

CHAPTER THREE: LAND USE

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CHAPTER THREE: LAND USE

3.1 INTRODUCTION

This chapter summarizes Master Plan provisions for land use and zoning, including the SPII land use plan and program, land use regulations, development standards, senior and affordable housing and jobs-housing balance, and states implementation measures for SPII.

Portions of this chapter are regulatory and will be adopted by ordinance. They are:

- Figure 3.2: SPII Zoning, and
- Section 3.3: Land Use Regulations and Permitted Uses.

All other portions of the chapter will be policy and will be adopted by resolution.

More detailed design provisions are located in Chapter Four: Development and Design.

3.2 LAND USE PLAN AND PROGRAM

Master Plan Summary

The Master Plan adopts land uses for all of Mountain House and directs Specific Plans to establish zoning within Specific Plan Areas. The Mountain House Development Title identifies permitted and conditionally permitted land uses within Mountain House.

Religious institutions may locate in areas designated Public or in a variety of zoning districts throughout the community, as specified in the Development Title.

Plan Description

SPII establishes the location and acreages of land uses within the SPII Area and provides zoning classifications in accordance with the County General Plan, the Master Plan and the County Development Title (see Figure 3.1: SPII Land Use, Figure 3.2: SPII Zoning, Table 3.1: SPII Land Use Summary, and Table 3.2: SPII Land Use by Neighborhood). Table 3.3: SPII Land Use Assumptions provides a compilation of generation rates, residential densities and other factors used for the Master Plan and this Specific Plan. Table 3.5 provides minimum and maximum residential units by neighborhood.

Figure 3.3: Neighborhood Boundaries indicates the location of the Town Center and the seven SPII neighborhoods. Figures 3.4 to 3.7 provide land use plans for all SPII neighborhoods and the Town Center.

SPII Implementation Measures

1. **SPII Land Use: SPII shall develop in accordance with Figure 3.1: SPII Land Use and Figure 3.2: SPII Zoning.**
2. **Primary Circulation System: The network of Arterial and Collector streets shall comply with Figure 3.1: SPII Land Use. Precise local and collector street patterns will be established during preparation of tentative subdivision maps.**
3. **Land Use Densities: Land use densities shall comply with the density ranges shown in Table 3.3: SPII Land Use Assumptions and Table 3.5: Minimum and Maximum Residential Units by Neighborhood.**
4. **Mixed Use Areas. The mixed use areas within the Town Center and the Old River Center shall be implemented through the County's Mixed Use (M-X)**

zone as defined by the County's Mountain House Development Title, including:

- a. Chapter 9-700M, Other Zones: Organization and Intent;
 - b. Chapter 9-705M, Other Zones: Use Regulations; and
 - c. Chapter 9-710M, Other Zones: Lot and Structure Regulations.
5. **Commercial Support Facilities.** Industrial and office areas should incorporate commercial support facilities as defined in the Mountain House Development Title (see Chapter 9-405M: Commercial Zone Use Regulations) whenever an industrial or office complex exceeds 50,000 square feet at a single location in order to reduce the need for lengthy automobile trips during the work day.

MOUNTAIN HOUSE SPECIFIC PLAN II

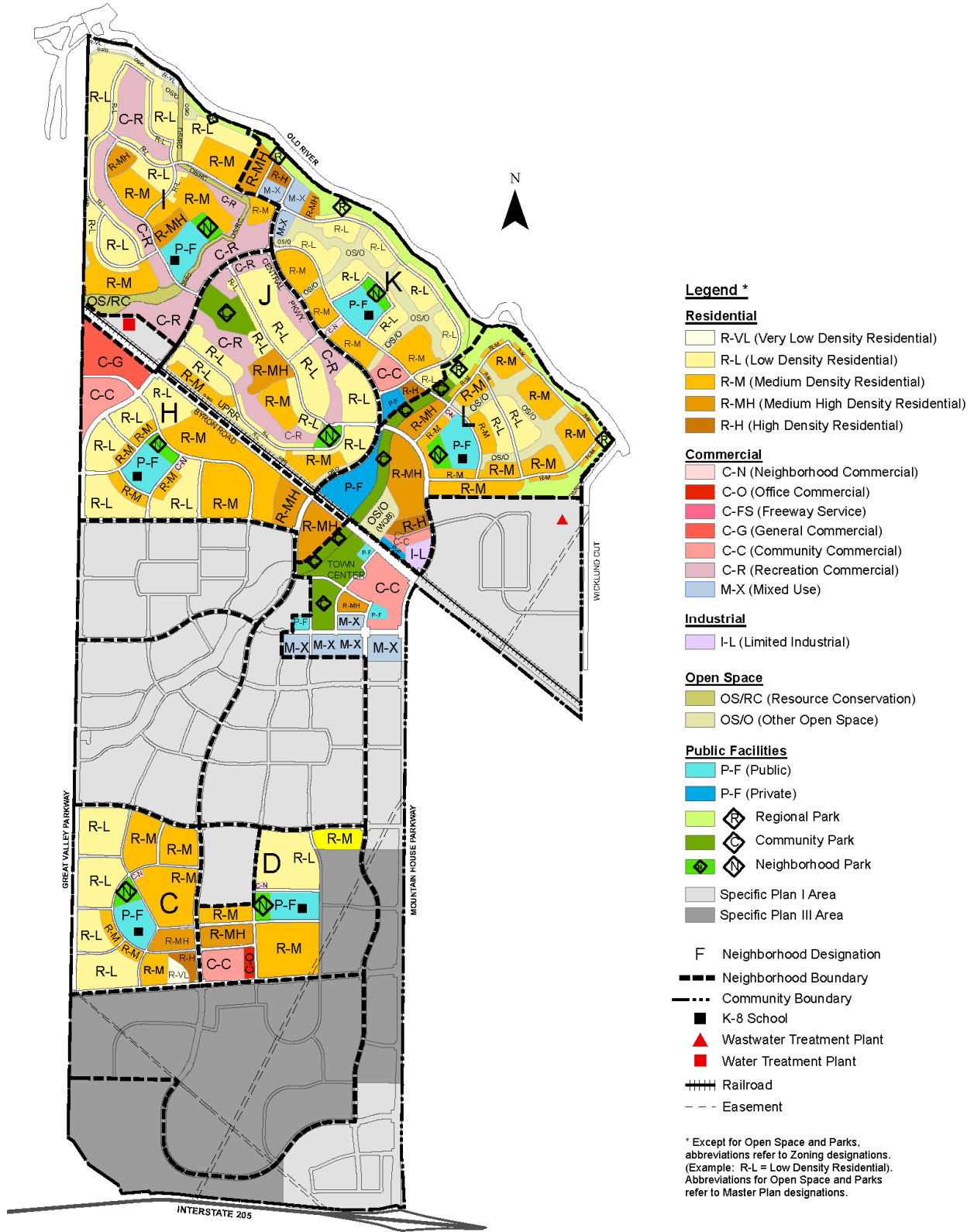


FIGURE 3.1 – SPII LAND USE

MOUNTAIN HOUSE SPECIFIC PLAN II

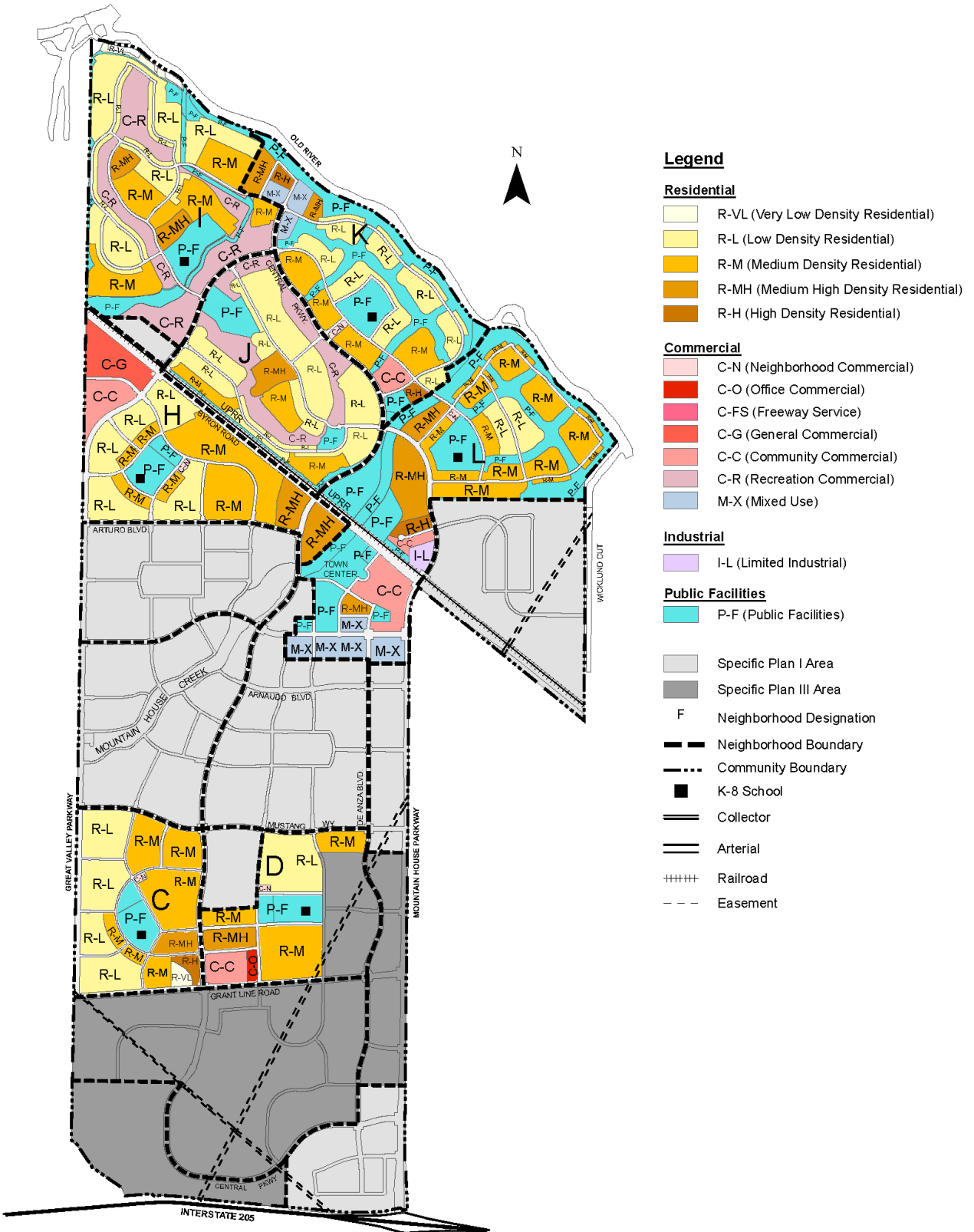


FIGURE 3.2 – SPII ZONING

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 3.1: SPII Land Use Summary

| LAND USE | | Gross Area Acres | Expected Density DU/Acre | Expected Units | Population Per DU | Population | Floor Area Ratio | Bldg Area square feet | Jobs Per Acre | Jobs |
|-------------------------------------|--------------------------------------|------------------|--------------------------|----------------|-------------------|---------------|------------------|-----------------------|---------------|--------------|
| RESIDENTIAL (du/ac) | | | | | | | | | | |
| R-VL | Residential/Very Low | 9.1 | 2.0 | 18 | 3.12 | 57 | | | | |
| R-L | Residential/Low | 635.2 | 4.5 | 2,858 | 3.12 | 8,918 | | | | |
| R-L | Residential/Low /Active Adult | 131.8 | 4.5 | 593 | 1.80 | 1,068 | | | | |
| R-M | Residential/Medium | 479.0 | 6.0 | 2,874 | 2.70 | 6,103 | | | | |
| R-M | Residential/Medium/Active Adult | 13.5 | 6.0 | 81 | 1.80 | 146 | | | | |
| R-MH | Residential/Medium High | 124.3 | 14.0 | 1,740 | 2.00 | 3,480 | | | | |
| R-MH | Residential/Medium High/Active Adult | 14.0 | 14.0 | 196 | 2.00 | 392 | | | | |
| R-H | Residential/High | 21.2 | 20.0 | 424 | 2.00 | 848 | | | | |
| M-X | Mixed Use (Town Center) | | | 200 | 2.00 | 400 | | | | |
| SUBTOTAL | | 1,428.1 | | 8,985 | | 21,412 | | | | |
| ADDITIONAL & BONUS UNITS | | | | | | | | | | |
| | Additional Units (Town Center) | | | 240 | 2.00 | 480 | | | | |
| | Bonus Units (For HD Housing) | | | 90 | 2.00 | 180 | | | | |
| SUBTOTAL | | | | 330 | | 660 | | | | |
| COMMERCIAL | | | | | | | | | | |
| C-N | Neighborhood Commercial | 6.3 | | | | | 0.25 | 68,607 | 24.0 | 151 |
| C-C | Community Commercial | 79.6 | | | | | 0.25 | 866,844 | 24.0 | 1,910 |
| C-G | General Commercial | 31.5 | | | | | 0.25 | 343,035 | 24.0 | 756 |
| C-O | Office Commercial | 3.8 | | | | | 0.35 | 58,392 | 44.0 | 169 |
| C-R | Commercial Recreation | 179.5 | | | | | 0.10 | 60,000 | 0.5 | 90 |
| M-X | Mixed Use (Town Center) | 35.7 | | | | | 1.00 | 1,555,092 | 51.0 | 1,821 |
| M-X | Mixed Use (Old River Neighborhood K) | 18.4 | | | | | 0.50 | 400,752 | 51.0 | 938 |
| SUBTOTAL | | 354.8 | | | | | | 3,352,722 | | 5,835 |
| INDUSTRIAL | | | | | | | | | | |
| I-L | Limited Industrial (N. of Byron) | 5.9 | | | | | 0.40 | 102,802 | 26.0 | 153 |
| SUBTOTAL | | 5.9 | | | | | | 102,802 | | 153 |
| OPEN SPACE | | | | | | | | | | |
| NP | Neighborhood Park | 35.3 | | | | | | | 0.2 | 7 |
| CP | MH Creek Community Park | 32.8 | | | | | | | 0.2 | 7 |
| CP | Central Community Park | 31.3 | | | | | | | 0.2 | 6 |
| CP | Other Community Parks | 20.0 | | | | | | | 0.2 | 4 |
| RP | Regional Park | 88.2 | | | | | | | 0.2 | 18 |
| OS/O | Lakes | 95.6 | | | | | | | | 19 |
| OS/O | Water Quality/Detention Basins | 17.0 | | | | | | | | 0 |
| OS/O | Buffer Areas | 15.7 | | | | | | | | 0 |
| OS/RC | Wetland / Resource Conservation | 17.2 | | | | | | | | 0 |
| OS/RC | Dry Creek | 13.0 | | | | | | | | 0 |
| SUBTOTAL | | 366.1 | | | | | | | | 61 |
| SCHOOLS | | | | | | | | | | |
| P-F | K-8 | 96.0 | | | | | | | 2.5 | 240 |
| SUBTOTAL | | 96.0 | | | | | | | | 240 |
| PUBLIC | | | | | | | | | | |
| P-F | Transit | 5.0 | | | | | | | 5.0 | 25 |
| P-F | Public Facilities (public) | 6.0 | | | | | 0.30 | 78,408 | 5.0 | 30 |
| P-F | Public Facilities (private) | 27.0 | | | | | 0.30 | 352,836 | 5.0 | 135 |
| SUBTOTAL | | 38.0 | | | | | | | | 190 |
| TOTALS | | 2,289.0 | | 9,315 | | 22,072 | | 3,455,524 | | 6,479 |

Notes:

- 1) All acreages exclude Arterial roadways. In Town Center, acreages also exclude Collector roads. RVL, RL and RM areas include Collector and Local roadways (including some roads serving non-residential uses) and areas under power line easement.
- 2) Neighborhood 'D' total excludes the High School and Fire Station.
- 3) No more than 40% of the M-X acreage for the Old River area (in Neighborhood K) shall be used for stand-alone Residential High

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 3.2: SPII Land Use by Neighborhood

| LAND USE | Neighborhood C | | Neighborhood D | | Neighborhood H | | Neighborhood I | | Neighborhood J | | Neighborhood K | | Neighborhood L | | Town Center | | Totals | | |
|-------------------------------------|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|----------------|------------|----------------|--------------|
| | Gross Area | Expected Units | Gross Area | Expected Units | Gross Area | Expected Units | Gross Area | Expected Units | Gross Area | Expected Units | Gross Area | Expected Units | Gross Area | Expected Units | Gross Area | Expected Units | Gross Area | Expected Units | |
| | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | AC | DU | |
| RESIDENTIAL | | | | | | | | | | | | | | | | | | | |
| R-VL | Residential/Very Low | 4.2 | 8 | | 0 | | 0 | 4.9 | 10 | | 0 | | 0 | | 0 | | 0 | 9.1 | 18 |
| R-L | Residential/Low | 118.0 | 531 | 44.0 | 198 | 96.0 | 432 | 145.4 | 654 | 82.0 | 369 | 45.8 | 206 | 104.0 | 467 | | 0 | 635.2 | 2857 |
| R-L | Residential/Low - Active Adult | | | | | | | | | 78.7 | 354 | 53.1 | 239 | | | | | 131.8 | 593 |
| R-M | Residential/Medium | 79.0 | 474 | 72.0 | 432 | 107.5 | 645 | | | 22.8 | 137 | 58.2 | 349 | 49.1 | 295 | | 0 | 388.6 | 2332 |
| R-M | Residential/Medium - Active Adult | | | | | | | 91.2 | 547 | 13.5 | 81 | | | | | | | 104.7 | 628 |
| R-MH | Residential/Medium High | 10.5 | 147 | 13.6 | 190 | 31.0 | 434 | | | | | 15.6 | 219 | 33.0 | 462 | 5.2 | 73 | 108.9 | 1525 |
| R-MH | Residential/Medium High - Active Adult | | | | | | | 15.4 | 216 | 14.0 | 196 | | | | | | | 29.4 | 412 |
| R-H | Residential/High | 6.0 | 120 | | 0 | | | | | | 0 | 9.0 | 180 | 6.2 | 124 | | 0 | 21.2 | 424 |
| M-X | Mixed Use | | | | | | | | | | | | | | | 200 | | 0.0 | 200 |
| | SUBTOTAL | 217.7 | 1,280 | 129.6 | 820 | 234.5 | 1,511 | 256.9 | 1,427 | 211.0 | 1,137 | 181.7 | 1,193 | 192.3 | 1,348 | 5.2 | 273 | 1,428.9 | 8,989 |
| ADDITIONAL & BONUS UNITS | | | | | | | | | | | | | | | | | | | |
| | Additional Units (Town Center) | | | | | | | | | | | | | | | | 240 | | 240 |
| | Bonus Units (For HD Housing) | | | | | | 58 | | | | | | | | | 32 | | | 90 |
| | SUBTOTAL | 0.0 | 0 | 0.0 | 0 | 0.0 | 58 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 32 | 0.0 | 240 | 0.0 | 330 |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | |
| C-N | Neighborhood Commercial | 1.0 | | 1.0 | | 1.1 | | | | | | 1.7 | | 1.5 | | | | | 6.3 |
| C-C | Community Commercial | | | 15.5 | | 19.3 | | | | | | 9.9 | | 6.0 | | 29.0 | | | 79.6 |
| C-G | General Commercial | | | | | 31.5 | | | | | | | | | | | | | 31.5 |
| C-O | Office Commercial | | | 3.8 | | | | | | | | | | | | | | | 3.8 |
| C-R | Commercial Recreation | | | | | | | 108.0 | | 71.5 | | | | | | | | | 179.5 |
| M-X | Mixed Use | | | | | | | | | | | 18.4 | | | | 39.8 | | | 58.2 |
| | SUBTOTAL | 1.0 | 0 | 20.3 | 0 | 51.9 | 0 | 108.0 | 0 | 71.5 | 0 | 30.0 | 0 | 7.5 | 0 | 68.8 | 0 | 0 | 359.0 |
| INDUSTRIAL | | | | | | | | | | | | | | | | | | | |
| IL | Limited Industrial (N of Byron) | | | | | | | | | | | | | 5.9 | | | | | 5.9 |
| | SUBTOTAL | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 5.9 | 0 | 0.0 | 0 | 0 | 5.9 |
| OPEN SPACE | | | | | | | | | | | | | | | | | | | |
| NP | Neighborhood Park | 5.0 | | 5.0 | | 5.0 | | 4.9 | | 5.3 | | 5.0 | | 5.0 | | | | | 35.2 |
| CP | MH Creek Community Park | | | | | | | | | | | | | 23.6 | | 9.2 | | | 32.8 |
| CP | Central Community Park | | | | | | | | | | | | | | | 27.2 | | | 27.2 |
| CP | Other Community Parks | | | | | | | | | 20.0 | | | | | | | | | 20.0 |
| RP | Regional Park | | | | | | | 4.9 | | | | 43.1 | | 40.2 | | | | | 88.2 |
| OS/O | Lakes | | | | | | | | | | | 48.3 | | 47.3 | | | | | 95.6 |
| OS/O | Water Quality /Detention Basins | | | | | | | 4.4 | | | | | | 12.7 | | | | | 17.0 |
| OS/O | Buffer Areas | | | | | | | 8.3 | | 7.4 | | | | | | | | | 15.7 |
| OS/RC | Wetland / Resource Conservation | | | | | | | 15.8 | | | | | | 1.4 | | | | | 17.2 |
| OS/RC | Dry Creek | | | | | | | 13.0 | | | | | | | | | | | 13.0 |
| | SUBTOTAL | 5.0 | 0.0 | 5.0 | 0.0 | 5.0 | 0.0 | 51.3 | 0.0 | 32.7 | 0.0 | 96.4 | 0.0 | 130.1 | 0 | 36.4 | 0 | 0 | 361.8 |
| SCHOOLS | | | | | | | | | | | | | | | | | | | |
| P-F | K-8 | 16.0 | | 16.0 | | 16.0 | | 16.0 | | | | 16.0 | | 16.0 | | | | | 96.0 |
| | SUBTOTAL | 16.0 | 0 | 16.0 | 0 | 16.0 | 0 | 16.0 | 0 | 0.0 | 0 | 16.0 | 0 | 16.0 | 0 | 0.0 | 0 | 0 | 96.0 |
| PUBLIC | | | | | | | | | | | | | | | | | | | |
| P-F | Transit | | | | | | | | | | | | | 2.0 | | 3.0 | | | 5.0 |
| P-F | Public Facilities (public) | | | | | | | | | | | 1.0 | | 0.0 | | 4.8 | | | 5.8 |
| P-F | Public Facilities (private) | | | | | | | | | | | 5.0 | | 22.3 | | | | | 27.3 |
| | SUBTOTAL | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 6.0 | 0 | 24.3 | 0 | 7.8 | 0 | 0 | 38.1 |
| TOTALS | | 239.7 | 1,280 | 170.9 | 820 | 307.4 | 1,569 | 432.2 | 1,427 | 315.2 | 1,137 | 330.1 | 1,193 | 376.1 | 1,380 | 118.2 | 513 | 2,289.8 | 9,319 |

Notes:

- 1) All acreages exclude Arterial roads. In Town Center, acreages also exclude Collector roads. RVL, RL and RM areas include Collector and Local roadways (including some roads serving non-residential uses) and areas under power
- 2) Neighborhood 'D' total excludes the High School and Fire Station.
- 3) Neighborhood 'D' in Specific Plan II covers only the western part of Neighborhood D, which is also known as Neighborhood D (west).
- 4) No more than 40% of the M-X acreage in Neighborhood K shall be used for stand-alone Residential High Density dwelling units.

MOUNTAIN HOUSE SPECIFIC PLAN II

| Table 3.3: SPII Land Use Assumptions | | | | | | | | |
|---|-------------------------------|-------------------------------|--------------------------------|----------------|-------------------------|------------------------------|------|-----------|
| LAND USE | Minimum Density (DU/AC) | Maximum Density (DU/AC) | Expected Density (DU/AC) | Person / DU | K-8 Students / DU | High School Students / DU | FAR | Jobs / AC |
| RESIDENTIAL | | | | | | | | |
| Very Low Density (R-VL) detached | 1.00 | 2.00 | 2.00 | 3.12 | 0.676 | 0.179 | | |
| Low Density (R-L) detached | 3.75 | 4.75 | 4.50 | 3.12 | 0.676 | 0.179 | | |
| Low Density (R-L) detached (Active Adult) | 3.75 | 4.75 | 4.50 | 1.80 | 0.000 | 0.000 | | |
| Medium Density (R-M) detached | 5.70 | 7.00 | 6.00 | 2.70 | 0.676 | 0.179 | | |
| Medium Density (R-M) detached (Active Adult) | 5.70 | 7.00 | 6.00 | 1.80 | 0 | 0 | | |
| Medium-High Density (R-MH) | 12.00 | 14.00 | 14.00 | 2.00 | 0.338 | 0.0432 | | |
| Medium-High Density (R-MH) (Active Adult) | 12.00 | 14.00 | 14.00 | 2.00 | 0.000 | 0.0000 | | |
| Senior Housing (R-MH) | 12.00 | 14.00 | 14.00 | 2.00 | 0 | 0 | | |
| High Density (R-H) attached | 18.00 | 20.00 | 20.00 | 2.00 | 0.338 | 0.0432 | | |
| Senior Housing (R-H) attached | 18.00 | 20.00 | 20.00 | 2.00 | 0 | 0 | | |
| Town Center Residential (M-X) attached | | | | 2.00 | 0.338 | 0.0432 | | |
| COMMERCIAL INDUSTRIAL | | | | | | | | |
| Neighborhood Commercial (C-N) | | | | | | | 0.25 | 24.0 |
| Community Commercial (C-C) | | | | | | | 0.25 | 24.0 |
| General Commercial (C-G) | | | | | | | 0.25 | 24.0 |
| Office Commercial (C-O) | | | | | | | 0.35 | 44.0 |
| Commercial Recreation (C-R) | | | | | | | 0.10 | 0.5 |
| Mixed Use (Town Center) (M-X) | | | | | | | 1.00 | 51.0 |
| Mixed Use (Old River Neighborhood K) (M-X) | | | | | | | 0.50 | 51.0 |
| Limited Industrial (North of Byron) (I-L) | | | | | | | 0.40 | 26.0 |
| SCHOOLS | | | | | | | | |
| K-8 (Elementary / Middle School) (P-F) | | | | | | | | 2.5 |
| | | | | | | | | 2.5 |
| PARKS AND RECREATION | | | | | | | | |
| Neighborhood Parks (NP) | | | | | | | | 0.2 |
| Community Parks (CP) | | | | | | | | 0.2 |
| Regional Park (RP) | | | | | | | | 0.2 |
| PUBLIC | | | | | | | | |
| Wastewater / Service Yards (P-F) | | | | | | | | 5.0 |
| Water Treatment Plant (P-F) | | | | | | | | 5.0 |
| Transit Center (P-F) | | | | | | | | 5.0 |
| Public Facilities (Private, Public) (P-F) | | | | | | | 0.3 | 5.0 |

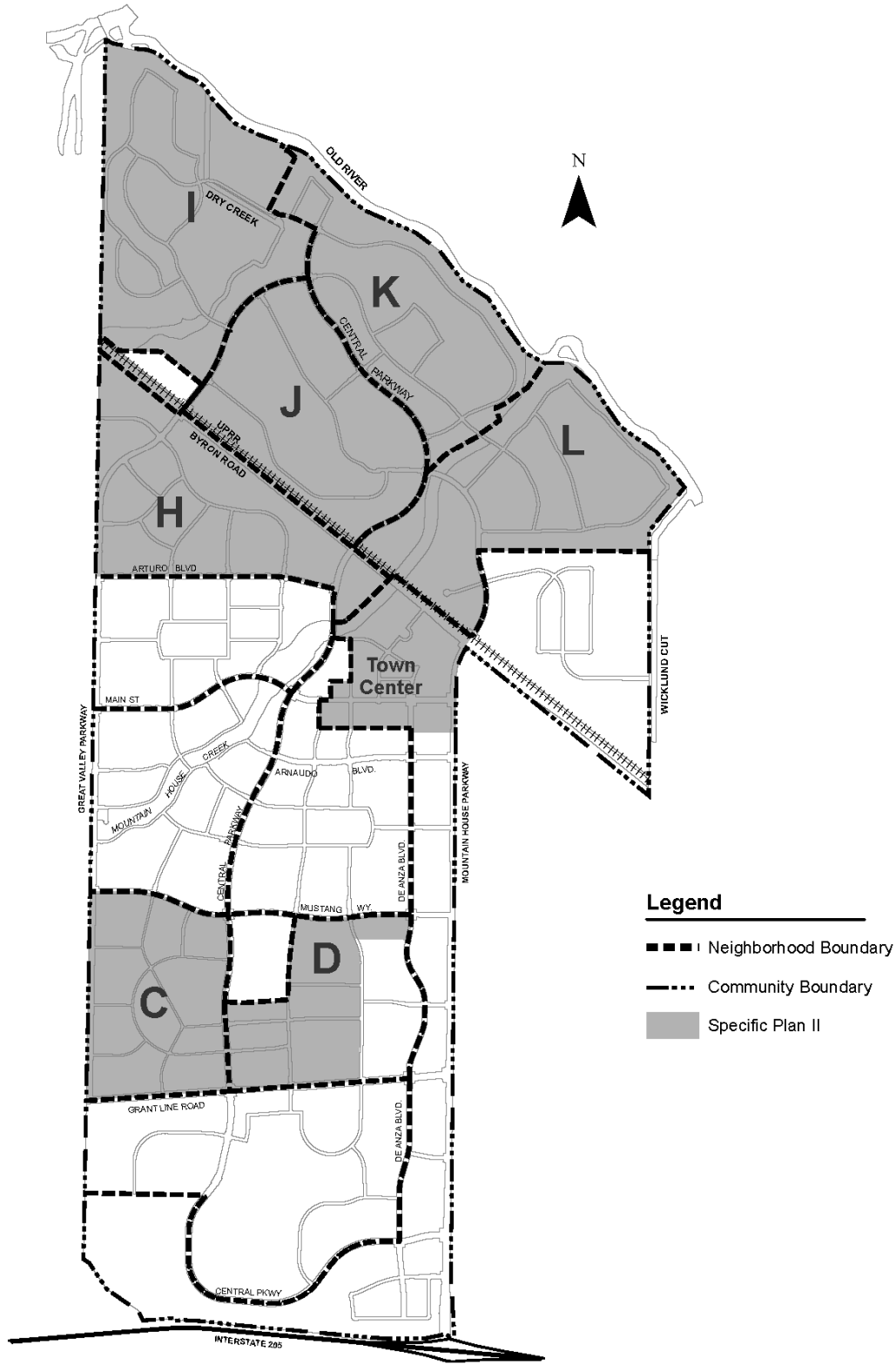


FIGURE 3.3 – NEIGHBORHOOD BOUNDARIES

MOUNTAIN HOUSE SPECIFIC PLAN II

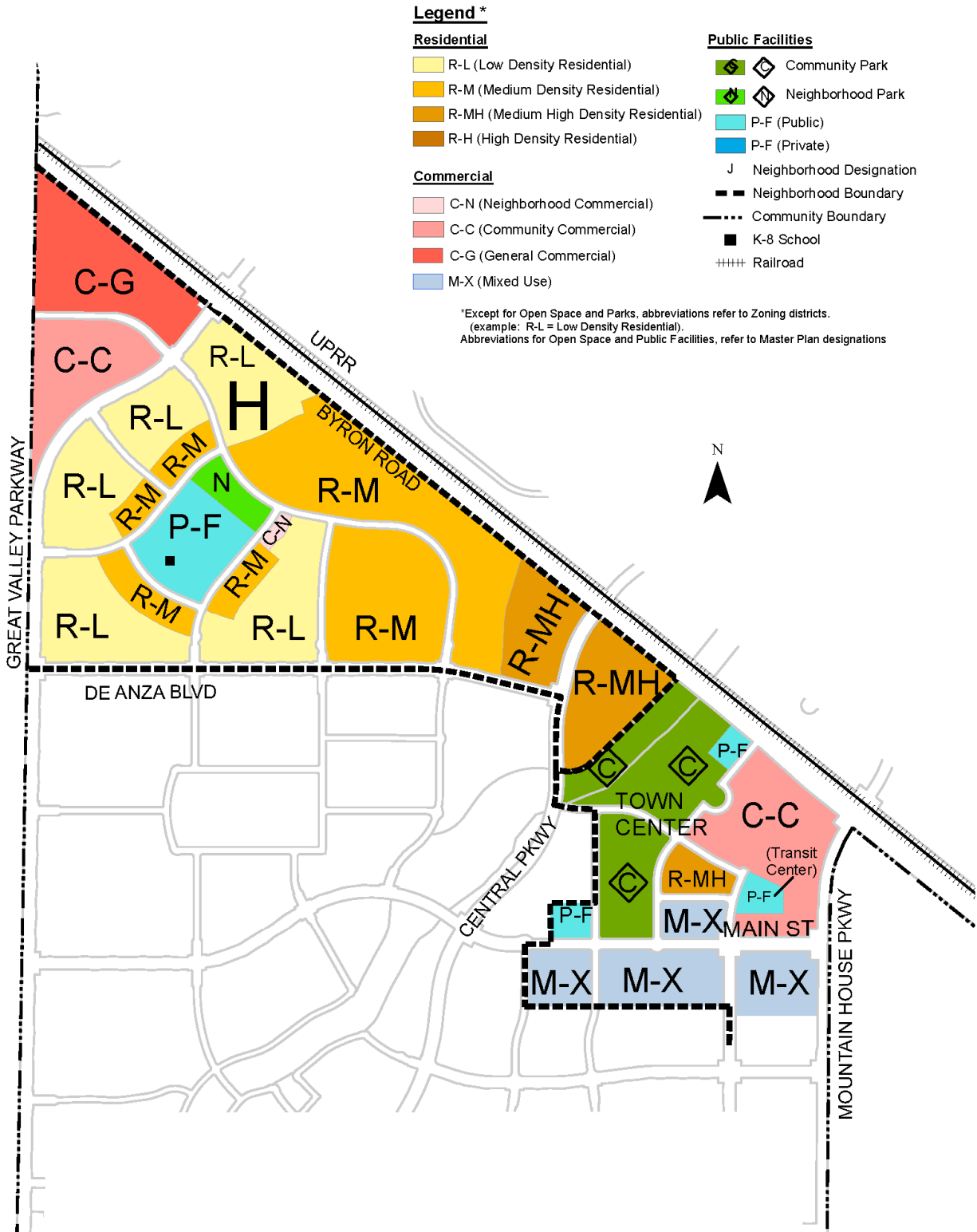
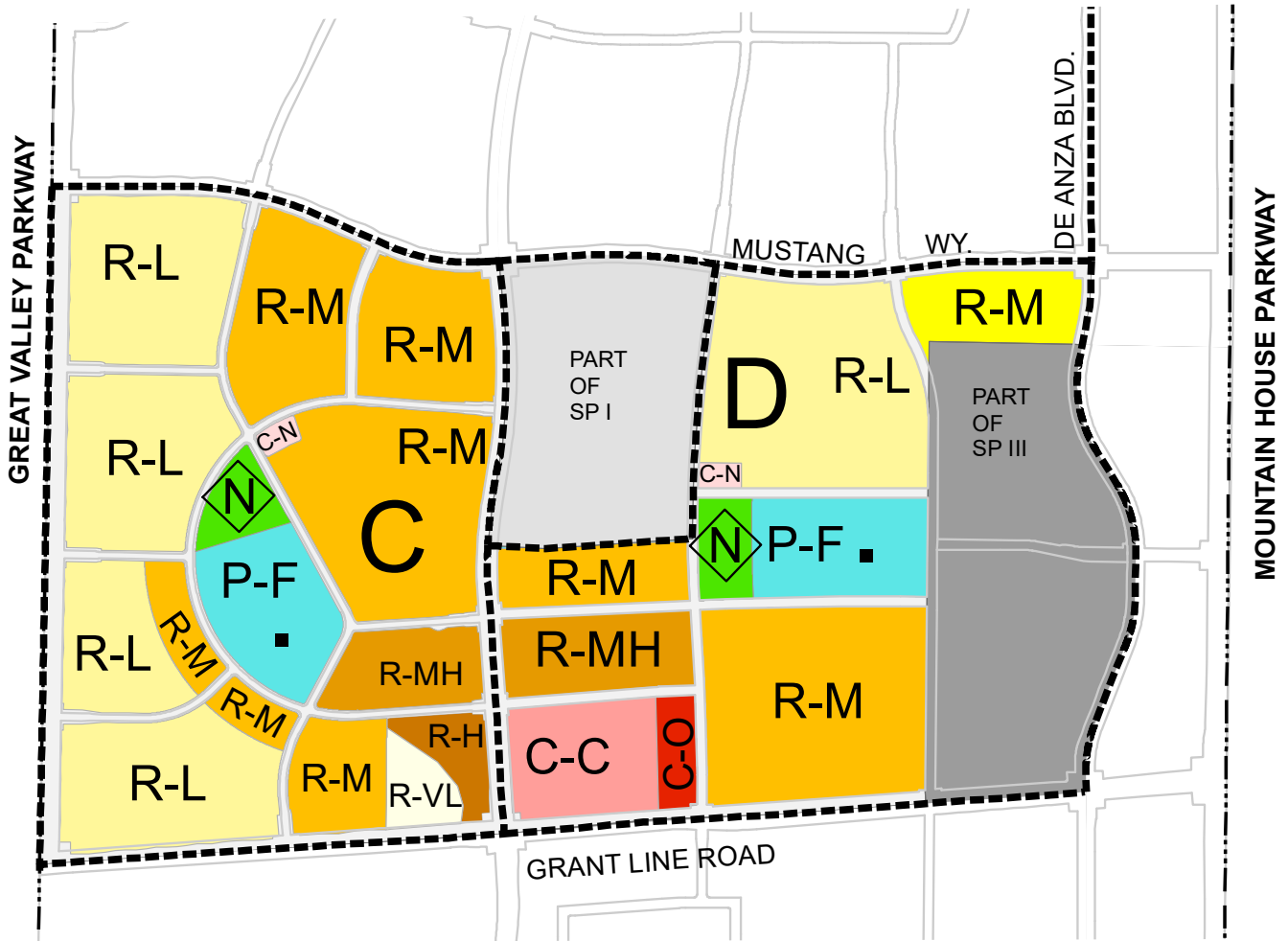


FIGURE 3.4 – TOWN CENTER & NEIGHBORHOOD ‘H’ LAND USE



Legend *

Residential

- R-VL (Very Low Density Residential)
- R-L (Low Density Residential)
- R-M (Medium Density Residential)
- R-MH (Medium High Density Residential)
- R-H (High Density Residential)

Commercial

- C-N (Neighborhood Commercial)
- C-C (Community Commercial)
- C-O (Office Commercial)

Public Facilities

- Neighborhood Park
- P-F (Public)
- Specific Plan I
- Specific Plan III
- C Neighborhood Designation
- Neighborhood Boundary
- Community Boundary
- K-8 School



*Except for Open Space and Parks, abbreviations refer to Zoning districts.
 (example: R-L = Low Density Residential).
 Abbreviations for Open Space and Public Facilities, refer to Master Plan designations

FIGURE 3.5 – NEIGHBORHOODS ‘C’ & ‘D’ LAND USE

MOUNTAIN HOUSE SPECIFIC PLAN II

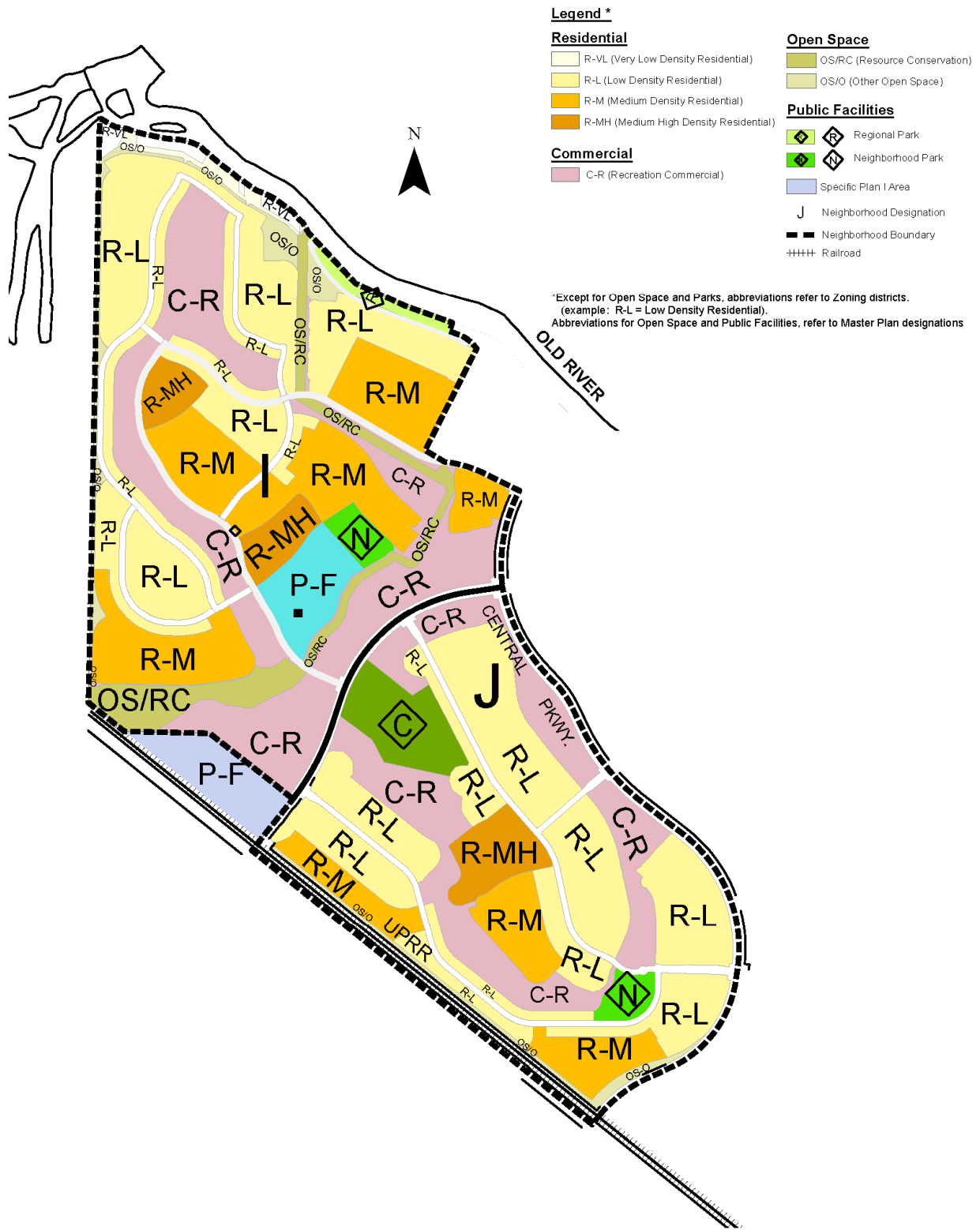


FIGURE 3.6 – NEIGHBORHOODS ‘I’ AND ‘J’ LAND USE

MOUNTAIN HOUSE SPECIFIC PLAN II

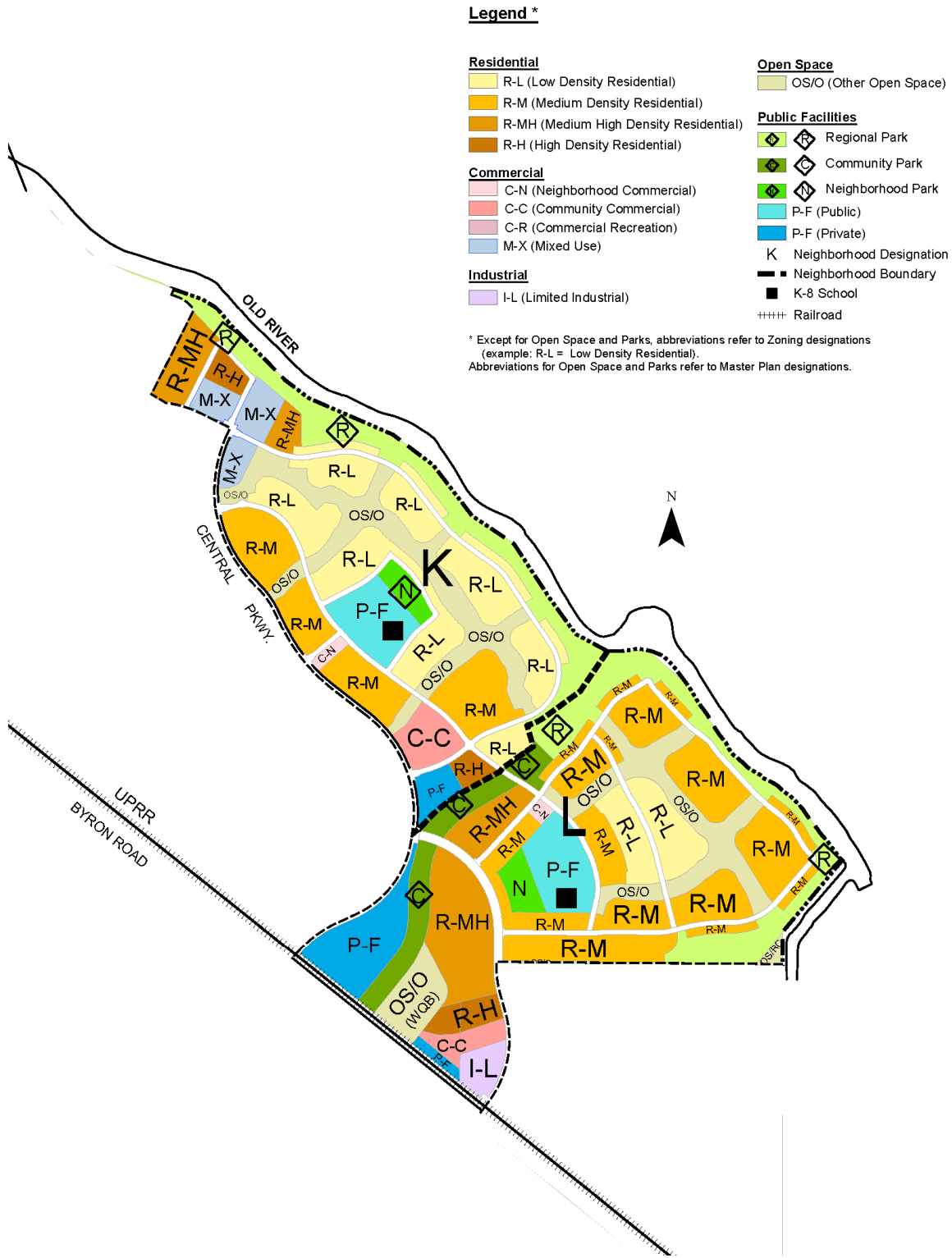


FIGURE 3.7 – NEIGHBORHOODS ‘K’ & ‘L’ LAND USE

3.3 LAND USE REGULATIONS AND PERMITTED USES

3.3.1 Description of Permitted Land Uses

Master Plan Summary

Table 3.4: Master Plan Land Use Designations provides as summary of permitted land uses within Mountain House.

Table 3.4: Master Plan Land Use Designations

| | |
|---|---|
| Very Low Density Residential (R/VL) | Very Low Density Residential uses consist of existing single family homes on relatively large lots that occur in four separate locations within the Mountain House community. |
| Low Density Residential (R/L) | Low Density Residential uses include a variety of single family dwelling unit types, likely to include traditional front street-served and rear alley-served homes. |
| Medium Density Residential (R/M) | Medium Density Residential provides for a wide variety of detached and attached unit types and may include small-lot detached, duplexes, triplexes, or town homes. |
| Medium-High Density Residential (R/MH) | Medium-High Density Residential areas may include town homes, garden apartments, and other attached residential uses. Detached single family housing may also be developed (per Master Plan, Implementation 3.9.3 (d)). |
| High Density Residential (R/H) | High Density Residential uses are located near the Town Center and other locations in close proximity to shopping, employment and recreation uses. Housing types may include condominiums, town homes, garden apartments, and other attached homes. |
| Mixed Use (M/X) | The Mixed Use areas are included within the Town Center and the Old River Center, and will provide an integration of office, retail, recreation, public, and high-density residential uses. The M/X designation allows for more urban densities, innovative design, and efficient land and infrastructure utilization. Residential uses may be accommodated within vertically integrated, M/X buildings or as stand-alone structures. Residential density will be the same as that for the R/H designation. |
| Neighborhood Commercial (C/N) | Neighborhood Commercial areas provide small retail and service businesses within easy pedestrian and bicycle access of the immediate neighborhood. The Master Plan designates a one-acre site in each family neighborhood and in the Neighborhood K mixed active adult and family neighborhood for Neighborhood Commercial uses. |
| Community Commercial (C/C) | Community Commercial areas provide a full range of retail and service establishments to serve the daily shopping needs of the community. The larger site northeast of Town Center is intended to provide an additional major shopping area for the entire community. |
| General Commercial (C/G) | General Commercial areas will provide for retail and service uses that generally require special purpose trips, are typically oriented to automobile use, and may include discount stores, automobile repair establishments, and retail or wholesale nurseries. |
| Office Commercial (C/O) | Office Commercial areas support administrative and professional office development. |
| Commercial Recreation (C/R) | Commercial Recreation areas will provide areas for major commercial/public recreationally-oriented activities and supportive, associated uses. This Master Plan land use designation is utilized for the nature preserves, clubhouse, restaurant, and Recreation Center, parks, and other supportive, associated uses in Neighborhoods I and J. |
| Limited Industrial (I/L) | Limited Industrial areas are intended to accommodate modern business park developments that provide little or no nuisance activities. |
| Public (P) - Schools | This Master Plan designation is used for the K-8 school within each family neighborhood and the Neighborhood K mixed active adult and family neighborhood, the high school, and the school corporation yard located near the wastewater treatment site. |
| Public (P) - Transit Center | This Master Plan designation is used for the Transit Center proposed in the |

MOUNTAIN HOUSE SPECIFIC PLAN II

| | |
|---|---|
| | Town Center. |
| Public (P) - Public Facility | This Master Plan designation is used for other public facilities, which may include administrative offices and facilities, public assembly rooms, and religious institutions. |
| Public (P) - Neighborhood Parks | A centrally located neighborhood park of approximately five acres will be developed adjacent to each K-8 school and operated in coordination with the school. |
| Public (P) - Community Park | Community parks are intended to provide active recreation facilities such as athletic fields and complexes, tennis/racquet courts, and for passive uses such as picnicking, jogging/walking/bicycle paths, and nature areas including the Mountain House Creek Park. |
| Public (P) - Regional Park | The regional park consists of a riverfront park along the Old River edge from the northwest corner of Neighborhood K to the southeast corner of Neighborhood L. This location makes use of the river's open space, wildlife and scenic values to provide a regional open space and recreational resource. |
| Open Space-Other (OS/O) | This Master Plan designation is used for the water quality basins and lakes north of Byron Road. |
| Open Space-Resource Conservation (OS/RC) | This Master Plan designation is used to preserve Dry Creek and the existing wetlands north of Byron Road. |

Source: Mountain House Master Plan, Section 3.2.6

Plan Description

Figure 3.1: SPII Land Use and Table 3.1: SPII Land Use Summary describe the locations and extent of land uses proposed for SPII. These land uses are consistent with the Master Plan, and the San Joaquin County Development Title as amended, and will implement the Master Plan goals for a full-service, balanced community at Mountain House.

SPII Implementation Measures

1. **Permitted Land Uses.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title for allowable uses within each designated Zoning District, as follows:
 - a. Chapter 9-305M, Residential Zones: Use Regulations
 - b. Chapter 9-405M, Commercial Zones: Use Regulations
 - c. Chapter 9-505M, Industrial Zones: Use Regulations
 - d. Chapter 9-705M, Other Zones: Use Regulations
2. **Development Title Amendments.** All development requirements applicable to Neighborhoods E, F, and G within Specific Plan I shall be applicable to all zoning districts within SPII.

3.3.2 Land Use Density

Master Plan Summary

The Master Plan provides a density range for each residential land use category that is specifically tailored to the Mountain House new community (see Table 3.1: SPII Land Use Summary). This density range is generally more restrictive than the density range specified in the San Joaquin County General Plan.

The Master Plan establishes a minimum, maximum, and expected number of dwelling units for each residential designation and for each neighborhood. Facility planning will generally be based on a number of units higher than the “expected” number, in order to allow for contingencies. During the review of a Specific Plan adoption or amendment, the number of proposed residential units will be reviewed with respect to the number of total

units planned in the community to ensure that a maximum of 16,000 units will not be exceeded.

Acreage used in residential density calculations exclude the following:

- All Arterial street rights of way.
- Railroad rights of way and adjacent open space buffer.
- Creek corridors and wetland areas identified in the Master Plan.
- Non-residential land uses including uses that may be added at a later date.
- Collector streets shown on Master Plan, Figure 3.5.

Acreage included in residential density calculations consist of the following:

- Local roads and Collectors internal to each neighborhood.
- Land used in the actual subdivision including any additional neighborhood open space, median landscaping or private recreation areas.
- Major utility transmission easements.

Plan Description

Land use densities in SPII will be consistent with the provisions of the Master Plan and the San Joaquin County Development Title, as amended (see Tables 3.1-3.4).

MOUNTAIN HOUSE SPECIFIC PLAN II

| TABLE 3.5 Minimum, Maximum, & Expected Residential Units by Neighborhood | | | | | | | | |
|---|-------------------------------|-----------------|-------------------------|---------------|-----------------|---------------|------------------|----------------|
| Neighborhood | Residential Zoning District | Gross Area (AC) | Minimum Density (DU/AC) | Minimum Units | Maximum Density | Maximum Units | Expected Density | Expected Units |
| C | R-VL | 4.2 | 1.00 | 4 | 2.00 | 8 | 2.00 | 8 |
| | R-L | 118.0 | 3.75 | 443 | 4.75 | 561 | 4.50 | 531 |
| | R-M | 79.0 | 5.70 | 450 | 7.00 | 553 | 6.00 | 474 |
| | R-MH | 10.5 | 12.00 | 126 | 14.00 | 147 | 14.00 | 147 |
| | R-H | 6.0 | 18.00 | 108 | 20.00 | 120 | 20.00 | 120 |
| | TOTAL | 217.7 | | 1,131 | | 1,389 | | 1,280 |
| D | R-VL | | 1.00 | - | 2.00 | - | 2.00 | - |
| | R-L | 44.0 | 3.75 | 165 | 4.75 | 209 | 4.50 | 198 |
| | R-M | 72.0 | 5.70 | 410 | 7.00 | 504 | 6.00 | 432 |
| | R-MH | 13.6 | 12.00 | 163 | 14.00 | 190 | 14.00 | 190 |
| | R-H | | 18.00 | - | 20.00 | - | 20.00 | - |
| | TOTAL | 129.6 | | 739 | | 903 | | 820 |
| H | R-VL | | 1.00 | - | 2.00 | - | 2.00 | - |
| | R-L | 96.0 | 3.75 | 360 | 4.75 | 456 | 4.50 | 432 |
| | R-M | 107.5 | 5.70 | 613 | 7.00 | 753 | 6.00 | 645 |
| | R-MH | 31.0 | 12.00 | 372 | 14.00 | 434 | 14.00 | 434 |
| | R-H | | 18.00 | 0 | 20.00 | 0 | 20.00 | 0 |
| | R-H Bonus Units | | | | | 58 | | 58 |
| | TOTAL | 234.5 | | 1,345 | | 1,701 | | 1,569 |
| I | R-VL | 4.9 | 1.00 | 5 | 2.00 | 10 | 2.00 | 10 |
| | R-L | 145.4 | 3.75 | 545 | 4.75 | 691 | 4.50 | 654 |
| | R-M | 91.2 | 5.70 | 520 | 7.00 | 638 | 6.00 | 547 |
| | R-MH | 15.4 | 12.00 | 185 | 14.00 | 216 | 14.00 | 216 |
| | R-H | | 18.00 | - | 20.00 | - | 20.00 | - |
| | TOTAL | 256.9 | | 1,255 | | 1,554 | | 1,427 |
| J | R-VL | | 1.00 | - | 2.00 | - | 2.00 | - |
| | R-L | 160.7 | 3.75 | 603 | 4.75 | 763 | 4.50 | 723 |
| | R-M | 36.3 | 5.70 | 207 | 7.00 | 254 | 6.00 | 218 |
| | R-MH | 14.0 | 12.00 | 168 | 14.00 | 196 | 14.00 | 196 |
| | R-H | | 18.00 | - | 20.00 | - | 20.00 | - |
| | TOTAL | 211.0 | | 978 | | 1,213 | | 1,137 |
| K | R-VL | | 1.00 | - | 2.00 | - | 2.00 | - |
| | R-L | 98.9 | 3.75 | 371 | 4.75 | 470 | 4.50 | 445 |
| | R-M | 58.2 | 5.70 | 332 | 7.00 | 407 | 6.00 | 349 |
| | R-MH | 15.6 | 12.00 | 187 | 14.00 | 218 | 14.00 | 218 |
| | R-H | 9.0 | 18.00 | 162 | 20.00 | 180 | 20.00 | 180 |
| | TOTAL | 181.7 | | 1,052 | | 1,276 | | 1,193 |
| L | R-VL | | 1.00 | - | 2.00 | - | 2.00 | - |
| | R-L | 104.0 | 3.75 | 390 | 4.75 | 494 | 4.50 | 468 |
| | R-M | 49.1 | 5.70 | 280 | 7.00 | 344 | 6.00 | 295 |
| | R-MH | 33.0 | 12.00 | 396 | 14.00 | 462 | 14.00 | 462 |
| | R-H | 6.2 | 18.00 | 112 | 20.00 | 124 | 20.00 | 124 |
| | R-H Bonus Units | | | | | 32 | | 32 |
| | TOTAL | 192.3 | | 1,177 | | 1,456 | | 1,381 |
| TOTALS | R-VL | 9.1 | 1.00 | 9 | 2.00 | 18 | 2.00 | 18 |
| | R-L | 767.0 | 3.75 | 2,876 | 4.75 | 3,643 | 4.50 | 3,453 |
| | R-M | 493.3 | 5.70 | 2,812 | 7.00 | 3,453 | 6.00 | 2,960 |
| | R-MH | 133.1 | 12.00 | 1,597 | 14.00 | 1,863 | 14.00 | 1,863 |
| | R-H | 21.2 | 18.00 | 382 | 20.00 | 424 | 20.00 | 424 |
| | Town Center RMH | 5.2 | 12.00 | 62 | 14.00 | 73 | 14.00 | 73 |
| | M-X (Town Center) | | | 200 | | 200 | | 200 |
| | R-H Bonus Units | | | - | | 90 | | 90 |
| | M-X (Town Center) Add'l Units | | | - | | 240 | | 240 |
| | Grand Total | 1428.9 | | 7,938 | | 10,005 | | 9,321 |

Notes:

1) Unit count and acreage figures are approximate and may be modified by Tentative Maps.

SPII Implementation Measures

1. **Residential Densities.** All implementing projects shall comply with the densities indicated on Table 3.3: SPII Land Use Assumptions and with the provisions of the San Joaquin County Development Title, including:
 - a. Chapter 9-300, Residential Zones: Intent and Organization
 - b. Chapter 9-310M, Residential Zones: Lot and Structure Regulations
 - c. Chapter 9-315, Residential Zones: Density Bonus
2. **Minimum and Maximum Densities.** Development of residential subdivisions shall occur within the minimum / maximum density range of the residential land use district in which they are located, as shown in Table 3.3: SPII Land Use Assumptions, except that a residential subdivision or development may be approved at a density which exceeds or falls below the density range specified by the Master Plan, provided the subdivision is within the General Plan density range and that the density range, for each land use district, will be maintained for the neighborhood. The developer, at its sole discretion, will determine the exact density within each neighborhood.

3.3.3 Public Facilities

Master Plan Summary

Public safety facilities such as fire and police stations will be located in or near commercial areas or adjacent to public parks. Institutional uses such as private schools may be sited in commercial, residential or public areas adjacent to Arterial or Collector roads. Civic and community buildings will generally have primary facades which “front” public streets and spaces, and the design of such facilities will enhance public access and perception of such buildings.

Public-serving uses such as administrative and civic buildings will be concentrated within or near the Town Center. A main transit center will be developed in the central commercial area of the Town Center. The rail facility north of Byron Road will include transit information, parking, and waiting areas.

For schools, see Chapter Five: Education, Child Care and Library Services.

Plan Description

Figure 3.1: SPII Land Use and Figure 3.2: SPII Zoning indicates the location of public facilities within SPII. These land uses will include:

- Five acres of transit facilities, including three acres in the Town Center and two acres in Neighborhood L adjacent to the railway,
- Two sites, (one five acres located in Neighborhood K, and a larger 22 acre site located in Neighborhood L) are available for private uses such as churches, day care sites, private schools, or medical facilities;
- Acreage available for a fire station in Neighborhood K, if this site is considered optimal by the MHCS D and the Fire Service Provider, consistent with the Fire Protection Plan (see Chapter Six, Section 6.3: Fire Protection), and
- Five and one-half acres in the Town Center to be used for civic facilities such as library, administrative offices, and public assembly space.

SPII Implementation Measures

1. **Public Facilities.** Public facilities shall be located as indicated by Figure 3.1: SPII Land Use and Figure 3.2: SPII Zoning.
2. **Public Facility Provisions.** All Public Facilities shall be located and designed in compliance with all applicable Community Approvals and MHCS D Plans, Programs and Standards, as follows:
 - a. **MHCS D Design Manual, including Chapter Two: Implementation; Chapter Three: Streetscapes; Chapter Four: Walls and Fences; Chapter Five: Paths; Chapter Six: Street Furniture; Chapter Seven: Lighting; Chapter Eight: Signage; Chapter Thirteen: Civic Facilities; and Chapter Fourteen: Public Works Facilities.**
 - b. **Fire Protection Plan**
 - c. **Emergency Preparedness Plan**
 - d. **Transportation Demand Management and Transit Plan, including Chapter One: Transportation Demand Management and Chapter Two: Transit**

3.3.4 Pre-Existing Land Uses Within Mountain House

Master Plan Summary

The Master Plan requires that pre-existing residential areas be designated Very Low Density Residential (R/VL) in the General Plan prior to their inclusion in a Specific Plan. Pre-existing residential areas may connect to public sewer, water and drainage systems without the requirement of a Specific Plan, provided the use remains allowable under the AU-20 zone and is compatible with adjacent urban uses, either existing or planned.

Specific Plans for areas adjacent to pre-existing residential areas that will remain in residential use will include provisions to ensure land use compatibility between proposed and existing uses, and will plan for future extension of urban services and facilities into these areas. The R/VL general plan designation for pre-existing residential areas and the AU-20 zone may be changed to an urban designation and zone when a Specific Plan is approved for a pre-existing residential. The "Old River Homesites" pre-existing residential area will be included in the Specific Plan for Neighborhood I.

Development adjacent to existing agricultural operations will utilize interim or permanent setbacks, landscape buffers, fencing or walls to minimize noise, spray drift, and limit the potential for trespass. Development will also ensure protection of agricultural water supplies.

Plan Description

Figure 3.2: SPII Zoning shows the proposed R-VL zoning for existing residential areas within the SPII Area. The existing "Old River Homesites" are included in Neighborhood I. Pre-existing home sites adjacent to Old River are zoned R-VL, consistent with the Master Plan. Adjacent residential subdivisions that are part of new development are zoned R-L.

Design measures to integrate the Old River home sites into the new community, including grading, drainage, and provision of utilities, are described in Chapter Four, Section 4.3.3: Neighborhood Design.

All residential areas in SPII that are adjacent to the community's west edge are zoned low-density or medium density (R-L or R-M) to provide for the building setbacks required by

the Master Plan (100-foot building setback for areas adjacent to Great Valley Parkway; 100-foot building setback from the property line for areas to the north).

SPII Implementation Measures

1. **Pre-Existing Uses.** All implementing projects shall comply with Deed Notices for Right To Farm Ordinance.
2. **Land Use Compatibility.** Pre-existing home sites adjacent to Old River shall be zoned R-VL, as shown on Figure 3.2: SPII Zoning. Residential subdivisions adjacent to the Old River home sites shall be zoned R-L. Existing home sites shall be provided with proper drainage, utilities, and access as described in Chapter Four, Section 4.3.3: Neighborhood Design.
3. **Agricultural Mitigation Fee.** If a Countywide agricultural mitigation fee were established, an agricultural mitigation fee, based on each agricultural acre converted to an urban use, shall be paid by the developer to the County as specified in the ordinance. Any lands that have a recorded Final Map (not including the “Preliminary Maps”) prior to the adoption of an agricultural mitigation fee shall not be subject to the fee.

3.3.5 Mineral Rights

Plan Description

Five of the existing parcels within Specific Plan II have mineral rights with rights to surface access by third party mineral rights owners (see Figure 3.8: Mineral Rights Map). Such rights enable the owners to explore and extract mineral resources that may exist below the subject properties. Several conceptual surface entry locations have been identified within the area of Specific Plan II as depicted on Figure 3.8.

Potential sites, as identified on Figure 3.8 take into consideration criteria identified below, which attempts to preserve the mineral right holders’ ability to search for and extract if found, mineral resources below the identified parcels while, 1) preserving the landowners rights to develop the property consistent with the terms of the Master Plan and this Specific Plan and, 2) minimizing the impacts to ultimate adjacent uses and occupants. The identified sites are preferred sites, but may be relocated as necessary to accomplish the following criteria, which seeks to balance a series of potentially competing interests including:

- Minimizing disruption to and disturbing the continuity of residential uses and neighborhoods;
- Avoiding locations near school facilities;
- Locating facilities near prominent public arterial road rights of way, where conveyance pipelines may exist or be placed by the extractor;
- Facilitate, as practicable, convenient access for service vehicles and equipment.

SPII Implementation Measures

1. **Surface Entry Rights to Access Minerals.** In accordance with applicable law, a surface entry site may be provided on original parcels encumbered by third party surface entry rights to access minerals. To the maximum extent possible, these sites will be located in public areas such as Community Parks, and shall be located to allow convenient vehicular access. Siting criteria will also consider pipeline conveyance routes to existing off-site transmission pipelines. All extraction and conveyance facilities shall specifically be located away from school facilities, and shall to the greatest extent possible, avoid being located within any Neighborhood within Mountain House. Drilling and well site operators shall comply with all applicable Federal, State, County and MHCSD code requirements.

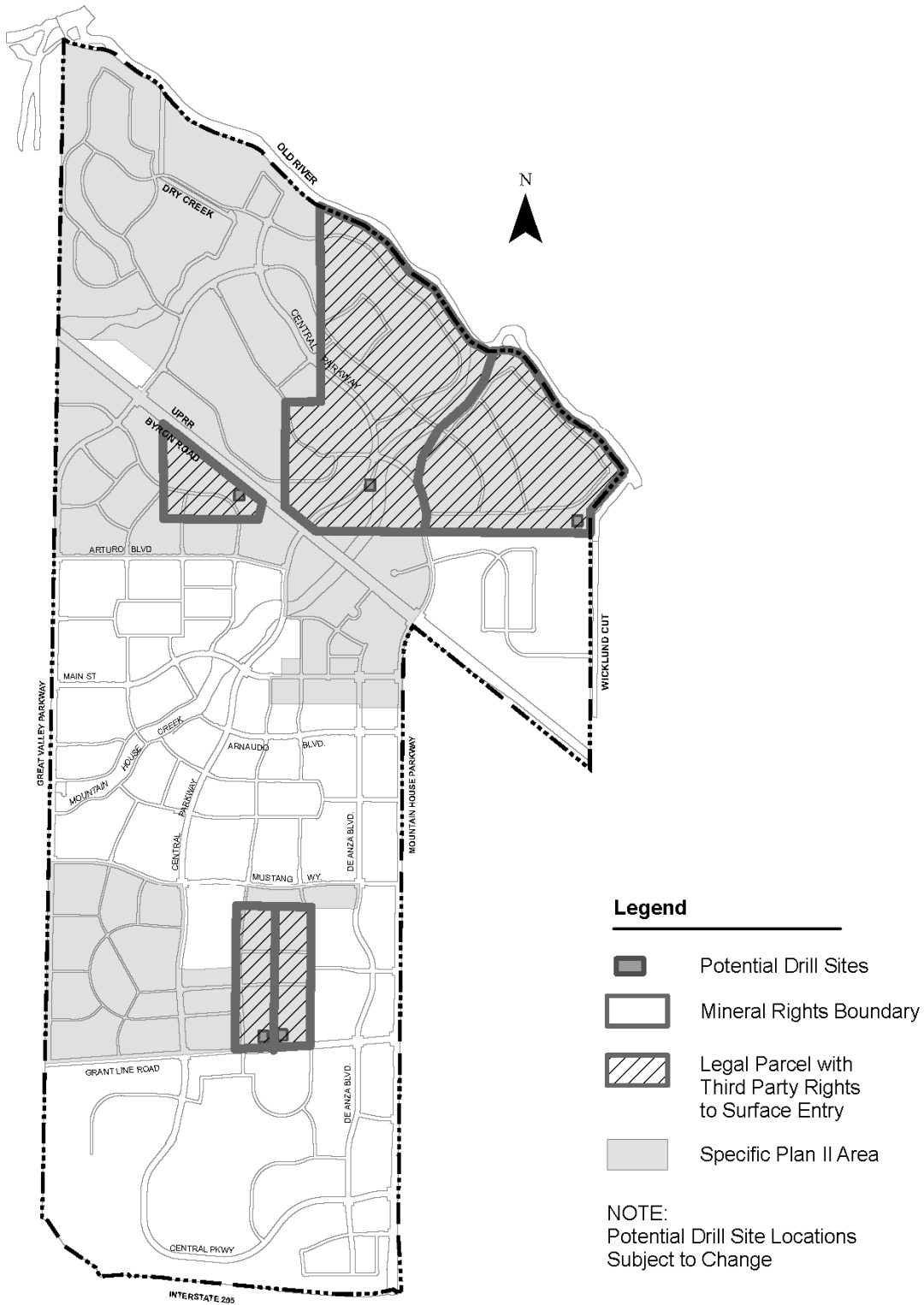


FIGURE 3.8 – MINERAL RIGHTS MAP

3.3.6 Home Occupations

Master Plan Summary

The Master Plan encourages home occupations within Mountain House in order to minimize the need for automobile use, take advantage of emerging communication technologies and increase employment opportunities within the community.

Plan Description

Home occupations within SPII will be consistent with the provisions of the Master Plan and the San Joaquin Development Title, as amended.

SPII Implementation Measures

1. **Home Occupations.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (Chapter 9-839M: Home Occupation Permit) regarding use restrictions and permit requirements for Home Occupation uses.

3.3.7 Second Unit Dwellings

Master Plan Summary

The Master Plan encourages second unit dwellings in order to increase the diversity and affordability of housing opportunities for residents. For each residential subdivision within the R-VL, R-L and R-M zoning districts, second unit dwellings will be required on at least 6.5 % of the parcels, unless the required units are provided elsewhere within the neighborhood.

Plan Description

Second unit dwellings within SPII will be developed in a manner consistent with the provisions of the Master Plan and the San Joaquin Development Title, as amended. Second unit dwellings will be required on at least 6.5% of parcels within areas zoned R-VL, R-L and R-M. These areas are indicated on Figure 3.2: SPII Zoning.

SPII Implementation Measures

1. **Second Unit Dwellings.** Each neighborhood shall contain a specified minimum number of second unit dwellings. At least 6.5% of the total R/VL, R/L and R/M units approved for each neighborhood shall be designated to include second unit dwellings. Tentative Maps shall identify lots or parcels designated for second unit dwellings. For each lot or parcel designated to contain a second unit dwelling, building permits for the primary single family dwelling and the second unit shall be issued concurrently. The final inspection for the second unit dwelling shall also take place concurrently with the final inspection for the primary single family dwelling. Second unit dwellings shall not be subject to the Affordable Housing Impact Fee (described below). For the purpose of calculating the Affordable Housing Impact Fee, it is assumed that one-third of the second unit dwellings will be leased to lower income households.
2. **Applicable Standards.** All such implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (Chapter 9-830M: Second Unit Dwellings).

3.3.8 Senior Housing

Master Plan Summary

Specific Plans will consider the need for additional senior housing sites, and determine a method to reserve the sites for seniors.

Plan Description

Neighborhoods J and K will be developed as mixed active adult and family neighborhoods. This means that within each of these neighborhoods, there will be an area set aside for active adults where, at least one member of the household is 55 years or older, and no school age children are allowed to reside in the homes.

SPII Implementation Measures

1. **R-L and R-M areas within the active adult portion of Neighborhoods J and K, shall be developed as age restricted housing for active seniors. Restrictions shall be imposed on these areas that specifically prohibit school age persons from living in the residential units constructed in these zones.**
2. **The R-MH area within Neighborhood J, shall be developed as age restricted housing for active seniors. Restrictions shall be imposed on these areas that specifically prohibit school age person from living in the residential units constructed in these zones.**

3.4 JOBS/HOUSING AND AFFORDABLE HOUSING

A primary goal of the Mountain House community is to establish a close balance between employment and housing. The Master Plan is intended to allow those who work in the community to have the opportunity to live there and those who live in the community to have the opportunity to work there. To this end, the Master Plan establishes two distinct but interrelated programs: 1) the Jobs/Housing Program, crafted to ensure that jobs are available to working residents of the community; and 2) the Affordable Housing Program, designed to ensure that homes are available and affordable to employees within the community. The Master Plan also requires a job creation program and economic development staffing to encourage economic development.

3.4.1 Jobs/Housing Program

Master Plan Summary

The Master Plan's jobs/housing program is intended to ensure that jobs and a corresponding amount of affordable housing are available to working residents in Mountain House, with a jobs/housing ratio target of 0.99 at buildout of the community. The Master Plan makes the following assumptions:

- a) **Employed Residents per Household:** An average of 1.44 employed residents (full-time equivalents) per household are assumed. This value is assumed to be constant throughout project development.
- b) **Non-Residential Absorption:** The absorption of certain non-residential land uses (e.g., Neighborhood Commercial, Community Commercial, public uses such as schools and parks) relates directly to the residential absorption due to the demand for basic retail goods and services by residents in the community. These land uses follow residential absorption with a short lag. Other non-residential land uses (e.g., General Commercial, Industrial) are assumed to be absorbed after a

sufficient employment base exists in the community and after maturing of the job creation program.

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

The Master Plan directs that programs will be instituted to attract and develop jobs in the community.

Job development activities are to target specific types of industry that tend to offer higher salaries, including:

- biomedical, biotech, bioengineering
- professional health care services
- high-tech (i.e., chip manufacturing, software development)
- voice and data communication hardware and services
- financial services, real estate, accounting and legal services

Non-residential land uses will generally conform to the job densities set forth in the Master Plan, as described by Table 3.3: SPII Land Use Assumptions in this document.

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

The primary emphasis of the Jobs/Housing Program will be to rely on market forces to attain desired jobs/housing goals, rather than on overt governmental action, such as restricting residential development to correct jobs/housing imbalances.

Plan Description

SPII implements the same job-producing land uses as is contained in the Master Plan, including commercial industrial and office land uses, in addition to the secondary uses which generate additional jobs (i.e. educational facilities, parks, public facilities, etc.). No amendments of these land uses as contained in the Master Plan are proposed by SPII. In addition, as an implementing document of the Master Plan, SPII is bound by the same policies contained within the Master Plan Job/Housing Program as adopted within the Master Plan and as required by all related Community Approvals.

No additional measures or amendments to the Jobs/Housing Program are proposed, and therefore all implementing projects are obligated to the performance, job attraction and marketing obligations contained in the Master Plan.

SPII Implementation Measures

1. **Jobs/Housing Program. All implementing projects shall comply with the Mountain House Jobs/Housing Program contained in Master Specific Plan Section 3.9.1. Lands controlled by the Master Developer shall comply with the applicable provisions of the Master Plan Development Agreement and the Specific Plan II Development Agreement.**

3.4.2 Affordable Housing Program

Master Plan Summary

The Master Plan's affordable housing program is intended to ensure that housing is available and affordable to all employees in Mountain House. Households at every income level will be able to find housing that is affordable. Assistance will be made available to fill affordability gaps for specified households that cannot find affordable housing.

The primary emphasis of the Affordable Housing Program will be to rely on market forces, coupled with land use design and density constraints, to dictate the appropriate number, monthly rents, and sales prices of dwelling units within the community. To extend incentives to employees who wish to live in Mountain House and to help address any affordability gaps that may be present in the community, employers are encouraged to contribute to the Mountain House Housing Trust Fund and/or, to provide down payment assistance, mortgage buy-downs, temporary collateral against mortgages, or other incentives.

Plan Description

SPII includes a similar residential program as is contained in the Master Plan, including the provision of multiple densities of residential land use. These land use types are intended to facilitate the construction of a variety of housing types and price ranges within the community. The balance of residential land uses and densities are unchanged from those currently adopted in the Master Plan. These residential amendments will serve to provide additional opportunities for "market provided" housing, as is provided for and discussed in the Affordable Housing Program and Ordinance adopted for the Mountain House community. In addition, all housing within SPII is subject to the payment of affordable housing impacts fees, except as exempted by the County Affordable Housing Ordinance and the Affordable Housing Program of the Master Plan.

Since SPII is an implementing document of the Master Plan, SPII is bound by the same policies contained within the Master Plan Housing Program and Affordable Housing Ordinance. No change to this Program or Ordinance is proposed as part of SPII, since these related Programs already address affordable Housing within the Community. All implementing projects are subject to the requirements contained within these implementing Programs/Ordinances.

SPII Implementation Measures

1. **Affordable Housing Program. All implementing projects shall comply with the Mountain House Affordable Housing Program contained in Master Specific Plan Section 3.9.3, and the Affordable Housing Ordinance and Technical Report adopted May 26, 1998, each as amended. Lands controlled by the Master Developer shall comply with the applicable provisions of the Master Plan Development Agreement and the Specific Plan II Development Agreement.**