

CHAPTER ONE: INTRODUCTION

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CHAPTER ONE: INTRODUCTION

1.1 PURPOSE AND INTENT

1.1.1 Project Scope

Specific Plan II (SPII) describes development plans, zoning, and phased infrastructure for the second stage of development within Mountain House, a 4,800-acre new community in southwestern San Joaquin County (see Figure 1.1: Mountain House Master Plan). The SPII Area encompasses approximately 2,300 acres and includes seven of the 12 Mountain House neighborhoods, the Town Center, commercial areas, and associated parks, schools, open space and infrastructure (see Figure 1.2: Specific Plan Areas).

This Specific Plan provides Implementation Measures that satisfy the requirements of the Mountain House Master Specific Plan (Master Plan). Developers within the SPII Area are obligated exclusively to the Plan Description and the Implementation Measures stated in this document, and SPII implementing projects will be deemed in compliance with the Master Plan and SPII if they satisfy the Plan Description and the Implementation Measures contained in this document. The consistency of implementing projects will be specifically determined by comparing the descriptions and applicable conditions of approval of such implementing projects exclusively with the Plan Description and the Implementation Measures contained within this SPII document.

SPII also includes Master Plan summaries (for reference only), cross-references to other Community Approvals, Plans and Programs, and all policies and Implementation Measures to satisfy the County's Special Purpose Plan requirements for Neighborhood and Community Commercial Centers and the Town Center, so that subsequent Special Purpose Plans are not necessary.

The roadway and place names in this document are preliminary and intended for working purposes only. Final names will be determined during the Tentative and Final Map subdivision process.

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. Regulatory sections consist of Figure 3.2: SPII Zoning and Section 3.3: Land Use Regulations and Permitted Uses. All other portions of this Specific Plan are policy and adopted by resolution.

1.1.2 Related Entitlements

SPII has been prepared in accordance with the Community Approvals including but not limited to the Master Plan, San Joaquin County Development Title, and the subsequent Plans, Programs, implementing Agreements adopted and approved for the Mountain House community by the San Joaquin County Board of Supervisors and the Mountain House Community Services District (MHCS D) Board of Directors.

Concurrent with the approval of this Specific Plan, the Master Developer and San Joaquin County have processed and executed a Specific Plan II Development Agreement; amendments to the Master Plan and other related Community Approvals, as necessary. Along with the implementation of SPII, annexations of various residual portions of the community to the MHCS D and the Byron Bethany Irrigation District (BBID) will occur, through San Joaquin County LAFCO.

MOUNTAIN HOUSE SPECIFIC PLAN II

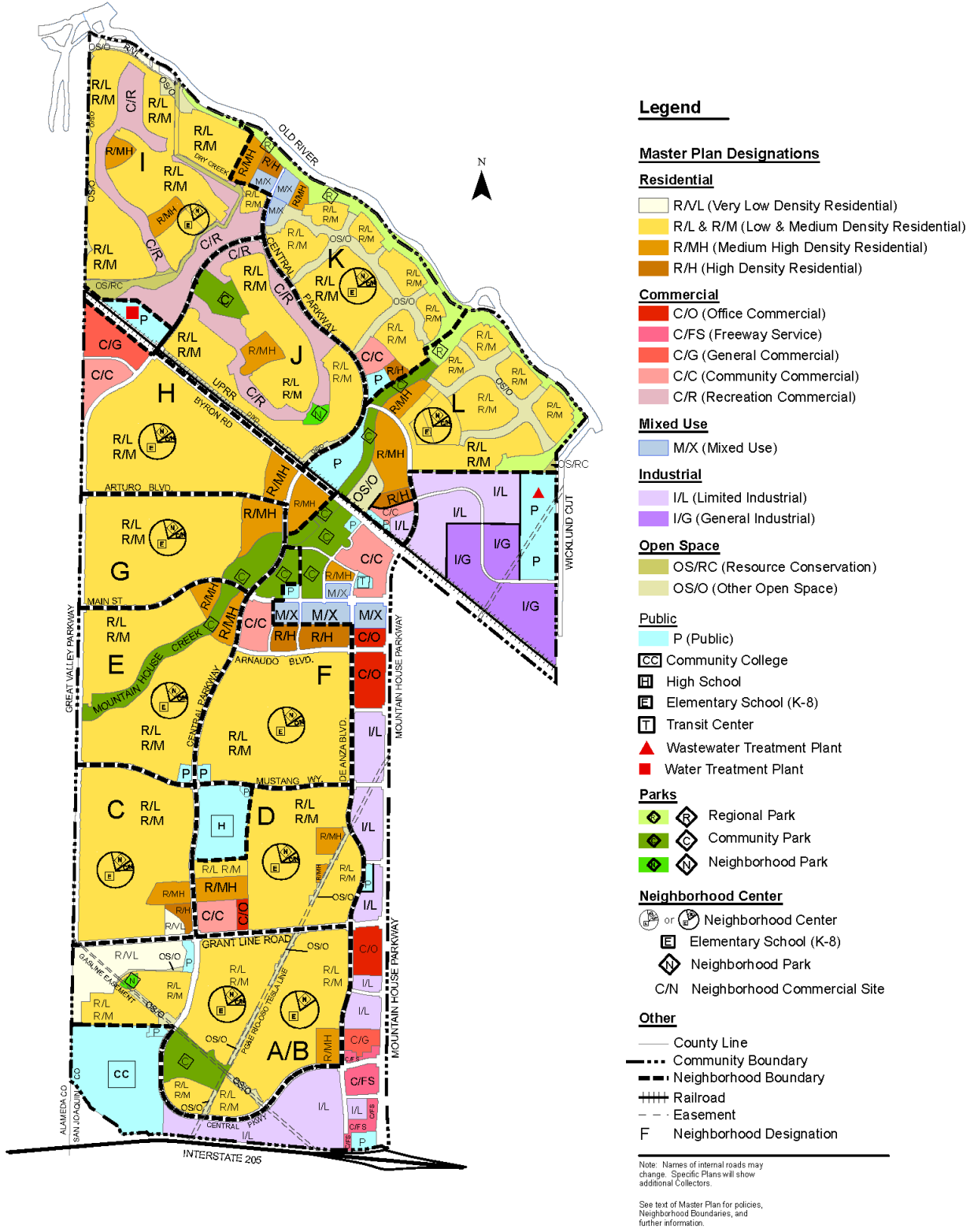


FIGURE 1.1 – MOUNTAIN HOUSE MASTER PLAN

MOUNTAIN HOUSE SPECIFIC PLAN II

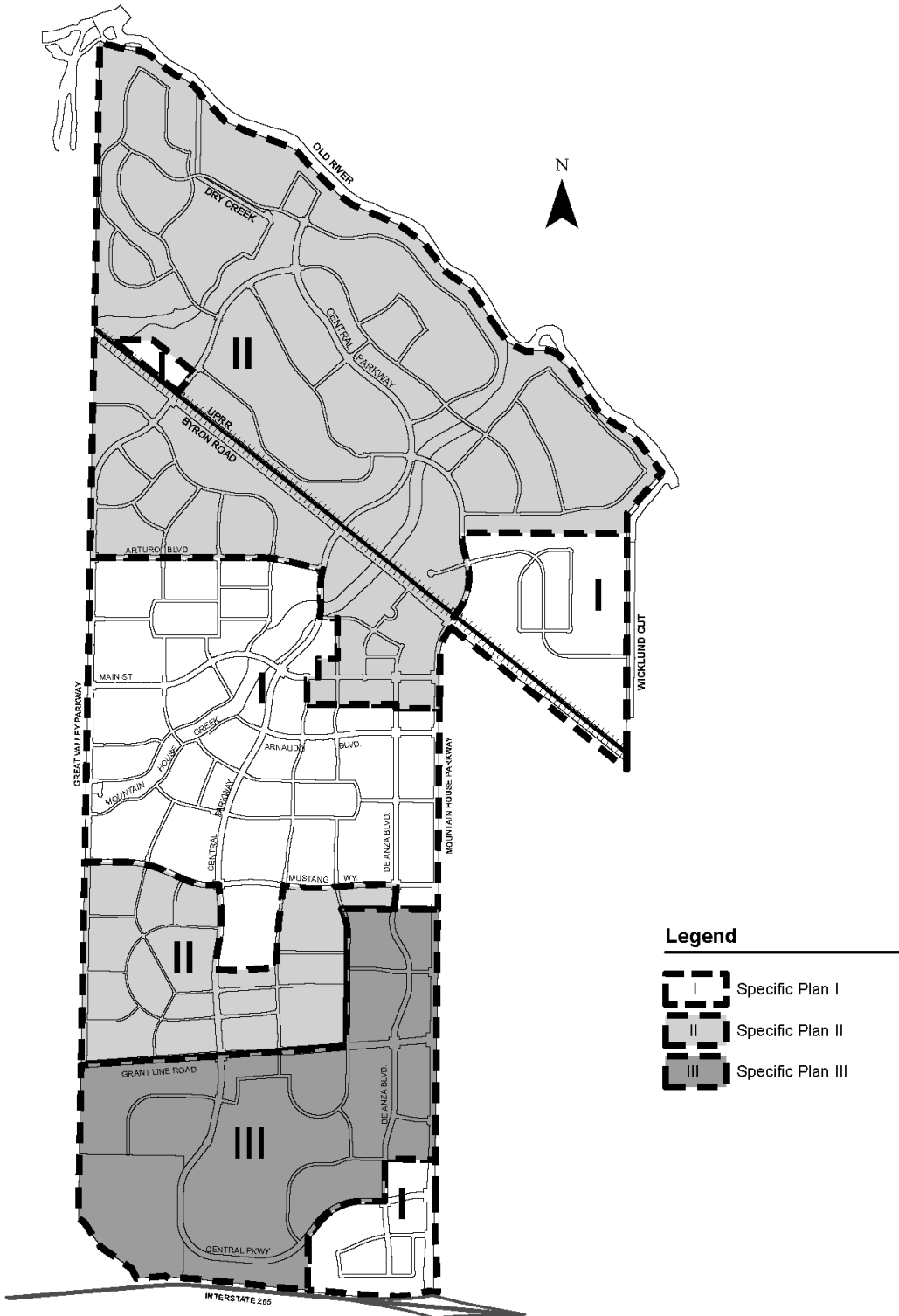


FIGURE 1.2 – SPECIFIC PLAN AREAS

1.2 PLANNING CONTEXT

1.2.1 Jurisdictional Agencies

San Joaquin County

Mountain House is located entirely within unincorporated San Joaquin County, which maintains land use authority through 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.

Mountain House Community Services District (MHCS D)

The Mountain House Community Services District (MHCS D) provides various public services for the community. The MHCS D sphere of influence boundaries are the same as the Master Plan boundaries.

1.2.2 Planning and Entitlements

Mountain House Master Plan

This Specific Plan summarizes relevant provisions of the Mountain House Master Plan, as revised, within each topical section of this document to provide a context for Specific Plan Descriptions and Implementation Measures presented herein. Therefore, implementing projects processed under Specific Plan II may utilize this document to attain an overview of Master Plan related provisions and context, without having to review or demonstrate compliance with the various requirements of the Master Plan. Implementing projects can therefore refer to the Master Plan and its appendices only as needed for historic reference and/or supplementary information. If the Master Plan is amended in the future to accommodate changes to other Specific Plans governed by the Master Plan, the Mountain House Master Plan summaries within this Specific Plan II do not need to be revised.

Other Community Plans and Programs

In addition to this Specific Plan, the following documents should be consulted by all applicants preparing submittals for projects within Mountain House.

- Public Financing Plan (San Joaquin County)
- Development Title including Appendix 1: Mountain House Development Title (San Joaquin County)
- Mountain House TDM Program and Transit Plan (MHCS D)
- Mountain House Parks, Recreation & Leisure Plan (MHCS D)
- Mountain House Community Services District Design Manual (MHCS D)
- Public Land Equity Program and Ordinance (San Joaquin County)
- Potable Water Master Plan (MHCS D)
- Master Sewer Infrastructure Plan (MHCS D)
- Storm Water Master Plan (MHCS D)

- Water Conservation Plan, Program and Ordinance (MHCSD)
- Emergency Preparedness Plan (MHCSD)
- Pipeline Safety Plan (MHCSD)
- Fire Protection Plan (MHCSD)
- Roadway Improvement Plan (MHCSD)
- Construction Truck Management Plan (MHCSD)
- Mountain House Community Energy Conservation Report
- San Joaquin County Multi-Species Habitat Restoration Plan (HCP)

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 discretionary and ministerial County permits. They include Use Permits, Subdivision Maps, Site Approvals, Improvement Plans, and Building Permits, all of which must be consistent with previously adopted plans.

Development Agreements

Specific Plan II implementation includes the execution of the Specific Plan II Development Agreement, which is a companion Agreement to the Master Plan Development Agreement between the Master Developer and San Joaquin County. These Agreements, as well as additional Agreements between other landowners and the County, further delineate the rights and responsibilities of each party in the development of Mountain House.

Environmental Review

A Master EIR for the Master Plan and first Specific Plan (SPI) was certified in 1994. Additional environmental review will be required to ensure that Specific Plan II complies with the provisions of the California Environmental Quality Act (CEQA) and requirements of previously approved environmental documents.

Controlling Document

In cases where this Specific Plan may be interpreted differently from the Master Plan, the Development Title, other ordinances, or other plans and programs, the provisions of this Specific Plan will apply.

Annexations

Along with the implementation of SPII, annexations of various residual portions of the community to the MHCSD and the Byron Bethany Irrigation District (BBID) will occur, through San Joaquin County LAFCO.