

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.

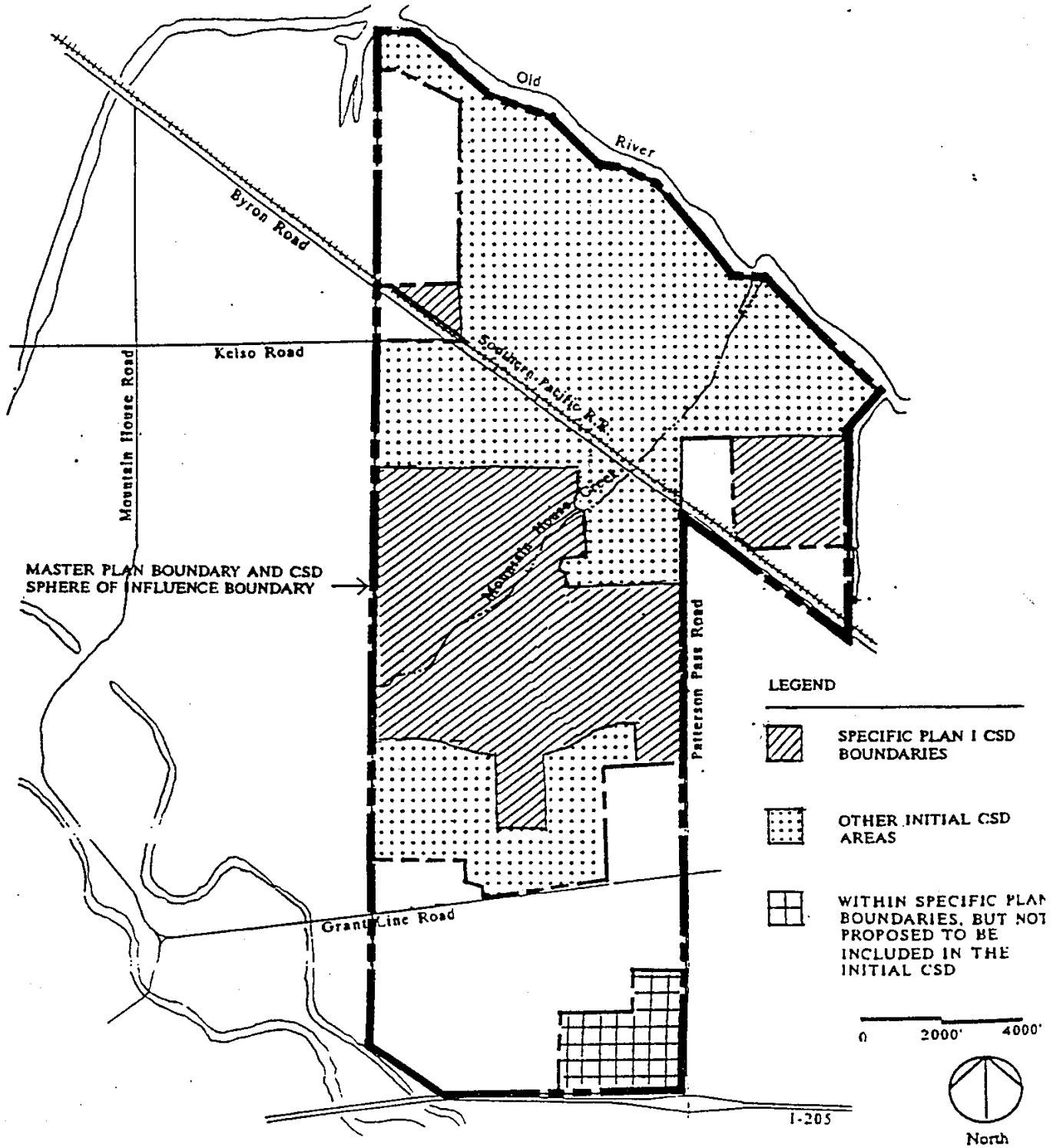


FIGURE 16.1 – INITIAL CSD BOUNDARIES

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.