

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

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

### 5.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to education, child care, and library services, and states both the Plan Description and Implementation Measures for SP II. Additional information may be found in Chapter Three: Land Use and Chapter Four: Development and Design.

### 5.2 SCHOOLS

#### Master Plan Summary

The school district serving Mountain House is the Lammersville Unified School District for grades K-8 and for grades 9-12. The district will provide the schools as needed. Interim facilities at existing schools will be provided before the first on-site schools are completed. The community will be designed for integration of school and other community facilities for compatible joint operation and shared maintenance costs. Links between school facilities and other services and users are to be promoted for a variety of uses as outlined in the Master Plan.

Eleven K-8 schools are to be sited to serve the ten proposed family neighborhoods and the two mixed active adult and family neighborhoods, Neighborhoods J and K, which will share one K-8 school. The K-8 sites will be located in Neighborhood Centers within  $\frac{3}{4}$  miles walking distance of the substantial majority of homes in the neighborhood to facilitate pedestrian circulation and reinforce neighborhood structure. K-8 school core facilities will be located as far as practical from commercial areas, be buffered from commercial uses with playfields and park, and have access from different streets. Each site will contain up to 16 acres. In addition, each K-8 school will have shared use of an adjacent 2.4 acres of neighborhood park for athletic fields that is separated from the school core facilities by landscaping, trees, or low fencing that allows convenient access. Each K-8 school will accommodate the student generation of its neighborhood, targeted to an optimum of approximately 750 students, with a maximum of 870 students.

As required by the Master Plan, the Lammersville Unified School District has prepared a comprehensive report on educational facilities for the entire Mountain House community. The report, *Master Educational Specifications for K-8 Elementary Schools in the Mountain House Master Plan*, addresses education program, building program, implementation strategies, and background information. School facility construction plans are phased and will be triggered by development milestones outlined by the report.

One high school will be sited in Mountain House to provide efficient access to all portions of the community and serve the expected distribution of high school students. The high school site will contain up to 46.5 acres and be planned to accommodate 2,300 to 2,400 students. Land and funding for the schools shall be provided as described in the Public Financing Plan, School Facilities Master Plans and School Funding agreements.

All school sites will be located to avoid public health and safety hazards and land use conflicts and enable joint use of parks, libraries, museums, and other public services whenever possible. The Master Plan sets forth school siting criteria consistent with State requirements that are to be implemented by subsequent Specific Plans. A five-acre school service support center (e.g. transportation, warehouse, and maintenance yard) will be provided in the Old River Industrial Park. Administrative offices will be provided as specified in the School Facilities Master Plan.

The second and each subsequent Specific Plan will include an evaluation of actual student generation rates to determine whether revisions need to be made to the School Facilities Master Plans. Lammersville Unified School District is to pursue State funding to the maximum extent feasible. Developers in Mountain House will provide full school mitigation that may be decreased by revenues obtained from the State and other sources.

### **Plan Description**

Figure 3.1: SP II Land Use shows the location of the six new K-8 schools proposed for Specific Plan II. Table 5.1: SP II K-8 Student Generation indicates the projected school populations for each neighborhood. Chapter Four includes illustrations of schools as part of Neighborhood Center plans (see Figures 4.21 to 4.25).

Specific Plan II proposes that two neighborhoods, Neighborhoods J and K, be developed as mixed active adult and family neighborhoods and share one K-8 school. These changes decrease overall student generation and eliminates the need for two K-8 schools, resulting in 10 (rather than 12) K-8 schools at Mountain House.

Student generation rates were re-evaluated as part of this specific plan, and no changes are proposed as part of this Specific Plan. Actual student generation in Neighborhood F has been lower than projected by the Master Plan. The District's rates, as adopted by the Master Plan, are historic averages that consider declining and increasing trends over time. For long-term planning, there is no evidence on which to revise these student generation rates.

Health and safety studies, including current California Department of Education (CDE) standards as found in California Code of Regulations, Title 5, Sections 14001-14036), were evaluated as part of this specific plan (see Chapter Six). The CDE's current power line setbacks are consistent with those used for the Master Plan. New DOE standards call for 1,500 feet setback between schools and railroad easements or pipelines. The Neighborhood H plan has been designed to locate the 16-acre K-8 school property at least 1,500 feet from the UP line and gas easement. The joint use portion of the Neighborhood Park will fall within the 1,500-foot setback.

### **SP II Implementation Measures**

- 1. K-8 School Facility Requirements. All applicable implementing projects shall provide full mitigation for K-8 school facilities within Specific Plan II. For land controlled by the Master Developer, all projects shall comply with applicable provisions of the School Facilities Mitigation Agreement between Lammersville Unified School District and the Master Developer.**
- 2. High School Facility Requirements. All applicable implementing projects shall provide full mitigation for high school facilities within Specific Plan II. For land controlled by the Master Developer, all projects shall comply with applicable provisions of the School Facilities Mitigation Agreement between Lammersville Unified School District and the Master Developer.**
- 3. School Facility Placement and Design Criteria. School sites shall be located an adequate distance from transmission lines, hazardous pipelines or other applicable State Department of Education defined hazards to meet the setback criteria adopted by the California Department of Education as part of the Tentative Map approval process for each phase which contains a school facility.**

4. **School Mitigation – Non-Trimark Lands.** Lands not controlled by the Master Developer shall provide full school mitigation in accordance with the standards contained in the Mountain House Master Specific Plan.
5. **K-8 School Openings.** Lammersville Unified School District will determine the phasing and opening schedules for all K-8 Schools within Specific Plan II. For lands controlled by the Master Developer, school phasing and openings shall be subject to the terms of the School Facilities Mitigation Agreement between Lammersville Unified School District and the Master Developer.
6. **High School Opening.** Lammersville Unified School District will determine the phasing and opening schedule for the Mountain House High School facility. For lands controlled by the Master Developer, school phasing and opening shall be subject to the terms of the School Facilities Mitigation Agreement between Lammersville Unified School District and the Master Developer.

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 5.1:

SPII K-8 Student Generation

LAND USE	Generation Rate	Neighborhood C		Neighborhood D		Neighborhood H		Neighborhood I		Neighborhood J		Neighborhood K		Neighborhood L		Town Center		TOTALS	
		Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students
R-VL Residential/Very Low	0.676	8	6	0	0	0	0	10	7	0	0	0	0	0	0	0	0	19	13
R-L Residential/Low	0.676	531	359	198	134	432	292	654	442	369	249	206	139	467	316	0	0	2857	1931
R-L Residential/Low - Active Adult	0	0	0	0	0	0	0	0	0	354	0	239	0	0	0	0	0	593	0
R-M Residential/Medium	0.676	474	320	432	292	645	436	547	370	137	93	349	236	295	199	0	0	2879	1946
R-M Residential/Medium - Active Adult	0	0	0	0	0	0	0	0	0	81	0	0	0	0	0	0	0	81	0
R-MH Residential/Medium High	0.338	147	50	190	64	434	147	216	73	0	0	219	74	462	156	73	25	1741	589
R-MH Residential/Medium High - Active Adult	0	0	0	0	0	0	0	0	0	196	0	0	0	0	0	0	0	196	0
R-MH Senior Housing						0	0											0	0
R-H Residential/High	0.338	120	41	0	0	0	0	0	0	0	0	180	61	124	42	0	0	424	143
R-H Senior Housing						0	0											0	0
M-X Mixed Use (Town Center)	0.338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	68	200	68
TOTALS		1,280	775	820	490	1,511	875	1,427	892	1,137	342	1,193	510	1,348	713	273	92	8,990	4,690

Note: 892 K-8 students for Nh I & 78 students for Nh H

Table 5.2:

SPII High School Student Generation

LAND USE	Generation Rate	Neighborhood C		Neighborhood D		Neighborhood H		Neighborhood I		Neighborhood J		Neighborhood K		Neighborhood L		Town Center		TOTALS	
		Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students
R-VL Residential/Very Low	0.179	8	2	0	0	0	0	10	2	0	0	0	0	0	0	0	0	19	3
R-L Residential/Low	0.179	531	95	198	35	432	77	654	117	369	66	206	37	467	84	0	0	2857	511
R-L Residential/Low - Active Adult	0	0	0	0	0	0	0	0	0	354	0	239	0	0	0	0	0	593	0
R-M Residential/Medium	0.179	474	85	432	77	645	115	547	98	137	25	349	62	295	53	0	0	2879	515
R-M Residential/Medium - Active Adult	0	0	0	0	0	0	0	0	0	81	0	0	0	0	0	0	0	81	0
R-MH Residential/Medium High	0.0432	147	6	190	8	434	19	216	9	0	0	219	9	462	20	73	3	1741	75
R-MH Residential/Medium High - Active Adult	0	0	0	0	0	0	0	0	0	196	0	0	0	0	0	0	0	196	0
R-MH Senior Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R-H Residential/High	0.0432	120	5	0	0	0	0	0	0	0	0	180	8	124	5	0	0	424	18
R-H Senior Housing						0	0											0	0
M-X Mixed Use (Town Center)	0.0432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	9	200	9
TOTALS		1,280	193	820	121	1,511	212	1,427	226	1,137	91	1,193	117	1,348	162	273	12	8,990	1,132

Note: 226 students for Nh I & 212 students for Nh H

### 5.3 CHILD CARE PROVISIONS

#### Master Plan Summary

The Master Plan requires a minimum of three one-acre childcare centers within the community, situated to evenly serve the population. Day and after-school child care facilities are encouraged to locate within the community at sites that are easily accessible to residents and workers and appropriate for child care uses. Such sites include K-8 schools, Neighborhood Centers, Village Centers, business parks and nearby other commercial and public facilities. The MHCSD and Lammersville Unified School District are working together to provide a childcare facility at each neighborhood K-8 school.

#### Plan Description

Child care will be provided in SPII consistent with the applicable provisions of the Master Plan and the San Joaquin County Development Title, as amended. A minimum of one additional child care center will be designated by the Lammersville Unified School District on a school site within the SPII Area. The School District should reserve a portion of a 16-acre school site for this purpose, consistent with the provisions of the Neighborhood F Special Purpose Plan.

#### SPII Implementation Measures

1. **Child Care Facility Requirements.** All implementing projects on Trimark controlled lands shall comply with the requirements of the Master Plan Development Agreement between the Master Developer and San Joaquin County.
2. **Child Care Centers.** A minimum of one, one-acre Child Care site shall be provided. This site will utilize acreage set aside within a Neighborhood Center or alternatively, provided within a Village Center commercial area.
3. **Coordination with School District.** Siting of child care centers within K-8 School sites shall be coordinated between the Lammersville Unified School District and the applicable builder.
4. **Other Child Care Facilities.** Other child care facilities shall be allowed to locate at each of the schools, neighborhood centers, in business parks, and adjacent to churches and commercial uses.
5. **Clearinghouse.** A clearinghouse for day care information shall be provided by the MHCSD, by maintaining current files on day care providers for use by community residents.
6. **Costs.** As child care centers are intended to be self-sustaining, it is assumed that all costs associated with development, operations and maintenance will be paid by private child care operators.

### 5.4 LIBRARY SERVICES

#### Master Plan Summary

The Master Plan provides for library services on a phased basis. The Mountain House Library is to be located in or adjacent to the Town Center or in a Community Commercial area where convenient access is available. The first phase of a new central library facility will be built when approximately 3,500 residential units have

been constructed, the second phase when 7,500 units are completed, the third phase when 11,000 units are completed, and the fourth and final phase when 14,500 units are completed.

### **Plan Description**

SP11 proposes a library as part of the Town Center public facilities (see Figure 4.11: Town Center Illustrative Concept).

### **SP11 Implementation Measures**

- Interim Facilities:** Initially, Mountain House shall be served by interim leased facilities until the population necessitates construction of a permanent full-service branch library. The timing and scope of the interim facility shall be determined by the MHCS D to correspond with service need, available operational revenues and capital improvement funds. Specific Plan II will only be responsible to participate in the funding of these facilities on a fair share basis with all other developments within the entire Mountain House community. To the greatest extent possible, the MHCS D shall coordinate with the School Districts to pursue shared use of the School District's library facilities to minimize the need for duplicative MHCS D Library facilities within the community.
- Buildout Facilities:** By full buildout of the Community, the MHCS D will construct a permanent full service library. The specific timing, location, design and programming of the library will be defined to correspond to generally accepted standard design practices and principles, based on community demographics, build-out population, operational revenues and capital improvement budgets. Specific Plan II will only be responsible to participate in the funding of these facilities on a fair share basis with all other developments within the entire Mountain House community. To the greatest extent possible, the MHCS D shall coordinate with the School Districts to pursue shared use of the School District's library facilities to minimize the need for duplicative MHCS D Library facilities within the community.