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## CHAPTER TWELVE: POTABLE WATER

### 12.1 Introduction

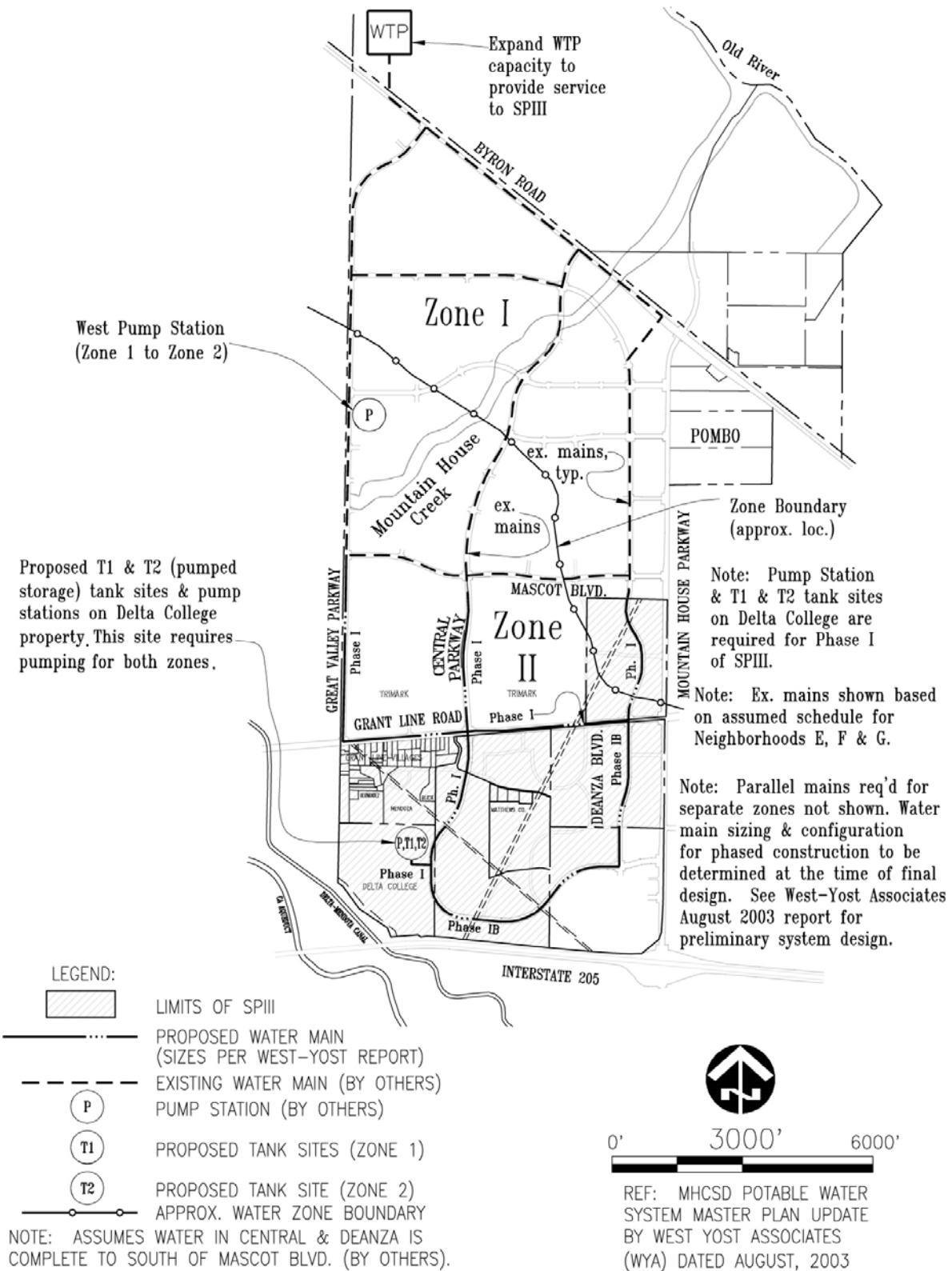
This chapter summarizes Master Plan provisions related to the potable water system and states the plan description and implementation measures for Specific Plan III (SP III). This chapter also mentions provisions related to the possible use of raw water for landscape irrigation purposes on the Delta College and Community Park sites. The potable water supply will be utilized for human consumption, landscape irrigation and other uses within the residential, commercial, industrial, school, public and open space areas of the Mountain House community. The criteria used to plan and design the potable water supply facilities meets or exceeds that established by the Mountain House Community Services District (MHCS D) and the State of California (State) guidelines and standards. A brief summary of the criteria is as follows:

**Water Demand:** Demand is calculated based on the boundaries and land use plan detailed in SP III and water consumption factors per the MHCS D Development Standards. The estimated amount of water required for the entire Community at buildout with conservation measures, but without reclamation, is estimated to be 20 million gallons per day (mgd), maximum day demand. This includes existing homes within the community that are currently serviced by private wells (i.e., Grant Line Villages and the Homesite Parcels).

**Water Storage:** The location and amount of storage is based on the MHCS D Potable Water System Master Plan, as currently amended (see Figure 12-1: Specific Plan III Potable Water Facilities).

**Water Treatment:** The present treatment facility and future expansions has met or will meet the requirements of the State of California, Department of Health Services.

**Water Distribution:** Design based on the MHCS D Potable Water System Master Plan, as currently amended, and the MHCS D Development Standards.



**FIGURE 12-1: SPECIFIC PLAN III POTABLE WATER FACILITIES**

## 12.2 Potable Water System

### 12.2.1 Master Plan Summary

The Master Plan provides that the Mountain House community will have an adequate year-round water supply through a service agreement between the MHCSD and Byron-Bethany Irrigation District (BBID). The agreement specifies the quantity, cost and conditions of water service.

The portions of the Mountain House project area that do not currently lie within the BBID service area shall be annexed to BBID, unless riparian water sources are used for these properties. SP III will reevaluate the adequacy of the confirmed water supply for the Specific Plan Area in light of any potential or adopted restrictions on water diversion by BBID or the State of California Department of Water Resources (DWR). The Specific Plan shall not be approved unless it can be demonstrated that the confirmed water supply is sufficient to serve the Specific Plan Area through build-out.

Future Requirements (MP). If in the future, because of actions or conditions beyond the control of the County or the MHCSD, there is insufficient water for build-out of the community, then measures shall be undertaken to obtain an additional supply of water, to implement more extensive conservation measures, or to revise the Master Plan.

### 12.2.2 Specific Plan III Description

From the September 2000 Final Potable Water System Master Plan (WSMP), the average day water demand with conservation is 8.8 million gallons per day (mgd), with the maximum day demand of 17.1 mgd. Per the Mountain House New Community Master Plan (MHMP), chapter 12, the amount of water to be supplied by BBID to Mountain House is 8.4 mgd (9,413 acre-feet per year). The Master Plan estimated the total average demand to be 8.8 mgd (9,849 acre-feet per year), with the difference to be made up by acquiring riparian water (the rights to some 2.3 mgd (2,600 acre-feet per year) of riparian water within the Mountain House boundary are owned by Trimark). The WSMP estimate of water demand is considered low by the current West Yost and Associates Water System Master Plan Update (August 2003), which estimates the average day demand to be 9.1 mgd with the maximum day demand to be 20.0 mgd. While it is apparent that there are varying estimates of the demand, of importance to the community is the ability to adjust supply.

### 12.2.3 Implementation Measures

- a. Annexation to BBID (MP). For any area outside the boundaries of BBID that will require delivery of BBID water for urban use as a specific condition of commencement of construction, annexation to BBID shall be required. Annexation to BBID shall be required prior to the recordation of the Final Map.
- b. Land use within the SP III area shall generally conform to the approved land use plan and the type and number of dwelling units and square footage of industrial or commercial uses tabulated for

the plan. Deviations from the approved land use plan which are projected to increase water demand above MHMP levels shall not be permitted unless additional sources of water are secured.

c. Water use shall be monitored continuously and adjustments to supply made as necessary as directed by the MHCSD.

d. An agreement between BBID and Delta College for delivery of non-potable water for landscape irrigation purposes must be approved prior to the annexation of the college to MHCSD, or

e. The existing agreement between MHCSD and BBID must be amended to include the delivery of non-potable water for landscape irrigation purposes on the Delta Community College site and in the Community Park.

## **12.3 Potable Water Demand**

### **12.3.1 Master Plan Summary**

To provide a safe, reliable and sufficient water supply for the community, the Master Plan directs that development within Mountain House shall consume less water than in similar communities, and less than that assumed in current County standards.

SP III will include a comparison of actual water demand for the community with the projected water demand used in the Master Plan. If water use specified in the Master Plan is exceeded, the Plan shall specify additional actions that would be implemented to reduce consumption to meet Master Plan requirements, with continued or additional water conservation measures. If further conservation measures do not appear to be possible, then the Master Plan will be revised, if necessary, prior to approval of SP III to reflect new projected water demand and revised infrastructure facilities to permit increased water usage. Further, the Plan will identify measures to be incorporated into the project to ensure that the demand would not exceed the confirmed supply.

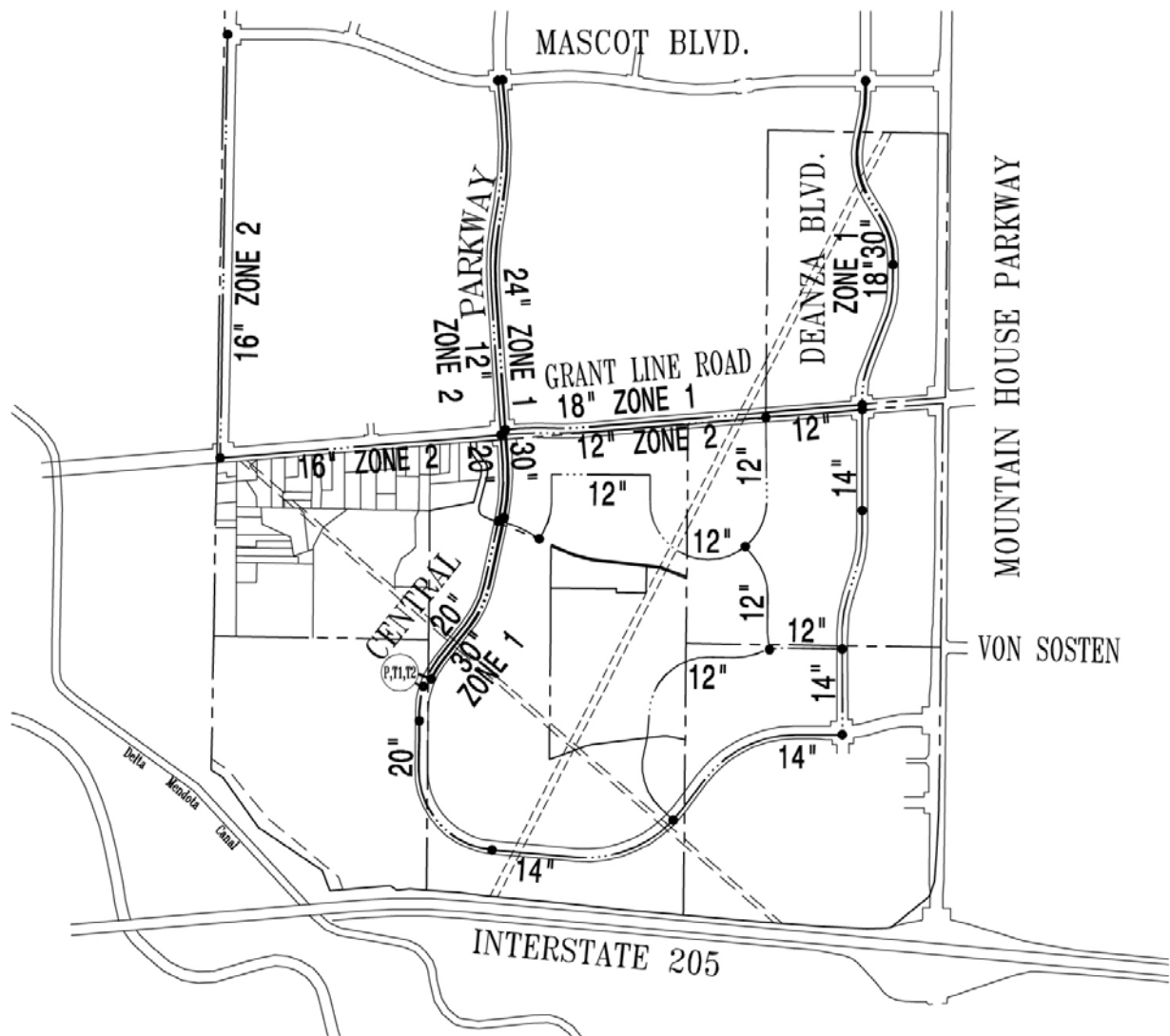
### **12.3.2 Specific Plan III Description**

Water demand for the SP III area was calculated using the water use factors recommended by West Yost and Associates (WYA) in the August 2003 Potable Water System Master Plan Update. The water use factors determined by WYA are based on recent actual demands in the county and include less conservation than those used in the Mountain House Water System Master Plan (WSMP, September 2000). Generally, the WYA water use factors are higher for residential, commercial and industrial land uses and lower for parks and open space. A comparison of the water demands between SP III and the WSMP, both calculated using the same factors, indicates the SP III land uses will require less water than the Master Plan land uses within the same area. The reason that the SP III water demand calculation is lower than the original WSMP water demand projection is that the Delta Community College proposes to use irrigation water supplied by BBID for all non- domestic uses. The actual demand within the entire community will require monitoring and adjustments to supply will be required if the proposed conservation measures do not adequately limit water use. Delta College must secure an agreement with BBID prior to annexation to the MHCSD.

Also it is possible that the Community Park may be irrigated by non-potable water from BBID, further reducing the SP III potable water requirements. A pump station and underground pipeline from existing BBID canal facilities at the County line will need to be installed in Grant Line Road easterly to Central Parkway, thence south in Central Parkway to the Delta College and Community Park sites (see figure 12-2: Potable Water Distribution System (Preliminary)). The non-potable water demand for Delta College is projected to be approximately 175 acre-feet/year. For the 30.5 acre Community Park, the annual demand for full non-potable water use is approximately 95 acre-feet. The existing water supply agreement between BBID and MHCSD would require amendment to secure the additional supply needed to serve the Community Park with non-potable water.

### **12.3.3 Implementation Measures**

Water Demand (MP). Water demand is estimated per the values presented in Table 12-1: Water Demand for Specific Plan III.



LEGEND:

- WATER SYSTEM NODE OR JUNCTION – USED TO INDICATE PIPE JUNCTIONS OR PLACES WHERE WATER PIPE SIZE CHANGES

NOTE: WATER SYSTEM IMPROVEMENTS DEPICTED HERE ARE PRELIMINARY & ARE BASED ON THE AUGUST 2003 WEST YOST & ASSOCIATES POTABLE WATER SYSTEM MASTER PLAN UPDATE. THE SYSTEM SHALL BE UPDATED AS NECESSARY WITH NEW INFORMATION FROM ANY CURRENT AMENDMENTS TO THE POTABLE WATER SYSTEM MASTER PLAN UPDATE & INFORMATION DEVELOPED DURING FINAL DESIGN OF THE WATER DISTRIBUTION SYSTEM.



Note: Only oversize water trunk lines are shown. Site specific water lines required within each phase are not shown.

**FIGURE 12-2: POTABLE WATER DISTRIBUTION SYSTEM (PRELIMINARY)**

**Table 12-1: Water Demand**

LAND USE	Gross Area in Acres	Expected Units (DU)	Comments	Base Demand Level Using County Standards		Base Demand Level Without Conservation Without Reclamation		Base Demand Level With Conservation Without Reclamation		
				Average Annual Water Use (gpd)	Total Annual Water Use (AF/YR)	Average Annual Water Use (AF/YR/AC)	Total Annual Water Use (AF/YR)	Average Annual Water Use (AF/YR/AC)	Total Annual Water Use (AF/YR)	
<b>RESIDENTIAL (du/ac)</b>										
R/VL	Residential/Very Low	48.7	3	2,3	450	2	1.50	73	1.30	63
R/L	Residential/Low	112.4	444	2,3	450	224	2.50	281	2.00	225
R/M	Residential/Medium	227.4	1,435	2,3	450	723	3.00	682	2.50	569
R/MH	Residential/Medium High	20.8	270	2,3	450	136	3.50	73	3.00	62
R/H	Residential/High	16.9	338	2,3	450	170	4.00	68	3.50	59
R/H	Residential/High (I-205)		-							
	<b>SUBTOTAL</b>	<b>426.2</b>	<b>2,490</b>			<b>1,255</b>		<b>1,177</b>		<b>978</b>
<b>COMMERCIAL</b>										
C/N	Neighborhood	1.5		2,4	2,000	3	1.50	2	1.30	2
MX	Mixed Use (I-205)	16.0		2,4	2,000	36	1.50	24	1.30	21
C/O	Office/Commercial	16.7		2,4	2,000	37	1.50	25	1.30	22
	<b>SUBTOTAL</b>	<b>34.2</b>				<b>77</b>		<b>51</b>		<b>44</b>
<b>INDUSTRIAL</b>										
I/L	Limited Industrial	54.3		2,4	1,800	109	1.50	81	1.30	71
	<b>SUBTOTAL</b>	<b>54.3</b>				<b>109</b>		<b>81</b>		<b>71</b>
<b>OPEN SPACE</b>										
NP	Neighborhood Park	11.0		2	4.50	50	4.50	50	4.00	44
CP	Community Park	31.0			4.50	140	4.50	140	4.00	124
OS/RC	Wetland / Resource Conservation	2.0		1	0.0	0	0.0	0	0.00	0
OS/O	Trails, Transmission Line/Gas Corridors	29.2			4.50	131	4.50	131	4.00	117
	<b>SUBTOTAL</b>	<b>73.2</b>				<b>320</b>		<b>320</b>		<b>285</b>
<b>SCHOOLS</b>										
P	K-8	32.0		2	2.00	64	2.00	64	1.80	58
P	Community College	107.9		2	2.00	216	2.00	216	1.80	194
	<b>SUBTOTAL</b>	<b>139.9</b>				<b>280</b>		<b>280</b>		<b>252</b>
<b>PUBLIC</b>										
P	Public Facilities, Other (private)	9.5			0.50	5	0.50	5	0.50	5
p	Major Arterial Street Right-of-Way	78.6			1.00	79	1.00	79	1.00	79
	<b>SUBTOTAL</b>	<b>88.1</b>				<b>83</b>		<b>83</b>		<b>83</b>
<b>TOTALS</b>		<b>815.9</b>	<b>2,490</b>			<b>2,125</b>		<b>1,993</b>		<b>1,713</b>

Comments:

- 1) Assumed to be non-irrigated acreage.
- 2) Assumed to have only a demand for potable water.
- 3) County demands expressed in gallons per day per dwelling unit.
- 4) County demands expressed in gallons per day per acre.
- 5) Dwelling units are Expected Units, within the permitted density ranges, between minimum and maximum densities.

## **12.4 Water Conservation**

### **12.4.1 Master Plan Summary**

To utilize the community's water supply efficiently, the Master Plan states that on-going water conservation shall be encouraged by the MHCS D through public information and education programs and by requiring certain on-going water conservation measures. In addition, the best beneficial use of reclaimed water shall be practiced. Master Plan implementation measures include:

- a. **Public Information.** The residents and patrons of the Mountain House community shall be informed about the importance of water conservation and ways which water use can be reduced through the establishment of programs promoting the benefits of such water conservation.
- b. **Conservation Measures.** The following conservation measures shall be required:
  - **Landscaping.** Low-water-using landscaping (e.g. xeriscape) shall be incorporated into residential, school, commercial, industrial and other public areas within Mountain House.
  - **Wastewater Reuse.** Effective wastewater reuse will be developed to the extent economically feasible to provide landscaping irrigation water. Current MHCS D policy does not provide for reclaimed water to be piped to the SP III area.
  - **Water Conserving Appliances.** In addition to low flush toilets and shower heads as required by Title 24 of the California Code, MHCS D shall encourage the installation of water conserving appliances. The MHCS D will distribute literature on available water conserving appliances such as dish and clothes washers, and shall encourage or shall provide incentives for the installation of these appliances.
- c. **Water Rate (MP).** A water rate structure shall be developed which will encourage water conservation.

### **12.4.2 Specific Plan III Description**

The MHCS D has adopted an Ordinance for Water Conservation and Water Shortage Emergencies. Implementing projects within SP III shall adhere to the specific water conservation measures of this ordinance, which include:

- a. Restrictions on types and timing of exterior irrigation.
- b. Requirements for correction of leaks and malfunctions.
- c. Restrictions on the use of water for wasteful purposes.
- d. Provisions for water shortage emergencies.



### **12.4.3 Implementation Measures**

- a. All implementing projects shall comply with the MHCS D Water Conservation Plan, Standards and Ordinance and the MHCS D Development Standards (Section 4: Water System Design Standards).
- b. All implementing projects shall comply with the applicable provisions of the MHCS D Potable Water Master Plan and Development Standards (Section 4: Water System Design Standards).

## **12.5 BBID Service to Interim Agricultural Operations**

### **12.5.1 Master Plan Summary**

The Master Plan requires that water service be maintained to lands outside Mountain House that are within the BBID service area, and that Mountain House provide permanent or interim facilities as needed, as each phase develops, that will assure continued service to BBID customers. Irrigation water service and drainage shall be maintained to lands under agricultural use. SP III will identify how water and drainage services to the land east of the project and Mountain House Parkway within the BBID service area would be affected. They will identify the infrastructure needed to maintain these services and when construction of these facilities would need to be completed (schedule may be expressed in terms of when certain parcels are developed).

### **12.5.2 Specific Plan III Description**

Several BBID and private-property owned farm irrigation facilities traverse the SP III area. BBID is open to reasonable proposals to maintain water to lands remaining in agriculture during all development phases. Installation of permanent and temporary pipes, pumps, canals, etc, are options, as well as agreements with West Side Irrigation District (WSID) if found workable for all parties involved. If pipes are used to replace either canal, the size of these pipes would be about 36". The 120 canal terminates within the Parcel P property and provides water to most of that property. A small part of the southern part of the Parcel P property gets water from the 155 canal in a pipeline that runs from south to north. The Parcel P property could conceivably be served from the 155 canal if the 120 canal is eliminated. If the 155 canal is also eliminated, it may be possible to serve this property from the WSID pipeline if agreement with WSID is reached. Parcel M may likewise be able to be served by WSID by separate agreement. A "Farm Irrigation and Drainage Report" will be required with Tentative Maps to address how the irrigation needs of lands remaining in agricultural use will be accommodated. The college has tentatively proposed to serve some of their irrigation needed with water from the 155 canal. The cost of any temporary facilities needed to serve agriculture would be the responsibility of the developers.

Under the SP III development scenario, in conjunction with the proposed development of the Parcel M Business Park (a part of Specific Plan I), all of the existing agricultural land will be converted to residential, commercial and industrial land uses. Also, the Delta Community College proposes to use irrigation water for all of their landscaping needs, so a permanent irrigation pipeline route from the 155

canal will need to be established. The Community Park in SP III may also get non-potable service.

### **12.5.3 Implementation Measures**

- a. Farmland Irrigation. All implementing projects shall comply with the applicable requirements of the Mountain House Development Title including the requirement to perform detailed farmland irrigation conversion and impacts studies (See Requirements for Application, Major Subdivision).
- b. Relocation of Agricultural Service Canals. All necessary easements required to relocate existing agricultural canals shall be secured prior to approval of final maps for the affected area.
- c. Irrigation water service shall be maintained for properties within the SP III area that will remain in agricultural production.
- d. Requirements for Agricultural Irrigation. To ensure an uninterrupted source of irrigation water to undeveloped land, development permits, as applicable, shall include a detailed assessment of how irrigation water and drainage services to land within the project site that has not been or is not immediately planned for development would be affected. The assessment shall include consideration of interruption of irrigation patterns, temporary interruptions in service due to installation of underground utilities, and access to farm fields by workers, equipment and trucks. A plan for constructing/modifying facilities to maintain irrigation water and drainage services and a schedule for constructing these facilities shall be included.
- e. Farm Drainage Requirements. As part of the environmental assessment, development permits, as applicable, shall include a report on the existing impacted farm irrigation drainage. Such plans shall include a map of existing farm drains that flow through or drain the Specific Plan area. Any such drains are to be identified on the maps as to type, location and function. The report will include an analysis of the impacts on the drainage system and a determination of the planned dispossession of the system. If any portion of the system is to be abandoned, the pipes and drains shall be removed unless reusable. If the drainage system is usable for the control of the water table and/or storm runoff, it may be integrated into the storm system and be subject to the same conditions required for storm runoff. In conjunction with the physical removal of irrigation facilities, a formal abandonment of the BBID irrigation easement is also required, along with payment of a vacation fee to BBID.
- f. Costs. Any costs associated with reconstruction or rerouting of irrigation waters caused by development shall be paid for by the individual development causing the reconstruction or rerouting subject to reimbursement if the first builder has to front larger area rerouting.

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## **12.6 Water Treatment Plant**

### **12.6.1 Master Plan Summary**

The Mountain House water treatment plant, located within Neighborhood I, has been implemented according to Master Plan requirements to provide an adequate and safe potable water supply.

### **12.6.2 Specific Plan III Description**

**Water Treatment Plant:** The MHCS D presently has an agreement with the BBID for the delivery of raw water from the BBID pumping plant located on the main intake canal to the State's main pumping plant on the California Aqueduct. The raw water is delivered through a 30-inch diameter pipeline to the Water Treatment Plant (WTP) site. The pumping facility and raw water pipeline are sized to have an ultimate capacity of 20 million gallons per day; enough to serve the full build out of the Mountain House Community. Hence, there is no expected need to construct an additional raw water pipeline. The pumping plant requires the installation of additional pumps as the capacity of the WTP is expanded.

The existing WTP (March 2004) has a capacity of 3.0 mgd, and at full build-out will have a capacity of between 17.1 mgd and 20 mgd. The 17.1 mgd is based on the aggressive water conservation assumptions in the Master Plan being met. 20 mgd is the current maximum day estimate by West Yost and Associates for maximum day demand, utilizing current water demand rates. Actual water demands rates may be higher and a larger WTP could ultimately be required. At the current rate of community development, the plant will need to be expanded soon. The plant capacity will be used up as Neighborhood G begins development.

To serve the water supply needs of the remainder of Neighborhood G, and the requirements of SP II and SP III, the plant will need to go through a major enlargement. One or two more phased expansions will be needed to bring the plant to its planned full build-out capacity of between 17.1 mgd and 20.0 mgd. Monitoring of actual water usage will take place as the community grows and the final capacity of the treatment plant may require adjustment.

The MHCS D is engaged in analyzing the current treatment process and to make recommendations for the type of treatment process to be constructed in future plant expansions.

Design for the plant expansion should begin in 2005, with construction beginning in the fall of 2005. It is expected that early 2007 will complete the plant improvements. Subject to MHCS D approval, package or portable water treatment units, to be funded by the developers, may be used to satisfy treated water demand on an interim basis.

### **12.6.3 Implementation Measures**

The existing water treatment plant shall be expanded to serve the additional potable water demands

for SP III as estimated in this chapter. The existing treatment process will be utilized or modified as appropriate to produce potable water per the requirements of the MHCSO and applicable State and Federal standards.

The water treatment plant expansion shall be constructed and deemed operational, or interim water treatment facilities shall have been installed and deemed operational, with sufficient capacity to meet the projected demands for SP III, prior to the issuance of any occupancy permits for buildings within the SP III area.

All applicable implementing projects shall comply with the applicable provisions of the existing San Joaquin County Use Permit for the Water Treatment Plant.

All implementing projects shall comply with the applicable provisions of the MHCSO Potable Water Master Plan and Development Standards for provision of the required phased expansion of the treatment plant, and raw water pump station.

All expansions of the Water Treatment Plant shall comply with the applicable State and Federal Drinking Water Standards.

## **12.7 Water Storage**

### **12.7.1 Master Plan Summary**

The Master Plan requires that the Mountain House community be provided with adequate water storage facilities to ensure efficient system operation and “back up” supply in the event of an emergency or required system shutdown. Treated water storage facilities shall be provided to hold the required amount of operational, emergency and fire storage for the community at the various stages of development and at buildout of the community.

### **12.7.2 Specific Plan III Description**

Water Storage: Tank storage for both Zones I and II will be required to be constructed as part of the SP III development. The proposed site location for the two tanks is on the Delta College site as depicted on Figure 12-1: Specific Plan III Potable Water Facilities.

Since the water storage tanks will be located on the proposed Delta Community College campus, their design shall be such as to minimize, as much as possible, the adverse visual and noise impacts from appurtenant pumping plant equipment on the adjacent community. The color of the storage tank shall be such as to minimize the visual impact on the adjacent land uses. Colors selected shall be generally neutral that will allow the facility to blend in with the visual character of the neighborhood. Landscaping, especially trees, shall be used to visually buffer the storage tank. Additional design considerations include:

- Design of tanks with the lowest possible profile consistent with sound economical engineering practices. Tanks shall be depressed below ground level as much as possible.

- Tanks shall be constructed to provide for Public Safety in the event of rupture.
- Tanks shall be screened from view to the greatest extent possible using a combination of grading, fencing, landscaping, walls, and tank color.

### **12.7.3 Implementation Measures**

- a. The Zone 2 water tank shall be constructed and deemed operational prior to the issuance of any occupancy permits for the construction of buildings within SP III.
- b. All implementing projects shall comply with the applicable provisions of the MHCSO Potable Water Master Plan and Development Standards and Design Manual.
- c. Water storage tanks shall be designed to minimize as much as possible the adverse visual and noise impacts on the adjacent community. The color of the storage tanks shall be such as to minimize the visual impact on the adjacent land uses. Colors selected shall be generally neutral that will allow the facility to blend in with the visual character of the neighborhood. Landscaping, especially trees, shall be used to minimize light impacts on adjoining properties. Water storage facilities shall be constructed with the lowest profile consistent with sound economical engineering practices. Tanks shall be depressed below ground level as much as possible.

## **12.8 Water Distribution System**

### **12.8.1 Master Plan Summary**

The Master Plan limits the area to be served by the water distribution system to the Mountain House community boundaries shown in the General Plan. The system will provide a reliable water distribution system that will provide optimum quality, a reasonable pressure range during maximum water demand periods, and adequate capacity to deliver water in cases of emergencies. It will be designed and constructed to assure a reliable and cost-effective water supply to the community.

The main water transmission pipelines shall be provided as indicated by the Master Plan. SP III shall include an analysis of the water treatment and transmission system to reaffirm the amount of facilities that will be needed, including storage, to adequately serve the Plan area.

## **12.8.2 Specific Plan III Description**

Water Distribution: The size and location of the major water distribution mains are identified in the August 2003 West Yost & Associates report, and reproduced here as Figure 12-2: Potable Water Distribution System (Preliminary). The majority of the SP III area lies within Zone II, with the area north of Grant Line Road being within Zone I. It will be necessary to extend both existing Zone I and Zone II mains located at Mascot Boulevard south to the SP III area. Extension of the water main system requires the formation of closed “loops” to provide pressure equalization and maintain water quality. It will be necessary to confirm the extent of water main construction required for each phase of development through system modeling and monitoring of actual pressures.

## **12.8.3 Implementation Measures**

- a. All water distribution improvements shall be designed and constructed in conformance with the current Water Master Plan, SP III and adopted MHCS Development Standards. A supplemental analysis shall be performed of the distribution system to verify that suitable pressure will be provided as needed to adequately serve the proposed development area.
- b. In conformance with the MHCS Development Standards, to minimize the loading of heavy metal deposits in the MHCS sewer treatment system, to the extent possible the MHCS shall require that all water systems throughout the community, including all habitable structures, shall exclusively prohibit the use of metallic piping for all potable water conveyance and distribution systems on public and private properties and within structures. Exceptions can only be granted as determined by the MHCS.
- c. All implementing projects shall comply with the applicable provisions of the MHCS Potable Water Master Plan.
- d. All implementing projects shall comply with the applicable provisions of the MHCS Development Standards.

## **12.9 Siting Criteria**

### **12.9.1 Master Plan Summary**

The Master Plan requires that water treatment facilities have minimal aesthetic or other impacts on surrounding areas. The plant and related facilities will be sited, designed and landscaped to avoid negative impacts on surrounding areas, especially residential neighborhoods and wetlands. All buildings and structures will be low profile to the greatest extent practical.

## **12.9.2 Specific Plan III Description**

The implementation of SP III will involve the expansion of the existing water treatment plant constructed as part of Specific Plan I and the construction of booster pump stations, storage tanks and a storage pump station.

The water treatment facility has already been permitted through full buildout of SP III through a Use Permit issued by the County. This Use Permit contains all applicable siting and screening requirements contained in the Community Approvals, most of which have already been installed at the plant facility. As expansions of the facility are designed and constructed, such facilities will be reviewed by the MHCSD and the County for conformance with applicable Community Approval and Use Permit requirements. Booster pump facilities will be constructed as part of the implementation of SP III, and such facilities will be designed to comply with applicable Community Approval requirements.

The storage tank and pump facilities will be designed as part of the implementation of SP III and will be designed and constructed in accordance with the requirements contained in the Community Approvals, specifically to minimize the visual and operational impacts of the facilities on adjacent areas of the Mountain House Community. When this facility is designed, these issues will be addressed as part of the design, approval and construction process.

## **12.9.3 Implementation Measures**

All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards and Potable Water Master Plan.

Booster pump stations shall be located to conceal these facilities from public streets. Such facilities shall be fenced or otherwise enclosed with a masonry fence or structure in order to mitigate visual and/or noise impacts. The facility shall be landscaped and maintained in such a manner that will be compatible with the adjacent land uses.

## **12.10 Regulatory Requirements and Permits**

### **12.10.1 Master Plan Summary**

The Master Plan requires that the Mountain House water supply system meet all regulatory requirements set forth in Titles 17 and 22 of the California Code of Regulations, Chapter 7 of the California Health and Safety Code entitled, "California Safe Drinking Water Act" and the applicable sections of the Uniform Fire Code.

To obtain the initial operating permit, an application will be prepared and submitted to California Department of Health Services (DHS), and a technical report will be prepared discussing the water system, including the following:

- Detailed plans and specifications for the proposed system;
- Water quality information; and
- Description of the proposed system.

### **12.10.2 Specific Plan III Description**

The existing water treatment plant facility operating permit will be amended to include the required plant expansion(s) to be constructed in conjunction with development of the SP III area or concurrent development within other Specific Plan areas.

### **12.10.3 Implementation Measures**

The MHCSD, as part of the existing permits to operate the water treatment plant, will coordinate with the State Department of Health Services to ensure that the phased expansions of the Water Treatment Plant are in compliance with the design and operational requirements of the State.