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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

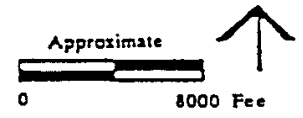
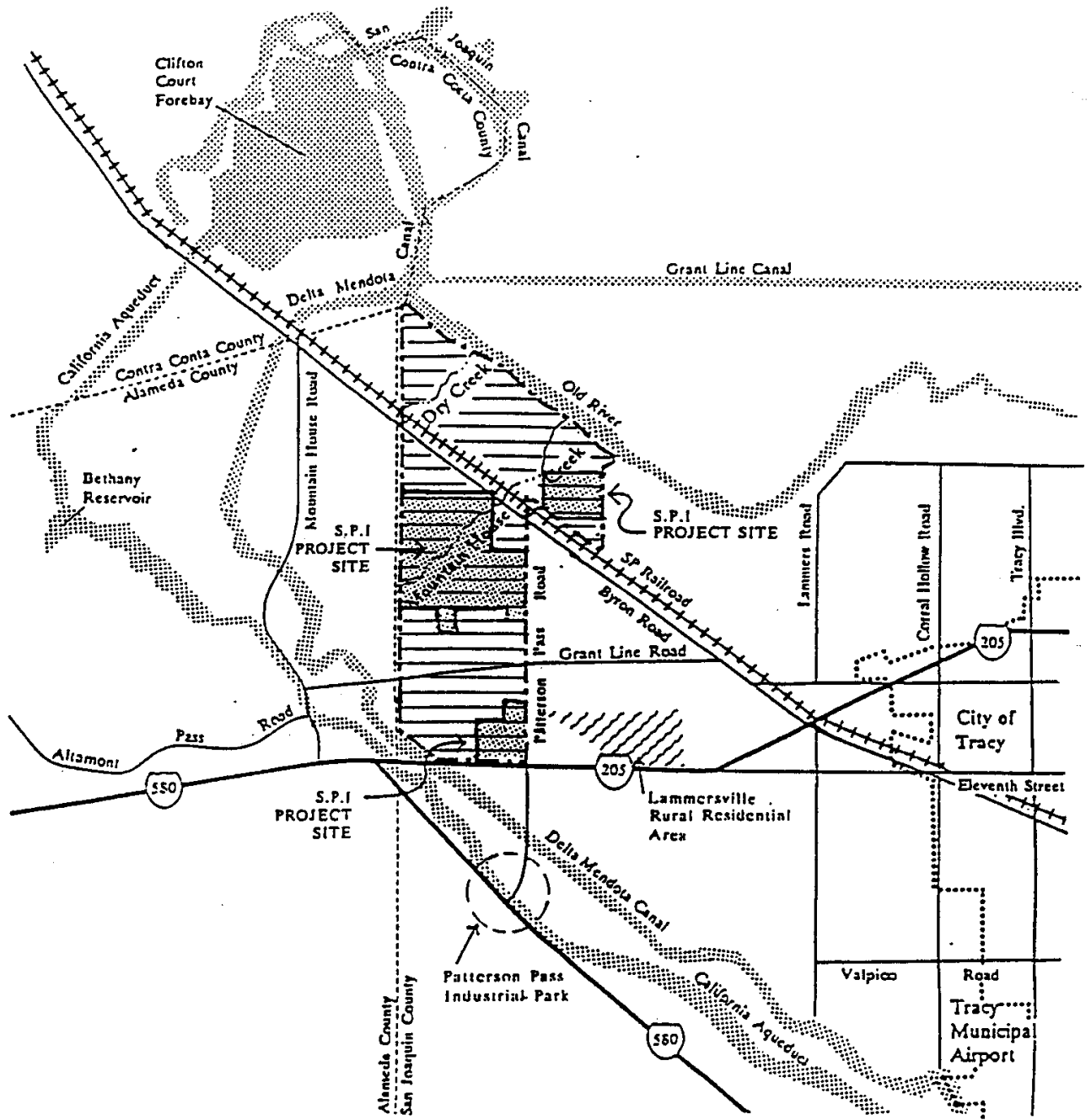
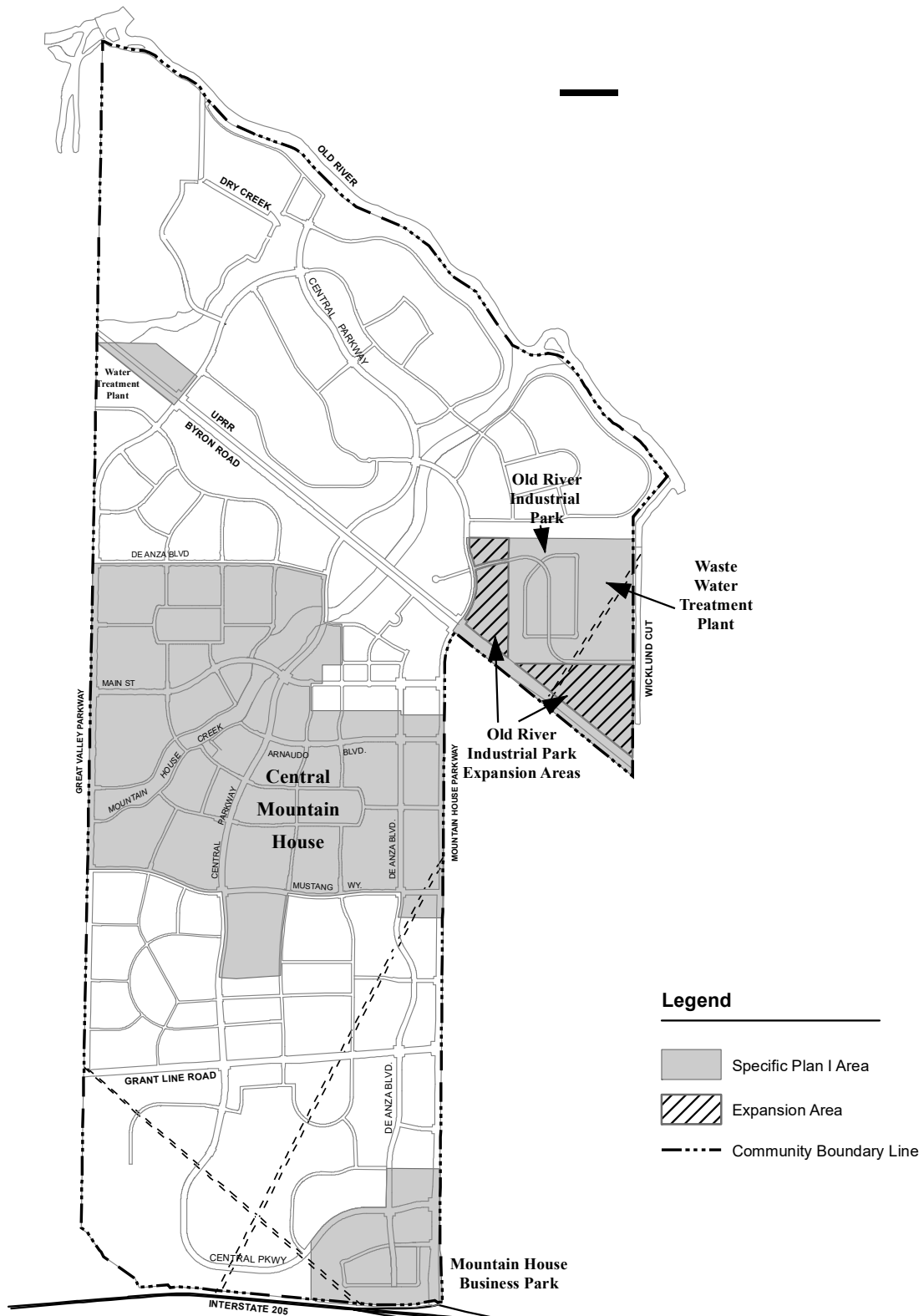


FIGURE I - VICINITY MAP



**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.

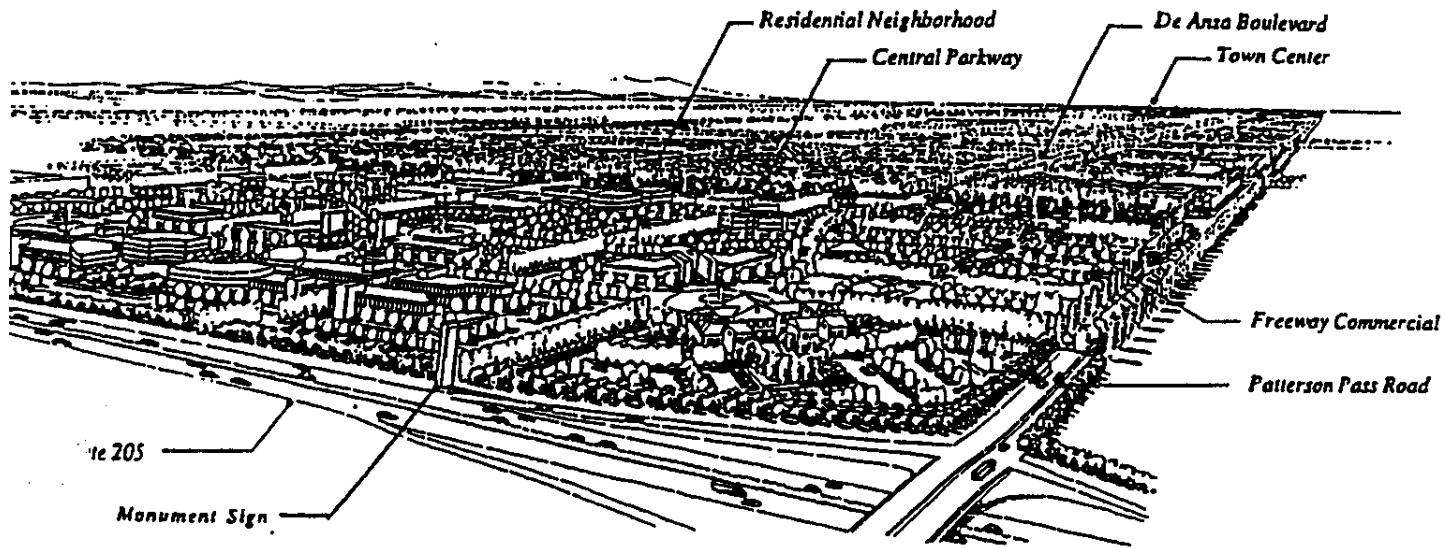
Central Mountain House is intended to develop as an attractive mixed use community encompassing residential neighborhoods, parks, schools and commercial services. A variety of housing densities are distributed within each of the three neighborhoods, with higher densities concentrated near the future 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.

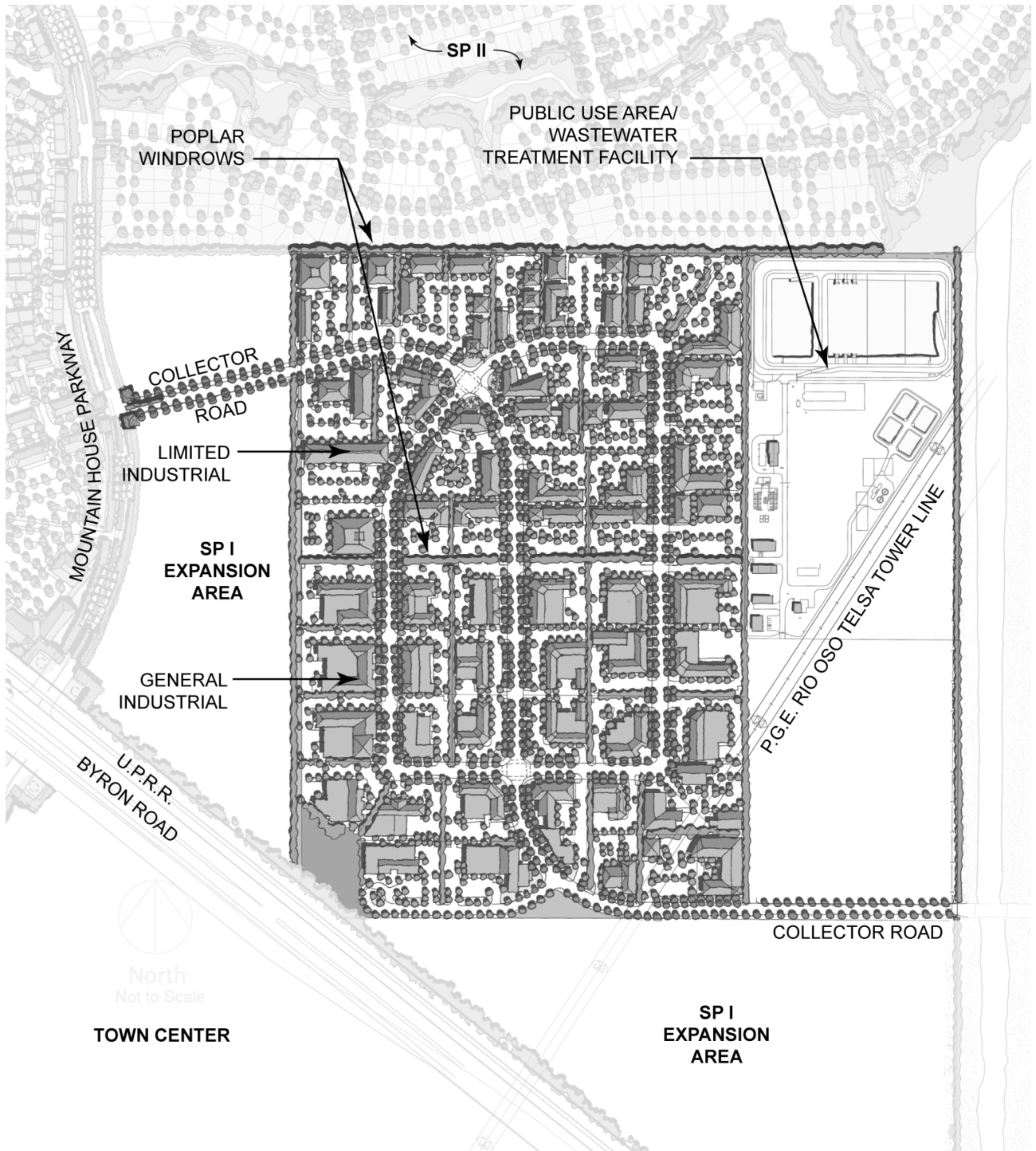


**FIGURE iii – MOUNTAIN HOUSE BUSINESS PARK  
VIEW LOOKING NORTHWEST**



**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**

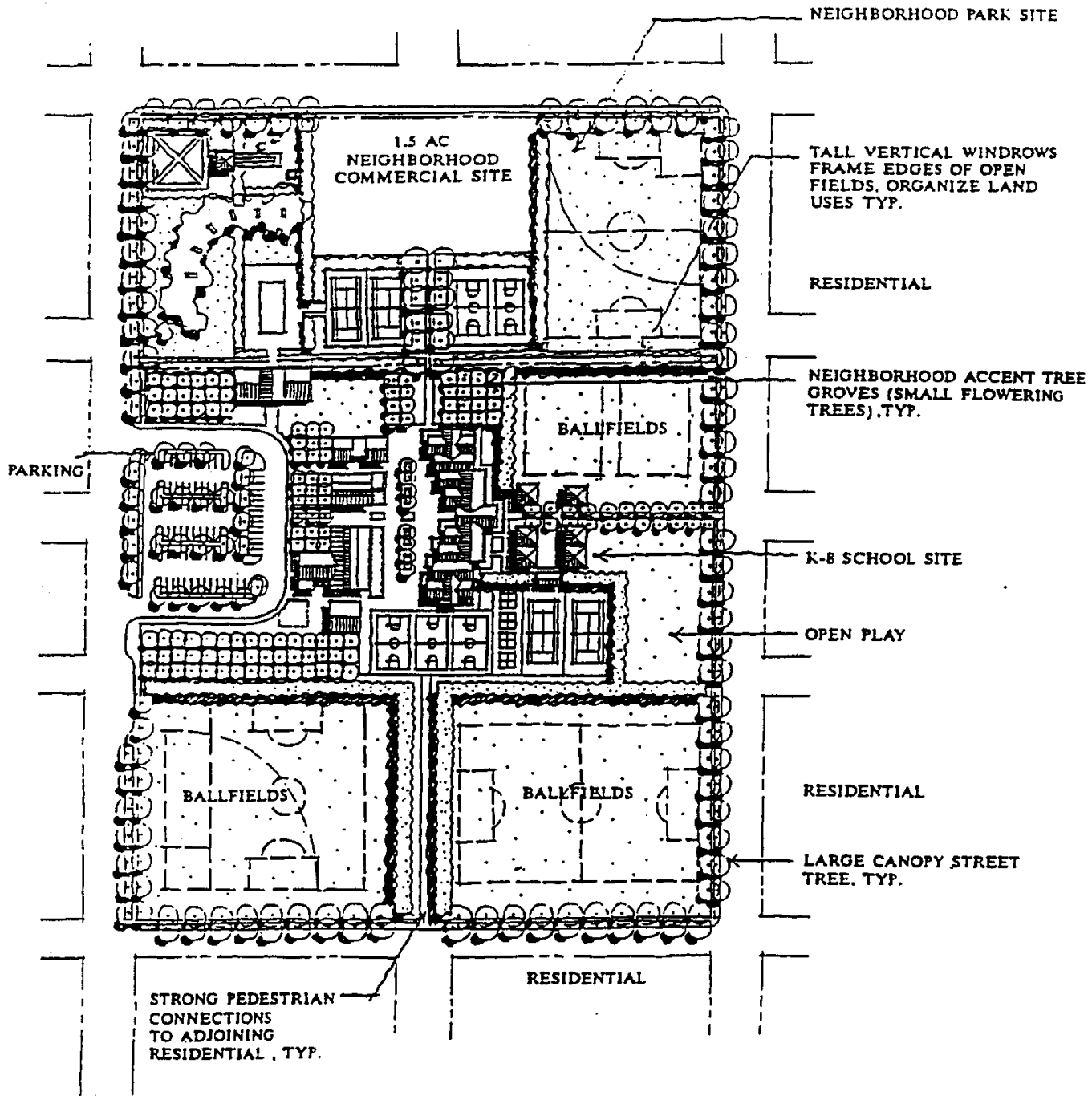
Wastewater produced by the Mountain House community may, depending on economic feasibility, be used on the golf course and other public open areas. Any permanent effluent reuse plan would consist of tertiary treated wastewater being used for irrigation and discharged to Old River.

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

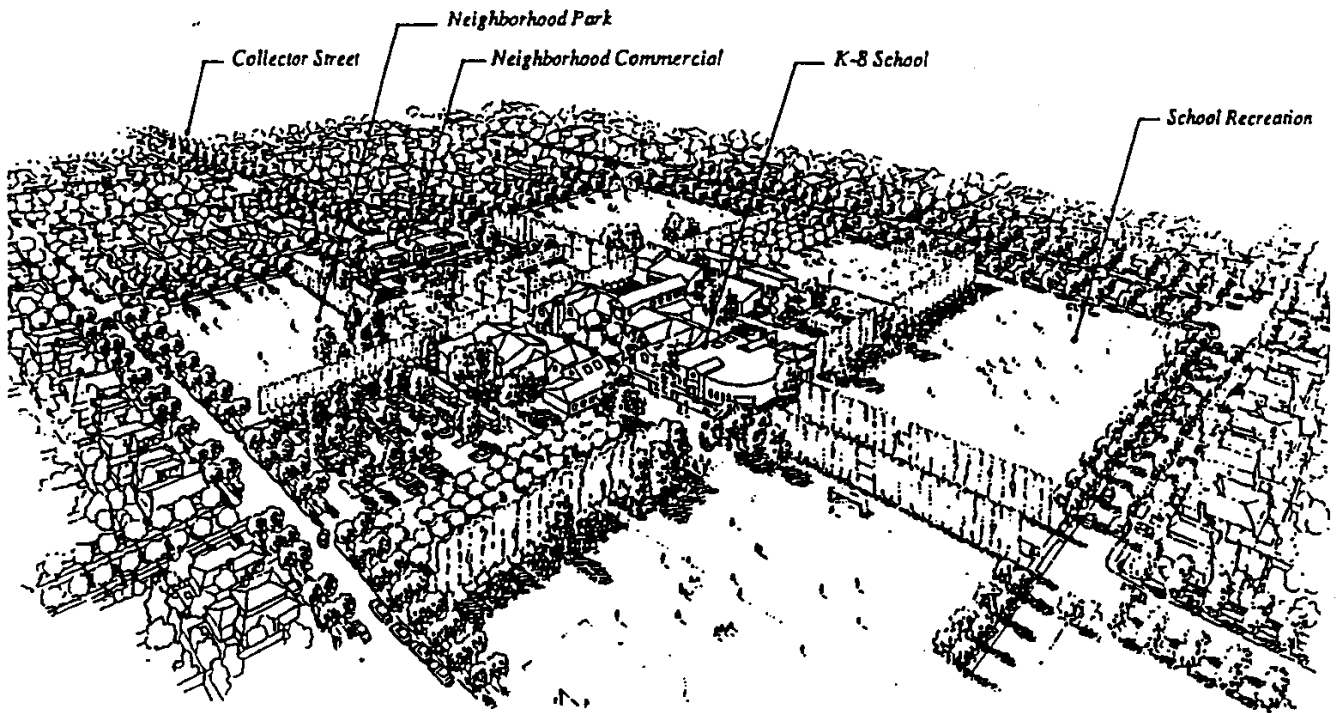
The storm drainage facilities for the Specific Plan Area consist of temporary (interim) structures and portions of the permanent infrastructure which are presented in the Master Plan. The key storm drain facilities include piping, open channels and ditches, berms for flood protection, retention basins, 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**

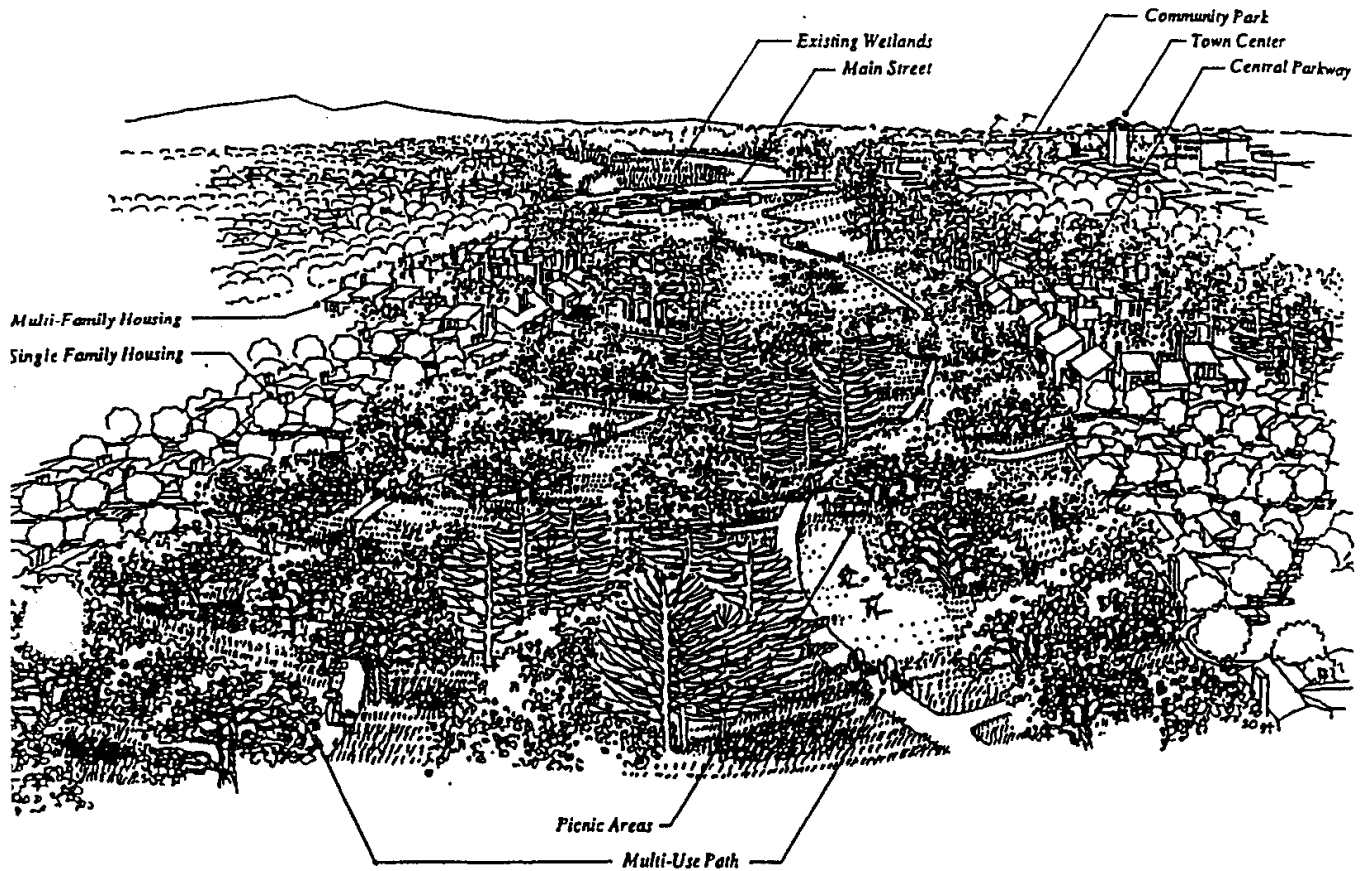
The Specific Plan describes the relationship of the Specific Plan to the General Plan and Development Title, Master Plan, and other community plans and programs. It discusses the use of other planning tools such as development permits, development agreements, and specialized tools such as Special Purpose 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.



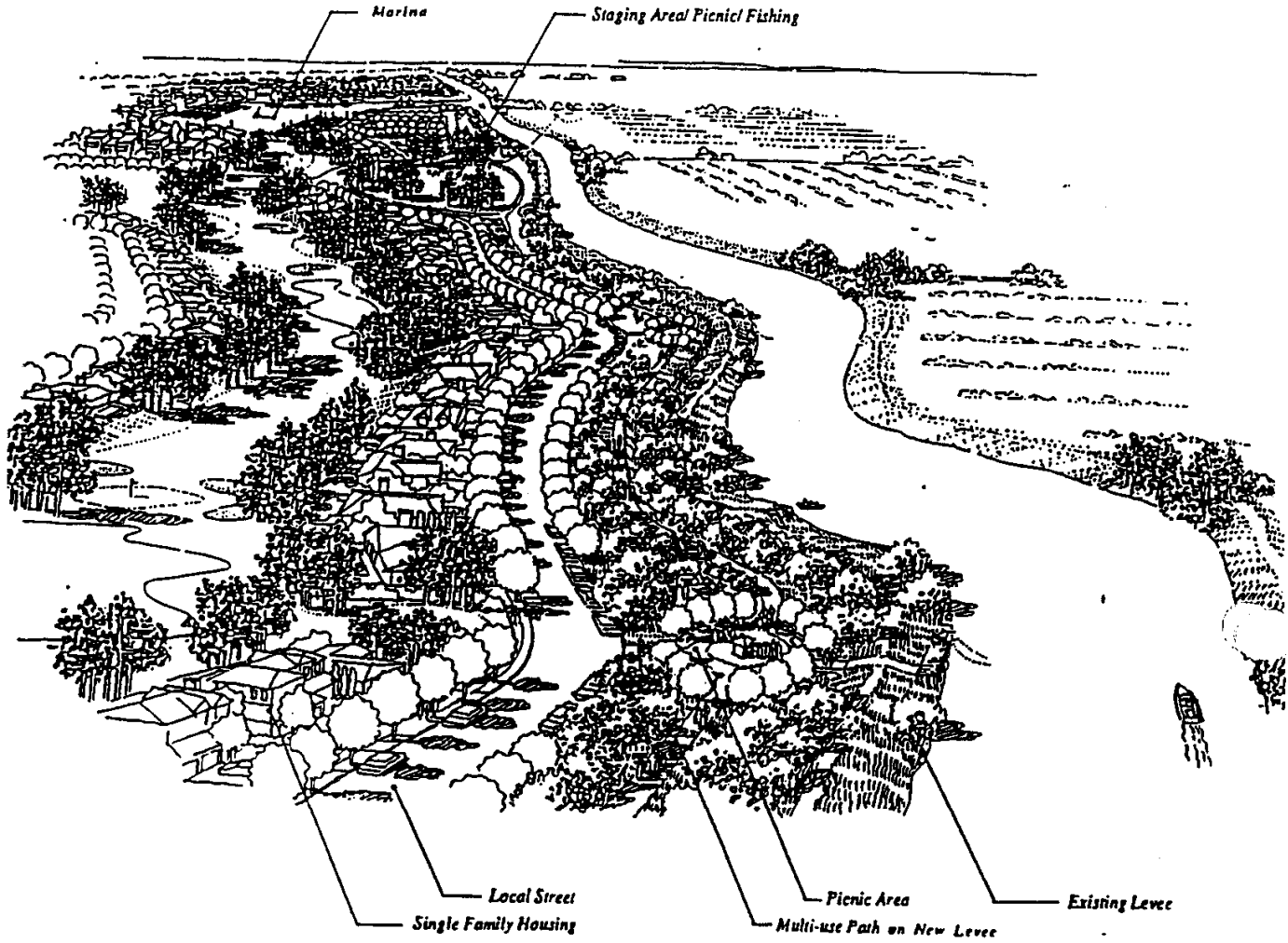
**FIGURE vi – TYPICAL NEIGHBORHOOD SCHOOL AND PARK LAYOUT**



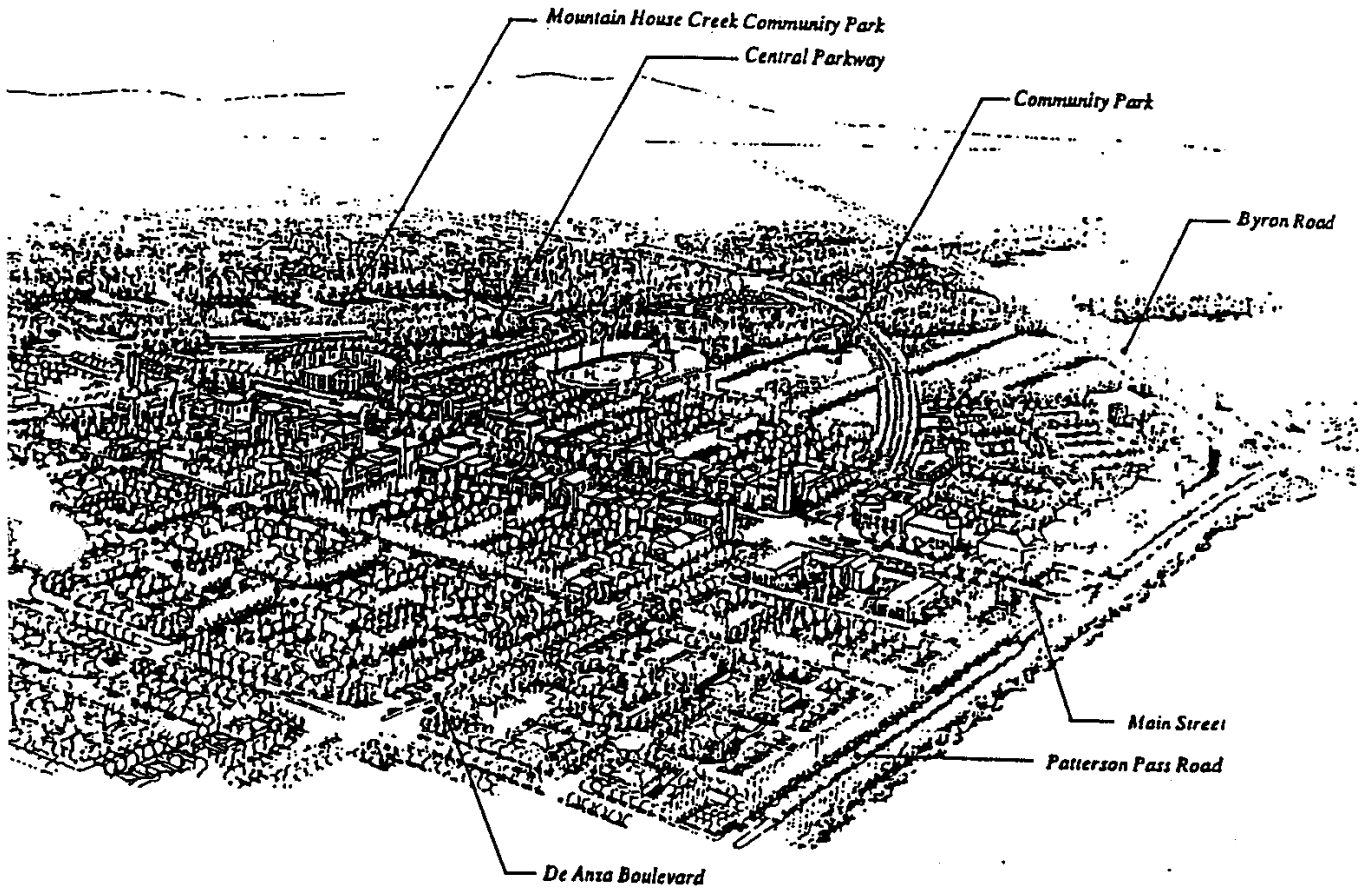
**FIGURE vii - MOUNTAIN HOUSE NEIGHBORHOOD CENTER**



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

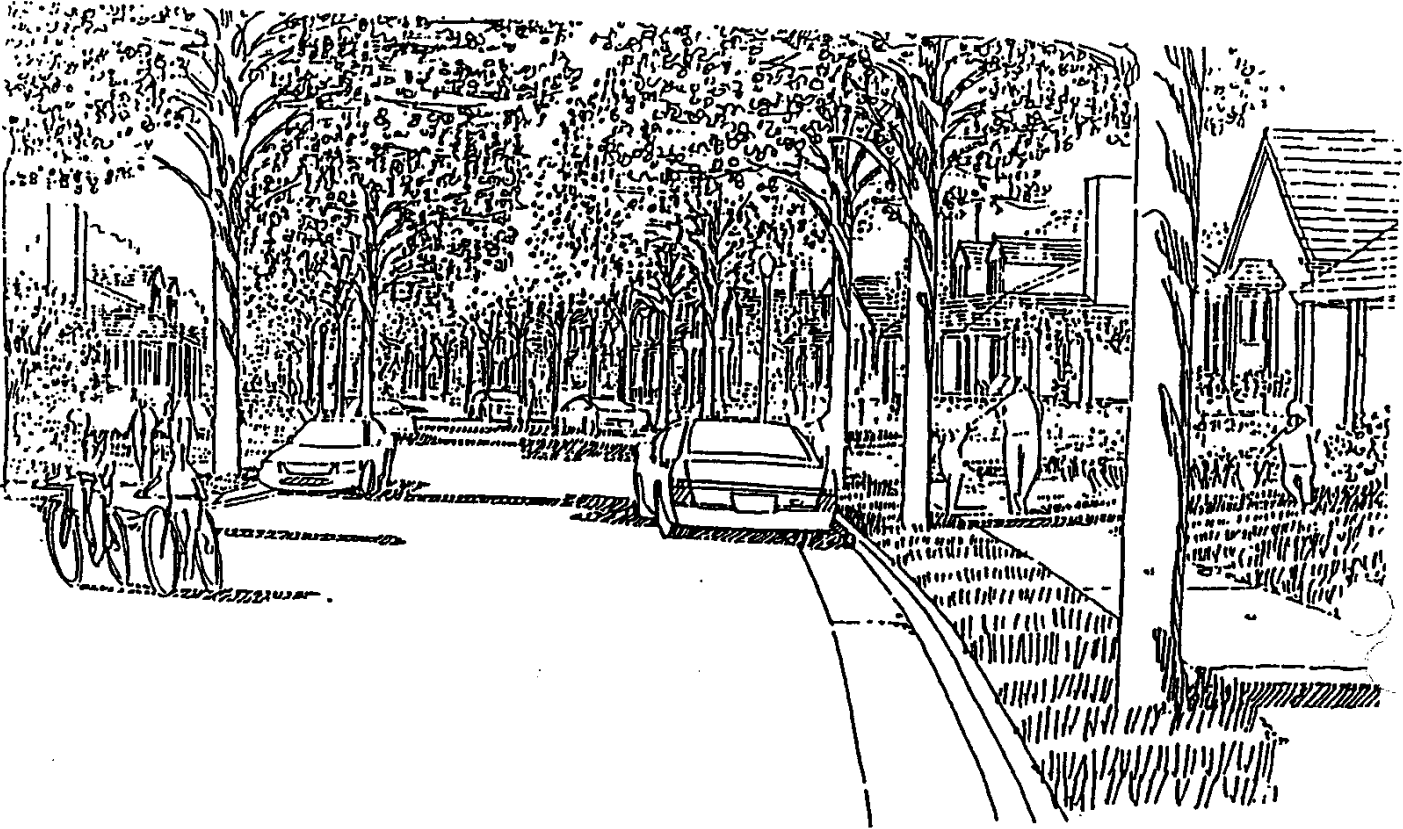


**FIGURE ix – MOUNTAIN HOUSE OLD RIVER REGIONAL PARK  
VIEW LOOKING WEST**



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





**FIGURE xi – MOUNTAIN HOUSE RESIDENTIAL CHARACTER**