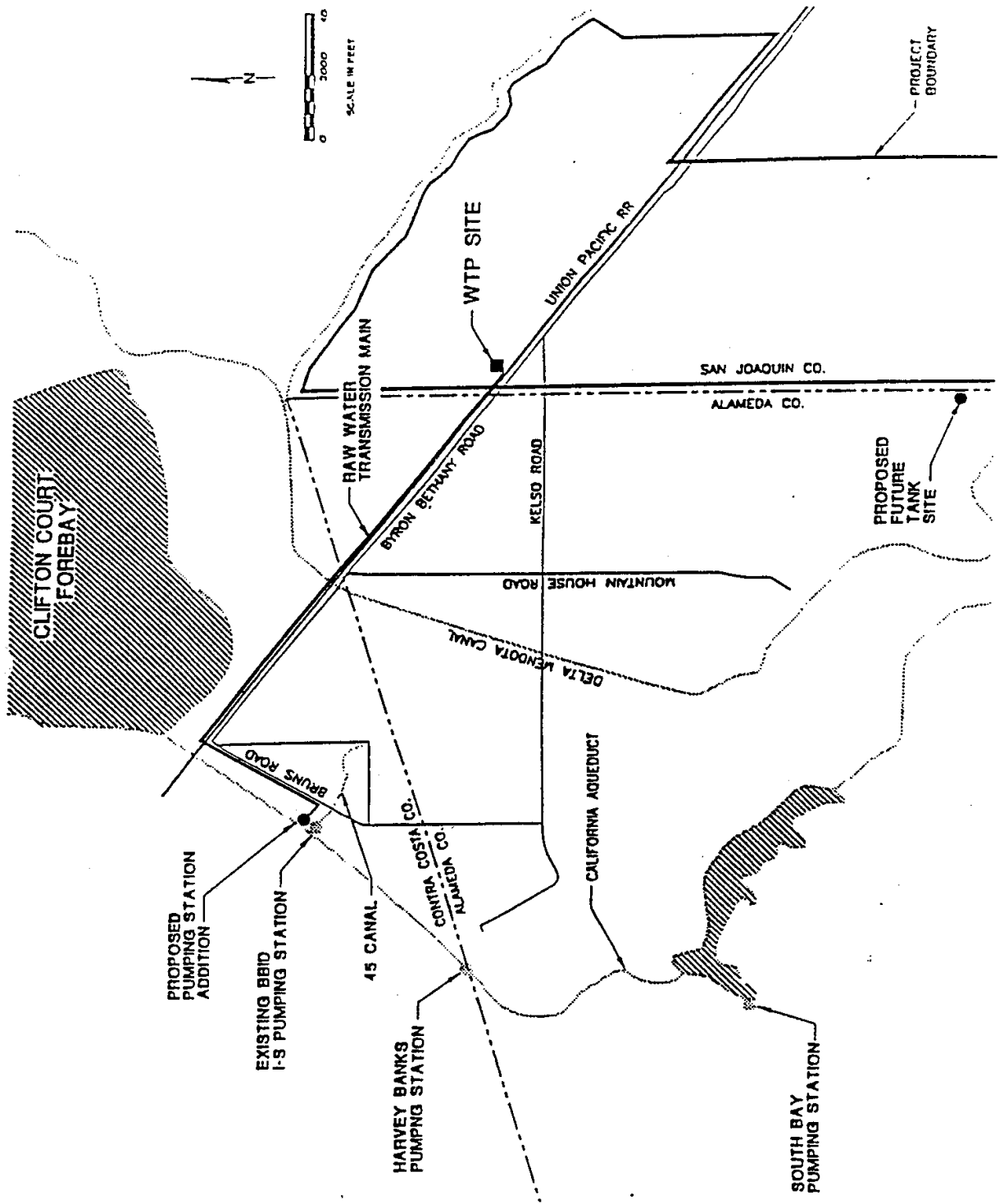


FIGURE 12.2 – WATER SUPPLY FACILITIES



**FIGURE 12.3 – LOCATION OF RAW WATER PIPELINE AND PUMP STATION**

<b>Table 12.3: Historical Water Use, Specific Plan I</b>		
<b>Mountain House Development Area</b>	<b>Acres*</b>	<b>Historic Water Use Acre-ft</b>
<b>Central Area</b>	860	2,795
Lands of Arnaudo (BBID)	180	585
Lands of Arnaudo (BBID)		
<b>Mountain House Business Park</b>		
Lands of Spatafore (BBID)	142	462 2,795
<b>Old River Industrial Park</b>		
Lands of Silva (Westside)	152	494 2795
<b>Total Historic Water Use</b>		<b>4,336</b>
Less Westside Water Not Available		(494)
<b>Total BBID Water Available</b>		<b>3,842</b>
Less Required Urban Water		(2,521)
<b>Surplus Water</b>		<b>1,321</b>

\*Irrigated Acres Only

**12.5 POTABLE WATER STORAGE AND DISTRIBUTION**

As discussed in the Master Plan, a certain amount of storage is required within the system for operational, emergency and fire purposes. At buildout of Specific Plan I, the total amount of storage required is approximately 6.4 million gallons. Of this total storage, approximately five million gallons is associated with the Central Mountain House subarea and 0.7 million gallons is associated with each of the other two subareas. The criteria for water storage is discussed in the Master Plan.

Figure 12.4: Water Distribution and Treatment Facilities Plan shows the proposed water distribution system for the Specific Plan Area. The design and layout of this system is in conformance with that shown in the Master Plan, and the design criteria specified by County standards and the Master Plan. The distribution system is intended to provide adequate water service to the Specific Plan Area.

- a) Water Storage. Required water storage shall be located at the water treatment plant.
- b) Storage Quantities. Base quantity of treated water for fire and operational storage is 2.0 mg. Additional emergency storage of 4.4 mg will be added in increments in proportion to the needs of each stage of subarea development.

**12.6 WATER TREATMENT PLANT SLUDGE DISPOSAL**

A complete discussion of the sludge disposal associated with the water treatment plant and the wastewater treatment plant is provided in Chapter Thirteen: Wastewater Collection and Treatment. Because the first years of the Specific Plan use little water and the sludge drying beds are sized for the full 25% of community buildout, sludge disposal will not be required through the buildout of Specific Plan I.

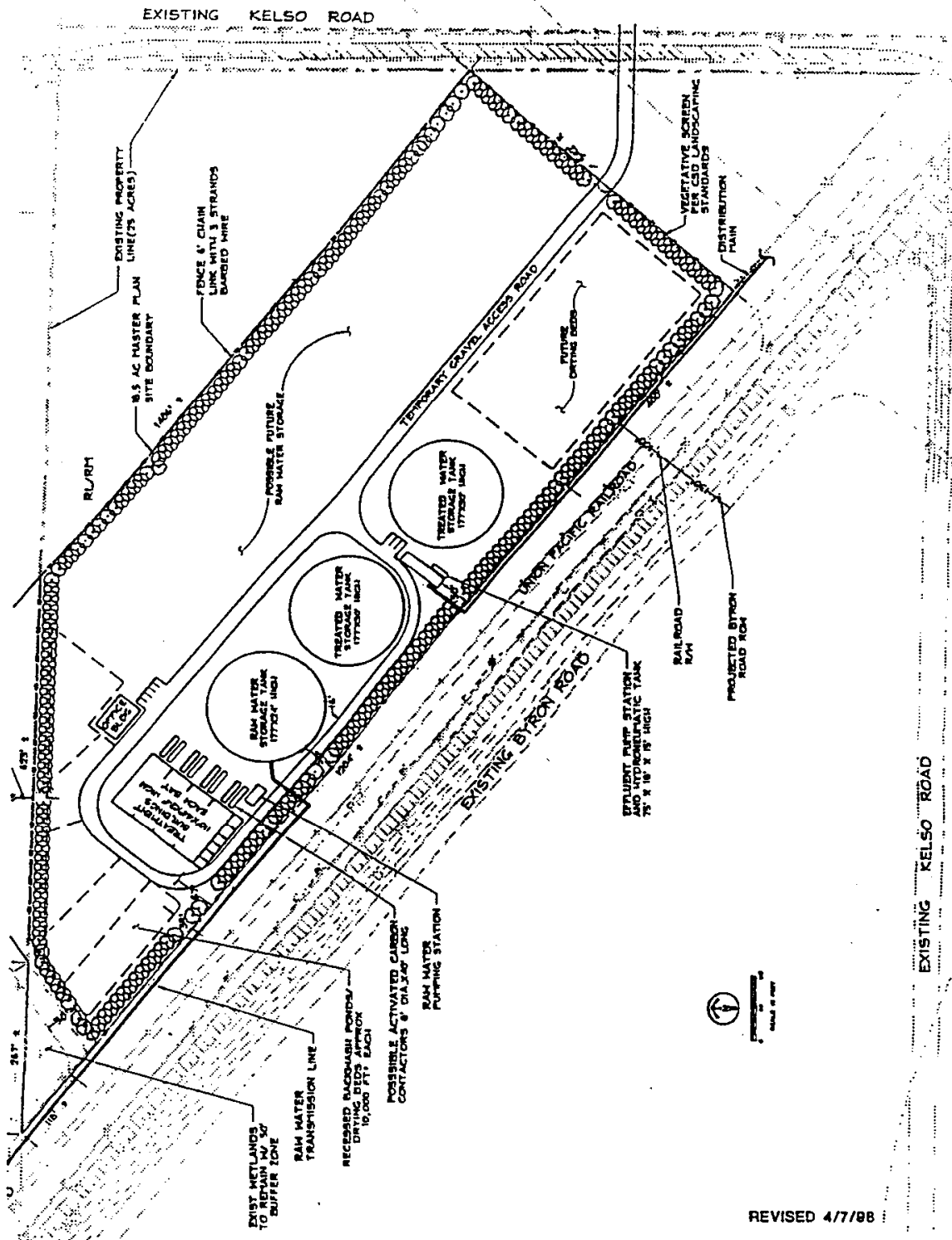


FIGURE 12.4 - WATER TREATMENT PLANT SITE LAYOUT



## **CHAPTER THIRTEEN**

# **WASTEWATER COLLECTION AND TREATMENT**



**CHAPTER 13: WASTEWATER COLLECTION AND TREATMENT**

<b>13.1: INTRODUCTION</b>	<b>13.1</b>
<b>13.2: WASTEWATER GENERATION</b>	<b>13.1</b>
<b>13.3: BACKBONE WASTEWATER COLLECTION SYSTEM</b>	<b>13.3</b>
<b>13.4: WASTEWATER TREATMENT</b>	<b>13.3</b>
13.4.1: Initial Treatment Plant	13.3
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## **CHAPTER THIRTEEN: WASTEWATER COLLECTION AND TREATMENT**

### **13.1 INTRODUCTION**

This chapter discusses Specific Plan I details relating to wastewater generation, treatment, collection system, and design criteria. Objectives, policies and general implementation measures are included in the Master Plan.

Three residential neighborhoods and a complement of industrial and commercial development are included in this Specific Plan. The treatment processes and facilities will be constructed in three increments including proportionate capacity for industrial, commercial and public facilities demands.

### **13.2 WASTEWATER GENERATION**

The total wastewater flow that will be generated by the full buildout of Specific Plan I is equal to 30.9% of the total projected community generation at buildout of all land uses proposed in the Master Plan. Table 13.1 shows the estimated wastewater flows expected for Specific Plan I broken down by land use and subarea. These flows are the totals expected when water conservation measures are implemented.

It is not possible to predict the specific types of industry that will locate in Mountain House during Specific Plan I. However, all industrial discharges will be regulated by standards, and a pretreatment program, which will be prepared and implemented upon the determination of specific discharge requirements. Therefore, the quality of the industrial discharges should be similar to that of the domestic/commercial discharges.

Determination of specific discharge requirements will be determined by the CSD at the time of application to the CSD for wastewater hookups. Compliance will be a condition of hookup and will require conditions sufficient to meet Water Quality Board standards and operating procedure reliability.

<b>Table 13.1 Wastewater Generation Specific Plan I Revised 6/2003I</b>					
Land Use	DU's or acres	gpd/DU's or acres	With Conservation		
			gpd/DU's or acres	Total gpd	
<b>Neighborhood E</b>					
Low Density Residential	455	312	250	113,568	
Medium Density	645	270	225	145,125	
Medium-High Density Residential	272	200	171	46,629	
Neighborhood E Total	1,372			305,322	
<b>Neighborhood F</b>					
Low Density Residential	640	312	250	159,744	
Medium Density	398	270	225	89,550	
High Density	480	200	171	82,286	
Neighborhood F Total	1,518			331,580	
<b>Neighborhood G</b>					
Low Density Residential	376	213	250	93,850	
Medium Density	529	270	225	119,025	
Medium-High Density Residential	312	200	171	53,486	
Neighborhood G Total	1,217			271,361	
<b>Total Residential</b>	<b>4,107</b>			<b>908,263</b>	
	Acre	gpd/ac	gpd/ac	gpd/ac	
<b>Other Land Uses</b>					
Neighborhood Commercial	5.3	2,000	1,733	9,187	
Community Commercial	17.8	2,000	1,733	30,853	
Office Commercial	30.3	2,000	1,733	52,520	
Light Industrial	35.4	1,600	1,387	49,088	
K-8 Schools	48	3,000	2,700	129,600	
High Schools	46.5	4,500	4,050	188,325	
Institutional	5.9	2,000	1,733	10,227	
<b>Other Land Use Total</b>	<b>189.2</b>			<b>469,800</b>	
<b>Central Mountain House Total</b>				<b>1,378,063</b>	
<b>Old River Industrial Park</b>					
Limited Industrial	48.1	1,600	1,387	66,699	
General Industrial	55.3	1,600	1,387	76,683	
Utility Area	26.3	1,600	1,387	36,469	
<b>Old River Industrial Park Total</b>	<b>129.7</b>	<b>N/A</b>		<b>179,851</b>	
<b>Mountain House Business Park</b>					
Freeway Service Commercial	30	2,000	1,733	51,200	
Office Commercial	9.7	2,000	1,733	16,813	
Institutional	4.4	2,000	1,733	7,625	
Business Park	71	2,000	1,733	123,067	
<b>Mountain House Business Park Total</b>	<b>115.1</b>			<b>198,705</b>	
<b>Non-Wastewater Generators</b>		173.5			N/A
<b>SPECIFIC PLAN TOTAL</b>				<b>1,756,619</b>	

Note: Dwelling units are within the permitted density ranges, between the minimum and maximum densities.

### 13.3 BACKBONE WASTEWATER COLLECTION SYSTEM

Figure 13.1: Wastewater Backbone Collection System shows the proposed trunk pipeline collection system that will serve the Specific Plan Area. This proposed design is in conformance with the requirements of the Master Plan and County standards.

Some trunk facilities will be required to be installed outside the boundary of the Specific Plan. These facilities will be those needed to adequately convey wastewater to the wastewater treatment plant located within the Old River Industrial Park through connecting areas not within the Specific Plan Area. In addition, as each neighborhood, commercial or industrial area of the Specific Plan develops, sufficient trunk facilities will be installed through the phase under development to adequately serve future upstream phases of the project.

### 13.4 WASTEWATER TREATMENT

The wastewater treatment facilities will be located adjacent to the West Side Irrigation District Intake Channel, north of Bethany Road, along the east side of the project. Secondary treatment of wastewater will be provided in two phases of different methods during Specific Plan buildout.

Wastewater from the early phases of the community's development will be treated in aerated lagoons with additional treatment (including disinfection) depending on how the treated wastewater is disposed of, or used. It is anticipated that the aerated lagoons would not be used for treatment longer than at 10% buildout of the community. Later phases of development will utilize processes such as activated sludge which are more suitable for larger volumes of wastewater.

The level of treatment may vary over the buildout of the community depending on the changes in community needs, regulations and advances in treatment technology. It is presently contemplated that tertiary treatment may be used at the outset. The planned treatment level at buildout shall be tertiary, suitable for regulatory approved reuse and river discharge.

Possible wastewater treatment plant site layouts for the initial aerated lagoon system and for the Master Plan system are shown in Figures 13.2 and 13.3, respectively. Figure 13.3 shows all anticipated Master Plan facilities, including features for tertiary treatment, if required.

All wastewater treatment facilities will be designed in accordance with State requirements for wastewater reclamation plants, including various reliability and alarm features.

The various plant components are discussed further below.

#### 13.4.1 Initial Treatment Plant

- a) Capacity. The treatment facilities shall have the capacity to handle peak flows.

MOUNTAIN HOUSE SPECIFIC PLAN I

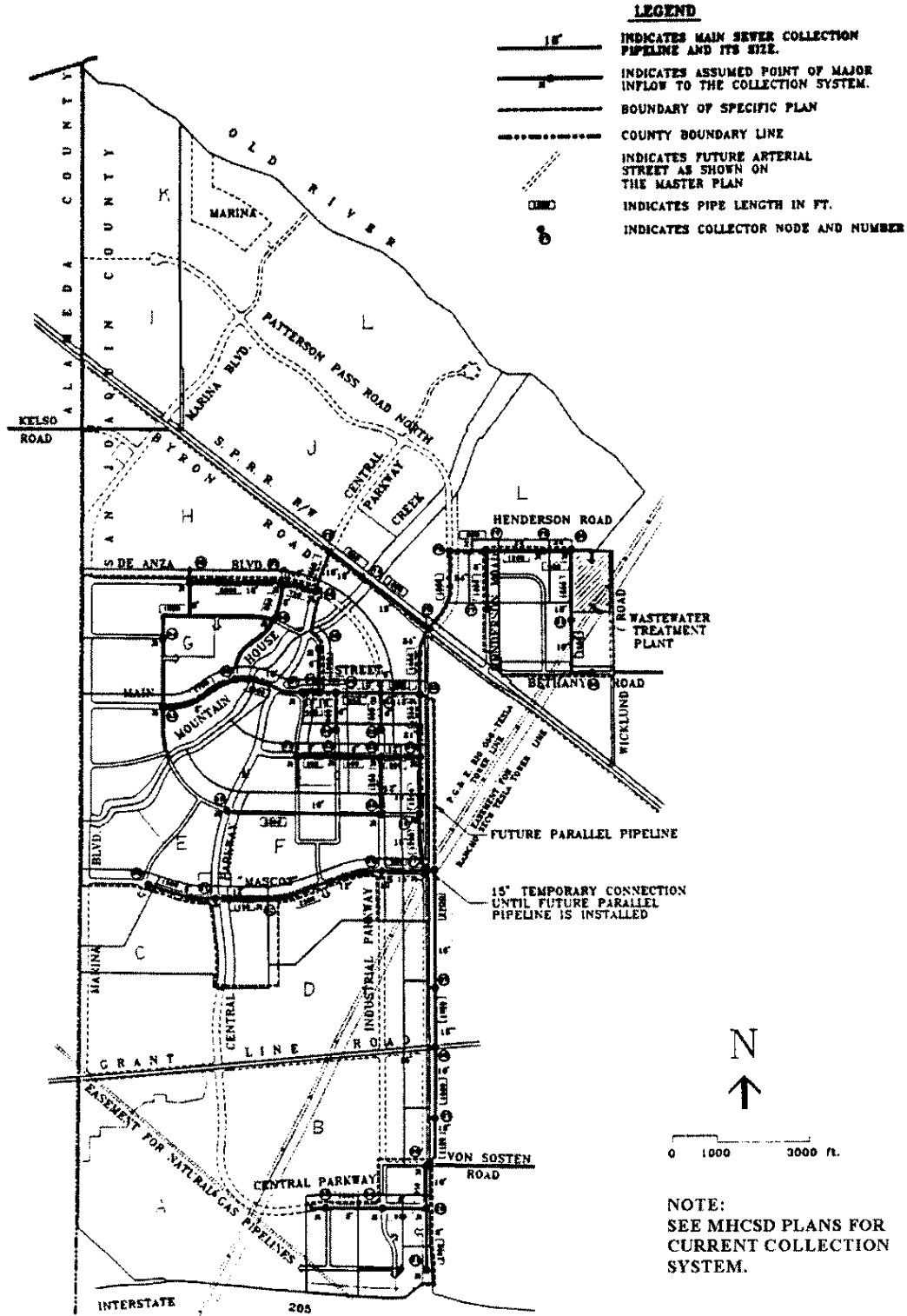


FIGURE 13.1 – WASTEWATER BACKBONE COLLECTION SYSTEM





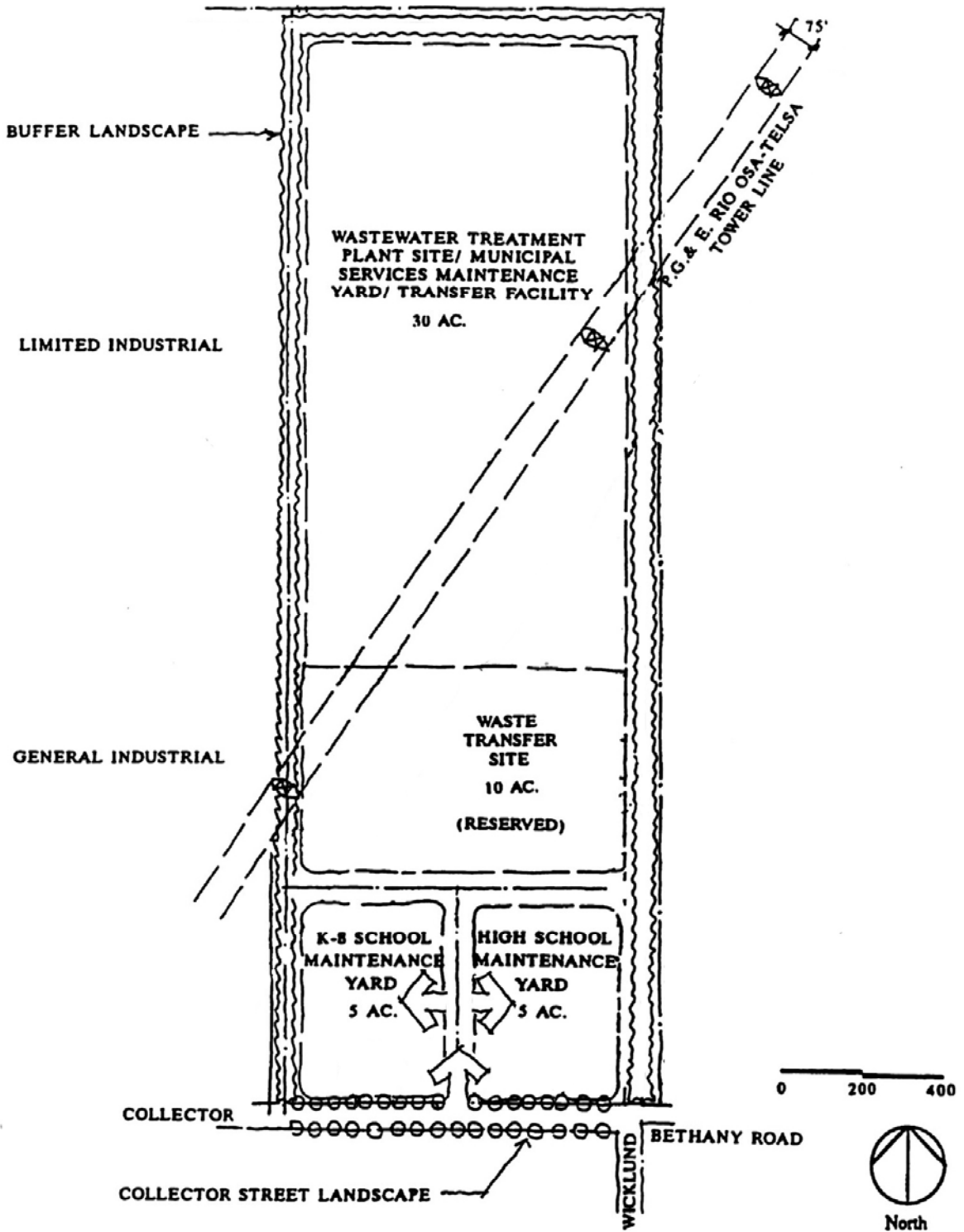


FIGURE 13.3 – WASTEWATER TREATMENT AND PUBLIC USE SITE AREA

The initial wastewater treatment plant will include an influent pump station, aerated lagoons, a disinfection system, and ancillary facilities including tertiary facilities if needed. Disinfection shall be provided by use of liquid sodium hypochlorite.

The layout shown in Figure 13.2 is based on the construction of 1) the first phase of the influent pump station, 2) the aerated lagoons, 3) the first phase of the disinfection system, and 4) ancillary facilities, including tertiary facilities if needed initially. These facilities will be expanded or placed into alternative uses when the SBRs are constructed to serve development beyond the first neighborhood.

During the time that the aerated lagoons are in service, wastewater solids will accumulate and decompose at the bottom of the aerated lagoons, but will be so small as to not require disposal off-site.

#### **13.4.2 SBR Treatment Plant**

The SBR treatment plant to be constructed during Specific Plan I will be the first phase of the Master Plan build-out system. The SBR plant will include a headworks (influent screens, pumps and grit removal), the SBR system, disinfection system, sludge handling facilities and ancillary facilities, including tertiary treatment facilities if needed, consistent with RWQCB permitting requirements.

Two SBR basins will be constructed prior to development of the second neighborhood.

Disinfection using sodium hypochlorite will be continued when the SBR system is installed.

The SBR system will produce sludge that will have to be dewatered and disposed of off-site. Dewatering could be by use of felt filter presses to attain a solids content of a level consistent with disposal requirements. After the process is established and the sludge can be tested and characterized, agricultural land application by contract operations may be practiced. If this is done, the sludge would have to be further stabilized, probably by lime treatment.

The tertiary treatment system, if needed, will consist of chemical coagulation facilities, flocculation basins, filters, enhanced sodium hypochlorite disinfection facilities, and ancillary facilities.

A control building with suitable laboratory facilities and a maintenance building will be constructed as required by RWQCB and the CSD to support the operation of the wastewater treatment plant with SBRs.

#### **13.5 ODORS**

Odors resulting from wastewater treatment operations are addressed in the Master Plan.

#### **13.6 HAZARDOUS MATERIALS MANAGEMENT**

Hazardous materials are addressed in the Master Plan.



## **CHAPTER FOURTEEN**

### **WASTEWATER REUSE**



**MOUNTAIN HOUSE SPECIFIC PLAN I,  
CHAPTER 14, WASTEWATER REUSE, HAS BEEN DELETED**





## **CHAPTER FIFTEEN**

### **STORM DRAINAGE AND FLOOD PROTECTION**



**CHAPTER FIFTEEN: STORM DRAINAGE AND FLOOD PROTECTION**

<b>15.1</b>	<b>STORM DRAINAGE</b>	<b>15.1</b>
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15.1.2	Analysis and Design Criteria	15.1
15.1.3	Off-Site Drainage	15.1
15.1.4	Primary Storm Drain Collection System	15.2
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## CHAPTER FIFTEEN: STORM DRAINAGE AND FLOOD PROTECTION

### 15.1 STORM DRAINAGE

#### 15.1.1 Introduction

This section describes the storm drainage and flood protection system for the Specific Plan Area. The storm drainage facilities for the Specific Plan Area consist of temporary (interim) structures and portions of the permanent infrastructure which are presented in the Master Plan. The key storm drain facilities include piping, open channels and ditches, berms for flood protection, retention basins, and selected improvements to Mountain House Creek.

This section provides policies and implementation measures for the Specific Plan Area only. Storm drainage and flood control provisions in the Master Plan also apply to this Specific Plan Area.

#### 15.1.2 Analysis and Design Criteria

See Master Plan document.

#### 15.1.3 Off-Site Drainage

The Master Plan describes off-site watersheds and presents policies and implementation measures that apply to Specific Plan I. The major off-site watershed which impacts the Specific Plan Area is watershed A, Mountain House Creek watershed. To a very minor extent, runoff from watershed areas I, L, B, D, E and M also impact the Specific Plan Area. The runoff from these areas occurs primarily as sheet flow. Farmlands downstream of the Specific Plan Area flood infrequently, less than once every 10 years, and flooding is restricted to a small area along Byron Road.

The Master Plan and its appendices provide provisions for off-site drainage to be applied to the Specific Plan Area. Specific Plan I issues which require special consideration are as follows:

- a) Downstream Flooding. Farmlands downstream of the Specific Plan Area shall not be allowed to flood to any increased degree over that which would have occurred prior to the development of the Specific Plan Area.
- b) Interception of Off-Site Drainage. Pipes, ditches and/or open channels shall be used to control and direct off-site drainage at the Specific Plan boundary and transport the runoff with flood protection through the Specific Plan Area at the 100-year flow rates as specified in the Master Plan.
- c) Mountain House Business Park Requirements. Off-site runoff from watersheds D, E, and M near the Mountain House Business Park shall not impact the park. Any flows that might top and enter the 155 canal shall flow through the replacement pipeline to the existing drainage system east of Mountain House Parkway. Further drainage analysis shall be required

prior to the application of any Development Permit for the Mountain House Business Park.

#### **15.1.4 Primary Storm Drain Collection System**

The primary storm drain collection system includes trunk storm drain pipes (72 inches and larger), major open channels, and detention basins. A detailed description of the primary storm drain collection system and the analysis of the system is contained in the Master Plan and its technical appendices.

As shown in Figure 15.1: Storm Drainage Collection System, the Specific Plan Area is divided into a number of urban watersheds which drain to trunklines, open channels, and retention/treatment facilities. Figure 15.2: Specific Plan I Retention/Detention Basins illustrates the approximate location and area of basins, subject to final design.

For the Specific Plan, the limits of improvements to Mountain House Creek begin approximately 1,000 feet downstream of the Alameda/San Joaquin County Line and continue to a point approximately 800 feet upstream of Byron Road. The limits of creek construction are shown in Figure 15.1. Downstream of the most northeasterly creek improvement, the creek flow is conveyed to Old River by the existing creek and farm drain system.

The watershed analysis provided in the Master Plan illustrates that impacts to the Specific Plan Area by the minor watersheds are most likely limited to the following:

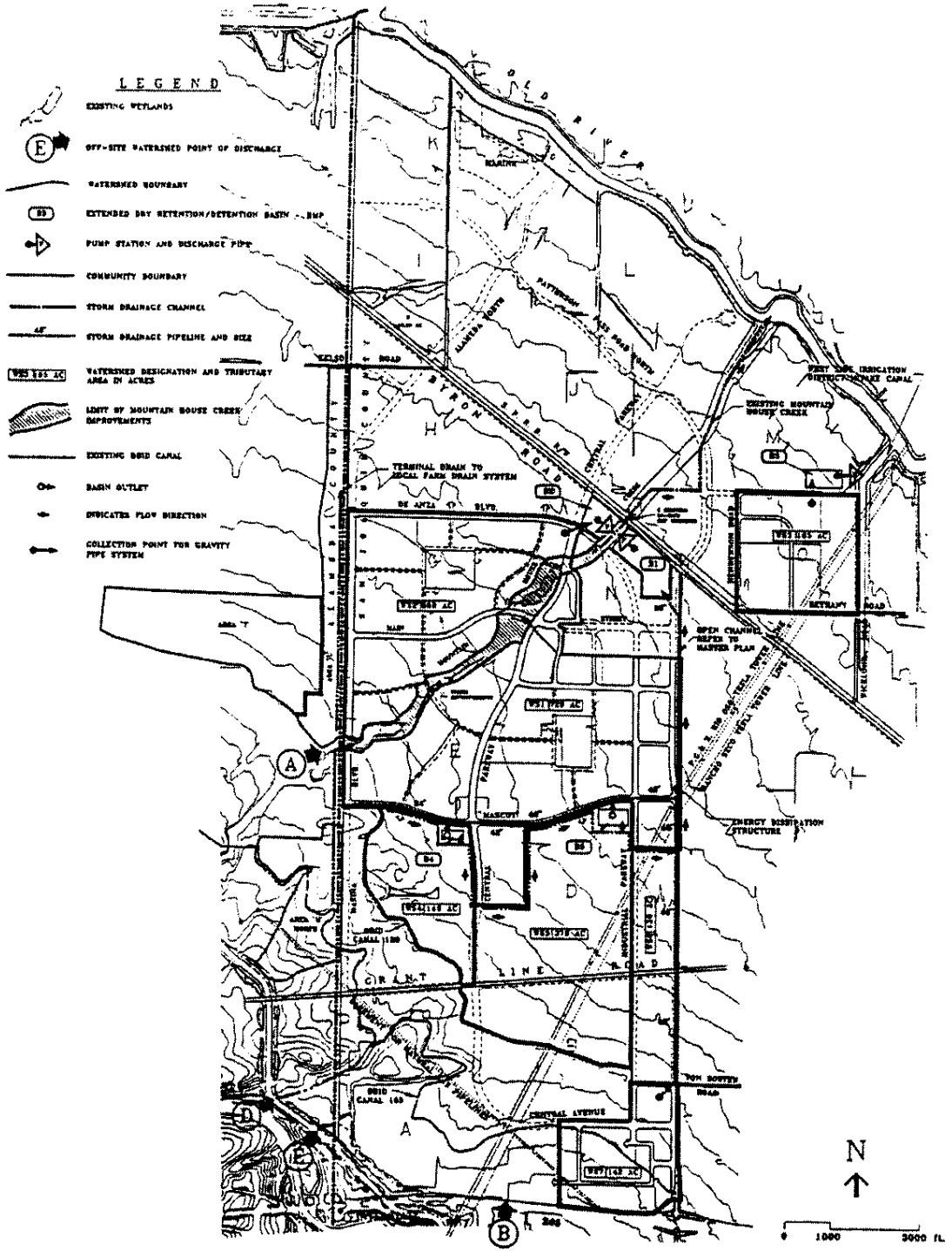
Watershed I and L:

As indicated in Figure 15.1, runoff from watersheds areas I and L is intercepted by a ditch constructed along the Alameda/San Joaquin County line. The terminal drain for this ditch is the local farm drain system to the north of the Specific Plan Area. These watersheds flow perpendicular to the boundary of the Central Mountain House area of Specific Plan I. The small amount of lateral flow will be easily controlled by the farm ditch system.

Localized Runoff:

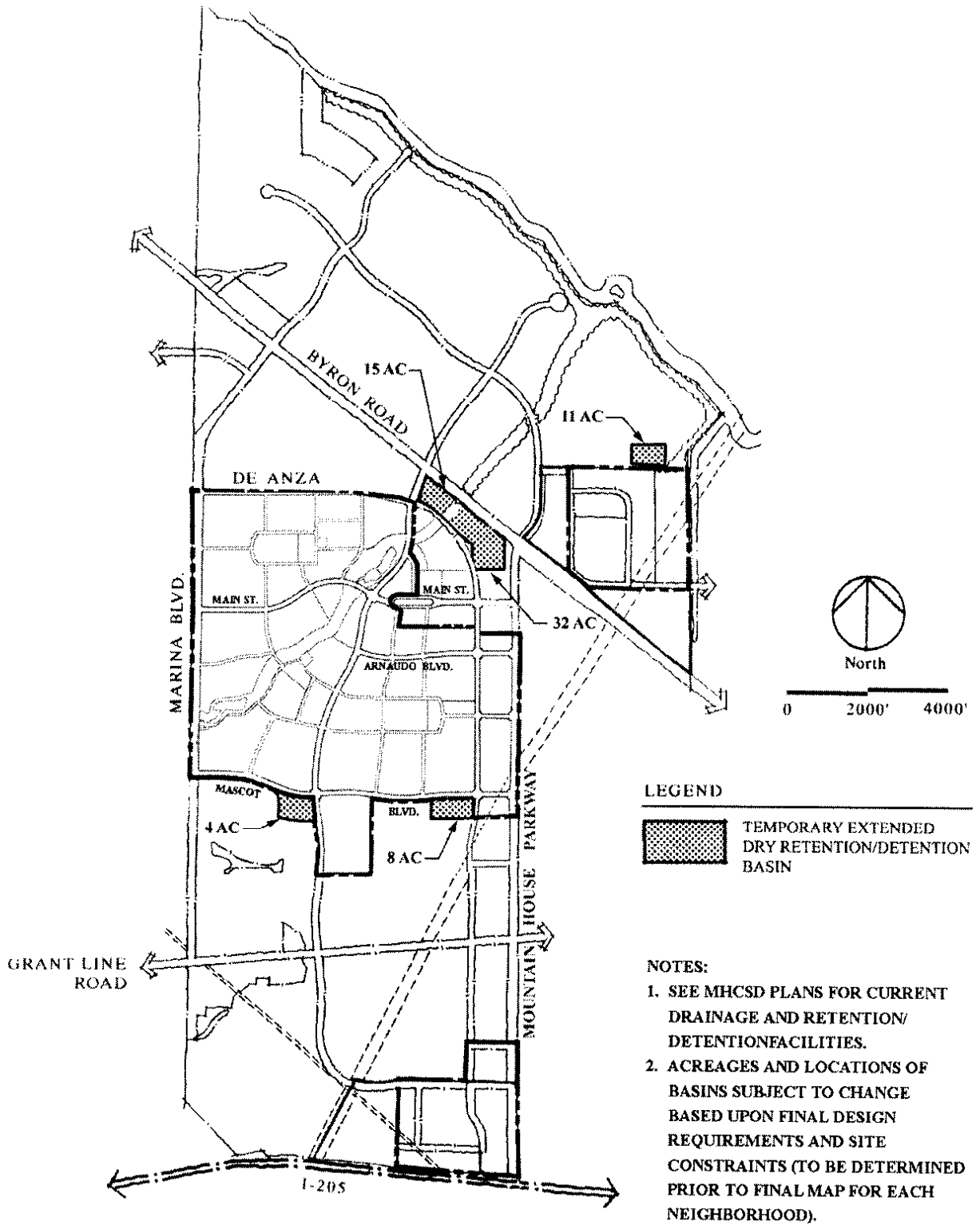
As shown in Figure 15.1, localized runoff from land adjacent to the south Specific Plan Area boundary, denoted by areas WS4 and WS5, is intercepted by a ditch system which drains to retention basins B4 and B5. These basins discharge to the storm piping system on Mascot Drive.

In Figure 15.1, runoff from area WS1 drains by a gravity pipe system to an open channel along Mountain House Parkway. Runoff from areas WS6 and WS7 also drain directly to the open channel along Mountain House Parkway. This channel empties into retention basin B1. Runoff from area WS2 drains by a gravity pipe system to retention basin B2. Storm runoff from area WS3 is collected by a gravity piping system which empties into retention basin B3. Basins B1 and B2 are temporary facilities used to provide BMP treatment and flood control Basins B1, B2 and B3 are emptied by pumps over a period of 24 hours.



NOTE:  
SEE MHCSD PLANS FOR  
CURRENT COLLECTION  
SYSTEM.

FIGURE 15.1 – STORM DRAINAGE COLLECTION SYSTEM



**FIGURE 15.2 – SPECIFIC PLAN I RETENTION/DETENTION BASINS**



The point of terminal discharge for Basins B1 and B2 is Mountain House Creek and the combined pumping capacity for these basins is limited by the capacity of the three existing 36-inch culverts which pass under Byron Road. The point of terminal discharge for Basin B3 is the West Side Irrigation District Intake Canal which flows to Old River.

- a) Storm Improvements. The Specific Plan Area storm improvements shall be constructed as shown in Figure 15.1: Storm Drainage Collection System. Best Management Practice (BMP) treatment processes referred to in this section are discussed in Section 15.1.7: Best Management Practices (BMP's). Actual size, locations and configuration of improvements shall be determined during the design of the facilities prior to the approval of the first Final Map.
- b) Basins. Retention/detention basins shall be used for flood control and BMP treatment. Neighborhood F flows crossing under Byron Road shall be controlled in a detention basin north of Byron Road to a degree adequate to control 100-year flow rates.
- c) Terminal Drainage. No permanent storm drain conveyance facilities are necessary down stream of Specific Plan I, subject to concurrence by the MHCSD that impacts to down stream areas within the community can be mitigated by up stream improvements or temporary down stream improvements.
- d) Existing Pump Stations. The existing farm pump station(s) may be used for terminal drainage to Old River. If used, these pumps shall be maintained, as required, to match the capacity of the three existing 36-inch culverts under Byron Road, if needed. Actual locations and configuration of pump stations shall be determined during the design of the facilities prior to the approval of the first Final Map.
- e) Ditches. New farm ditches located along the west boundary of the Specific Plan Area shall intercept off-site sheet flow adjacent to the Specific Plan Area. The terminal drain for these ditches shall continue to be the local farm drain system.

#### **15.1.5 Secondary Storm Drain Collection System**

See the Master Plan for a plan of the secondary storm drain collection system.

#### **15.1.6 Mountain House Creek Flood Plain Improvements**

A preliminary design of Mountain House Creek Flood Plain is described in the Master Plan document and its technical appendices. As indicated in Figure 15.1, Mountain House Creek will be improved. The improvements to Mountain House Creek will protect the Specific Plan Area from flooding.

Chapter Seven: Recreation and Open Space, provides additional provisions related to Mountain House Creek.

- a) Basins. Interim or temporary retention/detention basins located within the flood plain of the unimproved Mountain House Creek channel shall be separated from the flood flows to prevent flood waters originating in the creek from entering the basin(s).
- b) Freeboard Requirements. All berms or flood control channels shall be constructed below the finish grade of the surrounding development sufficient to meet County freeboard requirements. Analysis of facilities, improvements, and flow rates for the down-stream section of Mountain House Creek shall be provided prior to approval of the first Final Map.
- c) Full Creek Design for the Segment Within Specific Plan I. Prior to the approval of the first Final Map for Specific Plan I, analysis shall be completed to show that the full creek design within Specific Plan I boundaries will function when completed as a stand alone drainage system.
- d) Phased Storm Drainage Plan. In addition to the full creek design specified in d), above, interim storm drainage plans shall be approved for Neighborhood F and the south half of Neighborhood E prior to approval of the first Final Map in each neighborhood. Furthermore, prior to the approval of any Final Map outside of F and the south half of E, a detailed storm drainage plan for the Mountain House community shall be approved. This study shall include a plan for the improvements to Mountain House Creek sufficient to determine the final creek design and open space boundaries and an engineering report and schematic plan for all community-wide drainage improvements.
- e) Downstream Flooding. Prior to submittal of the first Final Map for Specific Plan I, the extent of flooding of downstream areas must be identified, and mitigation measures provided including deed restrictions.
- f) Streambed Modification. Any streambed modification proposals within the boundaries of Specific Plan I shall be approved prior to approval of the first Final Map. Actual streambed alteration agreements will be required as specified in Section 7.2.3: Wetlands.

### 15.1.7 Best Management Practices (BMP's)

The storm drainage system for the Specific Plan Area incorporates the Best Management Practices (BMP's) described in the Master Plan document. In addition to these items, the following policies and implementations apply to the Specific Plan.

- a) Channeling of Flows. After BMP treatment, the flows shall be channeled into Mountain House Creek and to Old River as are the pre-development flows.
- b) Interim Detention Basins. Figure 15.2: Specific Plan I Retention/Detention Basins, illustrates the approximate size and locations of interim detention basins required to comply with the storm flow conditions of this Specific Plan I. Actual size, locations and configuration shall be determined during the design of the facilities and approval prior to the approval of the first Final Map.
- c) Mosquito Abatement Implementation and Maintenance Schedules. Implementation and maintenance schedules, as specified in Appendix 6-A of the Master Plan, shall be approved by the Mosquito Abatement District prior to construction of any storm drainage improvements involving open bodies of water within the Specific Plan Area.

## 15.2 FLOOD PROTECTION

See the Master Plan for provisions on flood protection.

## 15.3 PHASING OF STORM DRAIN COLLECTION SYSTEM

- a) Phasing. Phasing shall be implemented according to Master Plan provisions.
- b) Incremental Construction. The storm drain collection system, BMP treatment facilities and flood protection improvements shall be constructed in increments to match the needs and financial capabilities of each phase of Specific Plan I.



## **CHAPTER SIXTEEN**

### **IMPLEMENTATION**



**CHAPTER SIXTEEN: IMPLEMENTATION**

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## **CHAPTER SIXTEEN: IMPLEMENTATION**

### **16.1 INTRODUCTION**

The Specific Plan is the second stage of the four implementation stages described in the Master Plan:

- Master Plan and Public Financing Plan
- Specific Plan
- Development Permits
- Use Establishment.

This chapter describes the relationship of Specific Plan implementation to previous and subsequent stages of implementation, the facilities and services necessary for development of Specific Plan I and the authorities responsible for providing public services for Specific Plan I.

### **16.2 RELATIONSHIP TO THE GENERAL PLAN AND DEVELOPMENT TITLE**

In February 1993, Mountain House was added to the County General Plan as a new urban community. The Master Plan, Specific Plan I and the EIR all generate implementation measures that are meant to ensure that: 1) services and facilities needs are met as development of the community occurs; 2) development remains consistent with the Mountain House plans; and 3) Mountain House plans remain consistent with the County General Plan.

Specific Plans must be consistent with the County General Plan. The County General Plan is implemented by the County Development Title which includes land use and zoning regulations and standards. County-wide Development Title regulations apply to Mountain House except where other regulations are specified in the Master Plan.

### **16.3 RELATIONSHIP TO MASTER PLAN**

The Master Plan is the basic planning document for Mountain House. It contains a description of community-wide services and facilities. Specific Plan I contains more detailed plans for Neighborhoods E, F and G, and portions of the Mountain House Business Park, and Old River Industrial Park. Other Specific Plans will include other portions of Mountain House.

Certain facilities and services are community-wide in scale but will, nevertheless, be required for Specific Plan I. These facilities are necessary now to provide for the needs of an urban community. Since Mountain House site is presently in agricultural use, it does not have urban types of services or facilities available. The community-wide facilities include the wastewater treatment plant and the water system. Examples of services include urban police and fire protection, education, recreation and commercial support.

The Master Plan addresses issues that do not need to be repeated in Specific Plan I. Arterial road standards, for example, are discussed in the Master Plan. Other issues which are smaller scale are reserved for discussion in Specific Plans.

The Master Plan Implementation chapter contains policies for Specific Plan implementation. Specific Plan I contains additional implementation detail beyond that provided in the Master Plan. Specific Plan I, as well as other Specific Plans, must remain consistent with the Master Plan in its implementation provisions.

#### **16.4 RELATIONSHIP TO OTHER COMMUNITY PLANS AND PROGRAMS**

The Master Plan identifies certain community-wide plans or programs--the Parks and Open Space Plan, for example-- which are not included in the Master Plan but are to be prepared and approved before the first Development Permit application is submitted. These community-wide plans will contain provisions that must be adhered to in the implementation of each of Specific Plan.

#### **16.5 SPECIAL PURPOSE PLANS**

Certain areas of Specific Plan I require more precise planning close to the time of development. These "focus" areas are the following:

- The Freeway Service portion of Mountain House Business Park
- The Village Center, and
- Each Neighborhood Center.

An approved Special Purpose Plan is required prior to approval of any Development Permit for development in any of these areas. However, a Planned Development application may be submitted for the entire Village Center or Business Park focus area in lieu of a Special Purpose Plan; and a Special Purpose Plan may not be necessary for a Neighborhood Center if a sufficient level of detail is included in the Specific Plan, or if the neighborhood center is included in a planned development plan for the neighborhood.

#### **16.6 RELATIONSHIP TO DEVELOPMENT PERMITS**

After approval of Specific Plans (and Special Purpose Plans, if required), the implementation process continues with the processing of Development Permits. Development Permits are defined in the Master Plan as including discretionary and ministerial County permits but excluding legislative actions. They include use permits, subdivision maps, and building permits, all of which must be consistent with previously adopted plans.

#### **16.7 DEVELOPMENT AGREEMENTS**

Specific Plan implementation may include the enactment of Development Agreements, contracts between the County and property owners. These contracts would further delineate the rights and responsibilities of each party in the development of Mountain House. The first Development Agreement will be used to implement the Master Plan and Specific Plan I. More detailed Development Agreements must be compatible with the first

Development Agreement. Other Development Agreements may occur with subsequent Specific Plan approvals.

## **16.8 PUBLIC SERVICE PROVISIONS**

The Mountain House regulations for the provision of public services are contained in Chapter 16 of the Master Plan. No additional provisions are contained in Specific Plan I.

Prior to development of Specific Plan I, formation of the Community Services District (CSD) will take place. The County and the CSD will enter into a Public Services Allocation Agreement to insure that services will be provided and to allocate the provision of services between the CSD and County. Other agreements with developers, property owners and local districts will also be entered into for purposes of providing facilities and services.

The initial service boundaries of the CSD will include most of Specific Plan I. Lands to be included in a benefit district and allocated full CSD services include all of the Central Mountain House subarea, plus the land necessary for the water treatment plant and all of the Specific Plan I areas of the Old River Industrial Park located north of Bethany Road and east of Henderson Road (with the exception of the two pre-existing residences). In addition, certain lands not included within Specific Plan I will also be added to the initial CSD as a separate benefit district. These lands are controlled by the Master Developer and are included in the initial CSD to provide the CSD with a broader base for the underwriting of financing for some of the long-term required oversizing of public services and infrastructure (see Figure 16.1: Initial CSD Boundaries). This separate benefit district will be initially limited to CSD services suitable to its existing rural needs and will not be provided with urban levels of services until appropriate Specific Plans have been approved and Will Serve Letters approved for urban level of services.

## **16.9 NECESSARY FACILITIES AND SERVICES FOR SPECIFIC PLAN I**

This section summarizes the major public facilities that are included in Specific Plan I:

- a) Three K-8 schools,
- b) One permanent 9-12 high school,
- c) Provisions for a child care site,
- d) A bookmobile and first phase of the library,
- e) One fire station,
- f) One police station (first phase),
- g) Three neighborhood parks, portion of Mountain House Creek park, 11-acre community park,
- h) Electrical substation and distribution system,
- i) Natural gas distribution and transmission system,
- j) Widening of I-205 from 4 to 6 lanes, interim traffic signals at I-205/Mountain House Parkway ramps,
- k) Regional road and rail improvements, including Henderson Road rail crossing, Mountain House Parkway, I-205/Mountain House Parkway interchange, Altamont commuter rail platform and service (includes shuttle service from Mountain House),
- l) Regional bus service to Tracy, Lawrence Livermore Laboratories, local service, interim central transfer between local and regional service, regional transit stops,
- m) Major and minor Arterials and Collectors,
- n) Bicycle and pedestrian routes,

- o) Noise barriers,
- p) Potable water system, including raw water pump station, transmission pipeline, treatment plant, storage reservoirs/tanks, and distribution pipelines,
- q) Wastewater collection, treatment, and disposal facilities,
- r) Storm drainage and flood protection system, a primary storm drain collection system including trunk storm drain pipes, major open channels, detention basins, terminal drain to Old River, a secondary storm drain collection system, Mountain House Creek improvements, BMP treatment facilities.

Other facilities will be provided as specified in this Specific Plan and the Master Plan.

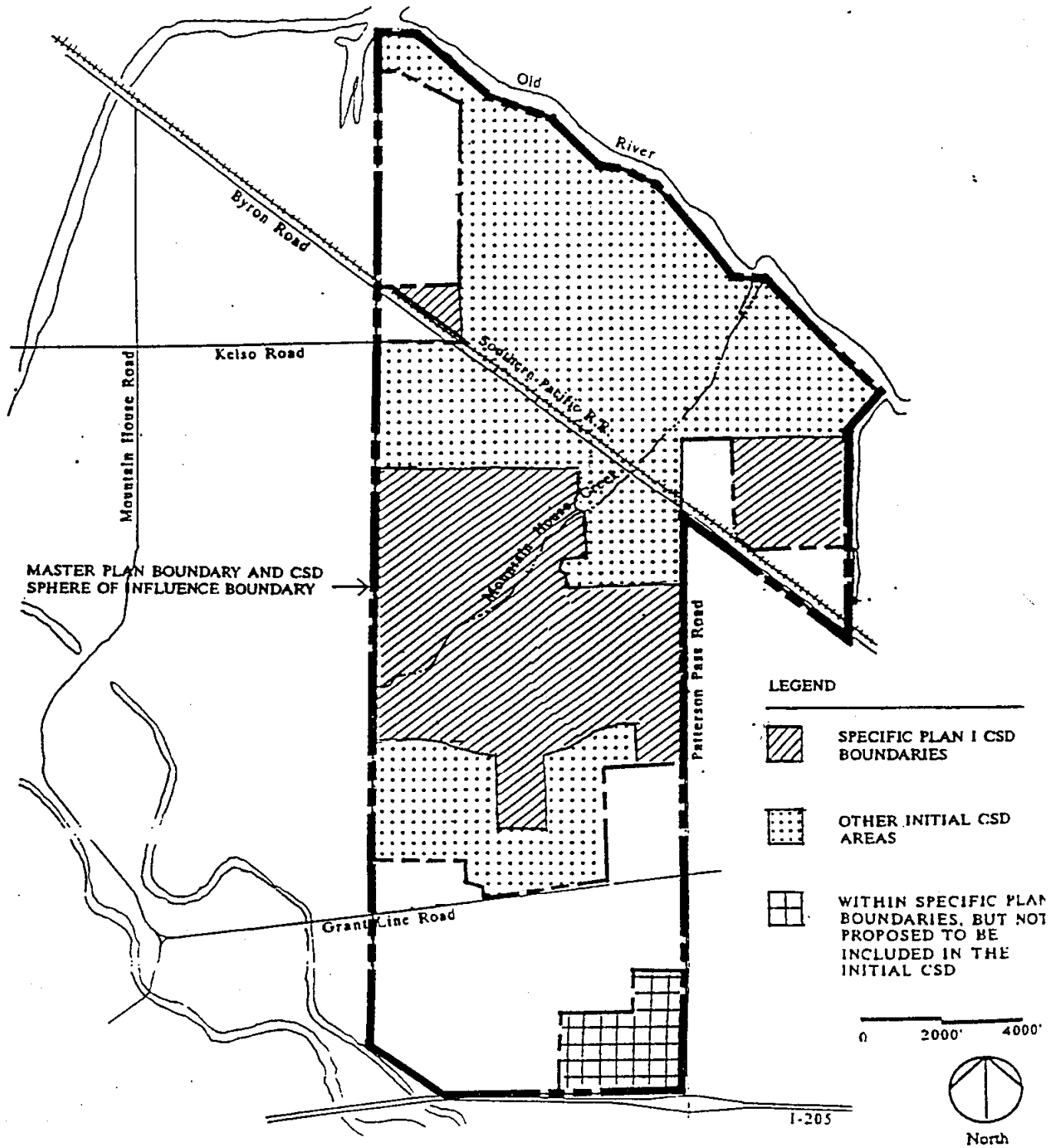


FIGURE 16.1 – INITIAL CSD BOUNDARIES

## **16.10 IMPLEMENTATION THRESHOLDS**

Implementation thresholds may be met by Specific Plan I development alone, or by some combination of Specific Plan I development and development in another Specific Plan.

## **16.11 PHASING**

The Master Plan and Specific Plan I identify phasing for the facilities and services that are to be provided for the buildout of Specific Plan I. Thresholds for phasing are related to the amount and type of growth projected to occur during the planned seven-year development of Specific Plan I. The projected land use absorption schedule is given in Table 3.3 of Specific Plan I. The timing for provision of services and facilities is tied to trigger points provided in the Master Plan. A slower growth scenario could retard the schedule for the provision of services and facilities and an accelerated land use absorption could advance the schedule for services and facilities. The relative arrangement of growth and services and facilities should remain unchanged, however.

Residential development within the Specific Plan area is expected to begin with Neighborhood F, then E, and finally G.

### **Policies:**

#### **Residential Neighborhoods**

- a) Phasing shall generally be based on increments of one residential neighborhood and a balanced proportion of industrial/commercial development, parks, and other land uses. Where economic feasibility is a factor, the phasing size shall be increased to multiples of the neighborhood unit.
- b) Infrastructure, located outside of the residential neighborhoods, shall generally be constructed in increments sized to serve one, two or all three of the Specific Plan's residential neighborhoods. Such infrastructure includes water, wastewater and storm drainage facilities, and off-site roadways (see Chapters Five: Education and Child Care, and Seven: Recreation and Open Space).
- c) Access, utilities and off-site infrastructure such as water and sewer capacity shall be made available to the community shopping center upon completion of the roadways for Neighborhood E, and should have sufficient demand for the center to develop at an earlier date.

#### **Old River Industrial Park**

- d) Essential long lead improvements such as water and wastewater shall be available to industrial areas near the wastewater treatment plant prior to the submittal of the first Development Permit application in the Old River Industrial Park.

#### **Mountain House Business Park**

- e) The Mountain House Business Park located near I-205 shall require the extension of adequate infrastructure and the availability of treatment plant capacity.

**Parks and Open Space**

- f) The three neighborhood parks shall be constructed as each neighborhood is developed. Construction shall begin prior to 50% occupancy of each respective neighborhood. These parks, in combination with shared use of school facilities, shall provide for team play such as soccer and baseball through the buildout of Specific Plan I.
  
- g) Other open space areas shall be provided by the phased development of community parks along Mountain House Creek and near the Town Center. The creek park and bike paths shall be built in three segments (as specified in Chapter 15: Storm Drainage and Flood Protection) in conjunction with each neighborhood. The 11-acre community park near Town Center shall be built prior to the issuance of the 2,000th dwelling unit permit. Temporary sports fields and open play areas shall be provided prior to the 800th dwelling unit permit.

**16.12 MONITORING**

Monitoring programs are identified in the Master Plan. Specific Plan I will follow the monitoring process outlined in the Master Plan.

Annual reports and biannual plan revisions will be used ensure that the Specific Plans are implemented.

**16.13 AMENDMENTS AND INTERPRETATIONS**

Procedures for processing amendments and for interpreting Specific Plans are provided in the Master Plan.





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