
CHAPTER ONE: INTRODUCTION

1.1 Purpose and Intent

The Purpose of the Mountain House Specific Plan III (SP III) is to provide a long-range comprehensive plan for future development of approximately 816 acres within the 4,784 acre Mountain House Master Plan (Master Plan) community. To achieve this, the SP III establishes the land use development guidelines to direct future development and ensure a balance between growth and infrastructure. SP III additionally includes specific zoning and development standards, and public facilities plans that implement the Master Plan's goals, objectives, policies and standards. Mountain House SP III is the third of three Specific Plans that will implement the Master Plan.

The Master Plan provides the overall development framework for a new community offering a desirable environment for living and working. Primary goals call for a balance of jobs, affordable housing, and services to establish a self-contained community; reduction of single-occupancy vehicles through transit and efficient land use and circulation design; and a strong emphasis on residential neighborhoods organized around local schools and parks. Furthermore, the Mountain House community will finance and provide its own public services and utilities resulting in no adverse economic impact to San Joaquin County.

In conformance with the procedure laid out by the County for development of new communities, SP III is consistent with the goals, objectives, land use assumptions, requirements and policies laid out in the Master Plan, as amended. SP III fully implements the Master Plan for the SP III Planning Area.

SP III is intended to accomplish the following:

- Establish the land uses, development standards, and zoning for development;
- Provide the Special Purpose Plan for the Neighborhood Center in Neighborhood A/B;
- Provide detailed plans for infrastructure and services to support these land uses, and provide for efficient extensions to other neighborhoods within Mountain House;
- Provide a full range and diversity of housing types and costs;
- Ensure that environmental resources are protected and potential environmental impacts are adequately addressed;
- Describe implementation measures including phasing, service provisions, and administration of SP III, and
- Provide appendix references of detailed background studies, design guidelines, comprehensive technical regulations, and other resources.

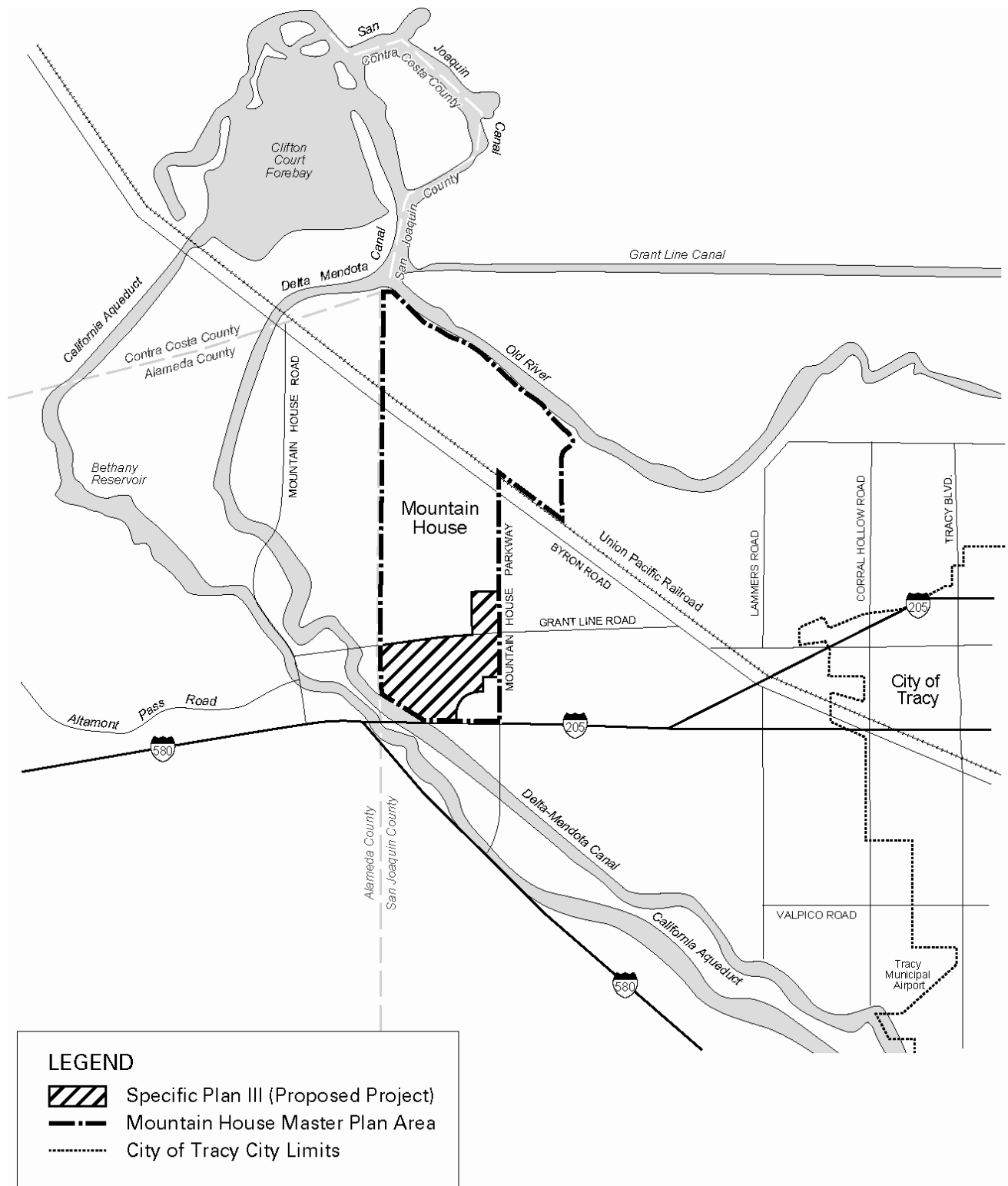


FIGURE 1-1: REGIONAL VICINITY

1.2 Planning Context

1.2.1 Location

SP III is located within the southern third of the Master Plan area. It is generally bounded by Mountain House Parkway to the east, Interstate 205 (I-205) to the south, the Alameda County line to the west and Grant Line Road to the north, except for a small portion that extends north of Grant Line Road adjacent to Mountain House Parkway (refer to Figures 1-1: Regional Vicinity and 1-2: Local Setting).

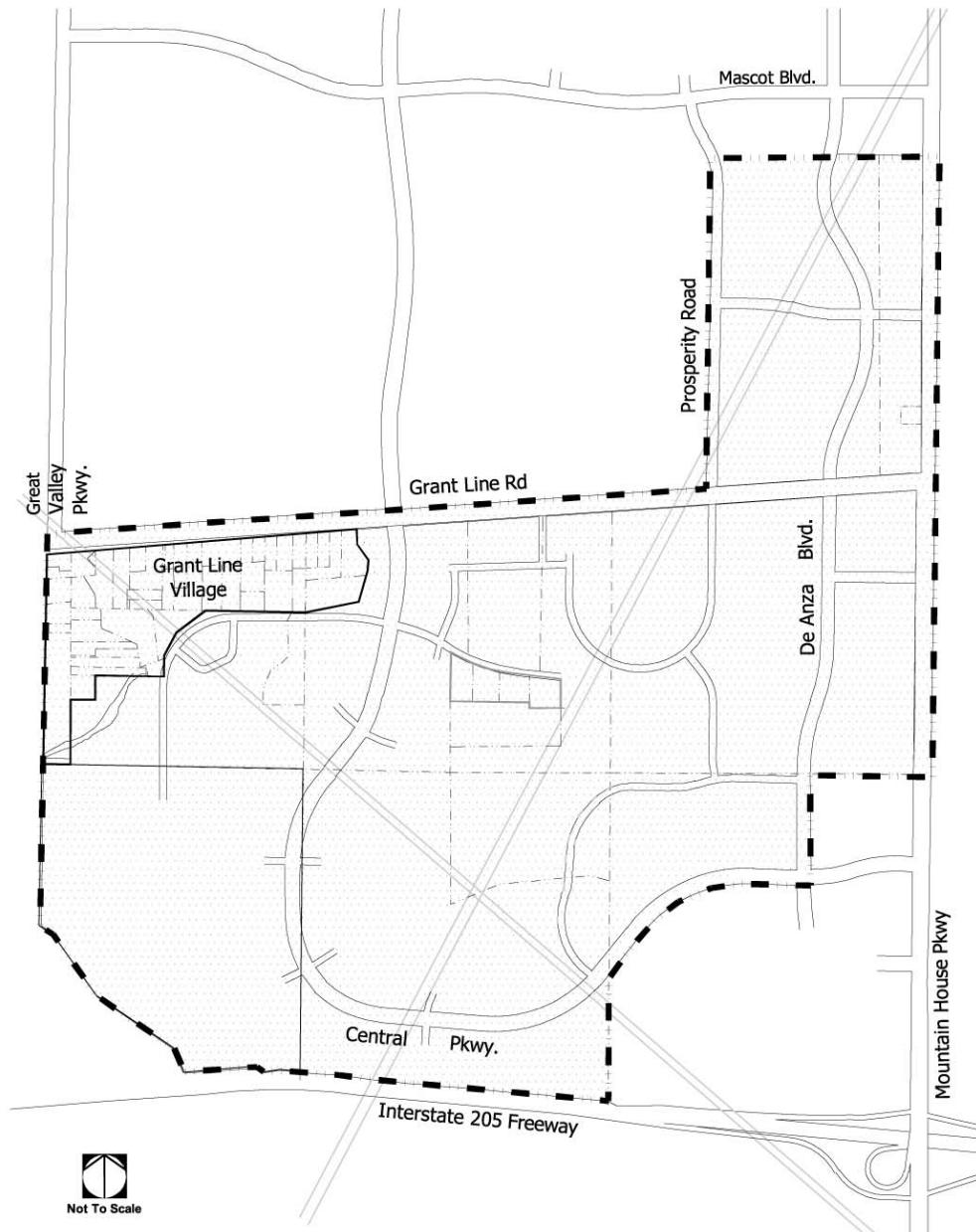


FIGURE 1-2: LOCAL SETTING

1.2.2 Jurisdictional Agencies

San Joaquin County

The Mountain House new master planned community is located entirely within the unincorporated San Joaquin County, and development within the community is subject to the San Joaquin County General Plan 2010 and its implementing ordinances. Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the local government's general plan. The General Plan adopts the Mountain House Master Plan Land Use Map as the General Plan Land Use Map for Mountain House. By County policy, a Specific Plan in a new community must also be consistent with the Master Plan and Public Financing Plan.

Mountain House Community Services District (MHCS D)

The Mountain House Community Services District (MHCS D) was formed to provide various public services for the community. Most of the MHCS D municipal utilities are provided through contracts or franchises with public and private entities. These services include water, wastewater collection and storm water drainage. The remaining services which include refuse collection, telecommunications, telephones, police, fire, electricity, and gas are contracted out. The MHCS D sphere of influence boundaries are the same as the Master Plan boundaries.

1.2.3 Planning and Entitlements

Master Plan

SP III summarizes relevant provisions of the Master Plan, as revised. SP III has resulted in numerous amendments to the Master Plan originally adopted in 1994. These amendments mainly result from the open space treatment of the major utility easements, the addition of the community college to the plan, the resulting consolidation of Neighborhoods A and B, and the consolidation of the neighborhood centers. The Specific Plan is intended to fully implement the Master Plan, as amended, such that a project's consistency with the Specific Plan is equivalent to consistency with the Master Plan (refer to Figure 1-3: Master Plan Designations). Therefore, applicants may utilize this document for Master Plan policies and implementation measures, and refer to the Master Plan and its appendices only as needed for historic reference and/or supplementary information. If the Master Plan is amended in the future, the Master Plan summaries within this Specific Plan do not need to be revised.

Other Community Plans and Programs

In addition to SP III and its appendices, the following documents should be consulted by all applicants preparing submittals for projects as they may contain requirements affecting project design:

- Public Financing Plan (San Joaquin County)
- Mountain House Development Title (San Joaquin County)
- Mountain House Transportation Demand Management (TDM) Program and Transit Plan (MHCS D)

- Mountain House Parks, Recreation & Leisure Plan (MHCS D)
- MHCS D Design Manual (MHCS D)
- Public Land Equity Program and Ordinance (San Joaquin County)
- Potable Water Master Plan (MHCS D)
- Master Sewer Infrastructure Plan (MHCS D)
- Storm Water Master Plan (MHCS D)
- Water Conservation Plan and Program (MHCS D)
- Emergency Preparedness Plan (MHCS D)
- Pipeline Safety Plan (MHCS D)
- Fire Protection Plan (MHCS D)
- Roadway Improvement Plan (MHCS D)
- Construction Truck Management Plan (MHCS D)
- Community Energy Conservation Report (San Joaquin County)

The Design Guidelines for SP III are referenced to the following manuals and reports to achieve the general design intent for the community.

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| Public Facilities: | MHCS D Design Manual
Adopted January 22, 2002 |
| Parks and Recreation: | MHCS D Parks, Recreation and Leisure Plan
Adopted May 10, 2004 |
| Single Family Residential: | Mountain House Single Family Residential Design Manual
Received San Joaquin County Staff Administrative Approval July 22, 2003
Developed by Trimark Communities |
| Multi-Family Residential: | Mountain House Multi-Family Development Design Manual
Received San Joaquin County Staff Administrative Approval March 19, 2004
Developed by Trimark Communities |
| Residential Housing Prototypes: | College Park at Mountain House
Residential Design Guidelines for Potential Housing Prototypes
Developed for SP III. |
| Commercial, Office and Industrial Development: | Mountain House Commercial, Office and Industrial Design Manual
Received San Joaquin County Staff Administrative Approval Oct. 6, 2003
Developed by Trimark Communities |

Development Permits

After approval of Specific Plans (and Special Purpose Plans, if required), the implementation process continues with the processing of Development Permits. Development Permits include both discretionary and ministerial County permits. They include use permits, subdivision maps, and building permits, all of which must be consistent with this Specific Plan and previously adopted community plans.

Development Agreements

SP III implementation may include the enactment of Development Agreements which are contracts between the County and property owners. These contracts would further delineate the rights and responsibilities of property owners in the development of their property.

Environmental Review

An Environmental Impact Report (EIR) for SP III was prepared in compliance with the California Environmental Quality Act (CEQA). Pursuant to State CEQA Guidelines, the County prepared an Initial Study which determined that certain potentially significant environmental impacts might be associated with development under SP III. The County prepared EIR No. 2003102074 (under separate cover) that identifies impacts which may result from implementation of SP III, and includes recommended mitigation measures to lessen these impacts.

Controlling Document

SP III along with development agreements for properties within the SP III planning area are the controlling documents for development within the SP III planning area. The purpose of SP III is to provide more development detail within the boundary of the Specific Plan as required by the Master Plan and in conformance with the goals and objectives of the Master Plan, as amended, such that SP III fully implements the Master Plan for the SP III Planning Area.

When there are conflicts between the Master Plan and SP III, SP III shall govern. The Master Plan and SP III Development Agreements further reference the authority of SP III. If SP III is silent on a matter addressed by the Master Plan, the Master Plan shall govern. Where various Mountain House plans or programs might differ from SP III, SP III and its development agreements shall govern. If SP III is silent on a matter addressed by other relevant Mountain House plans and programs, the relevant plan or program shall govern.

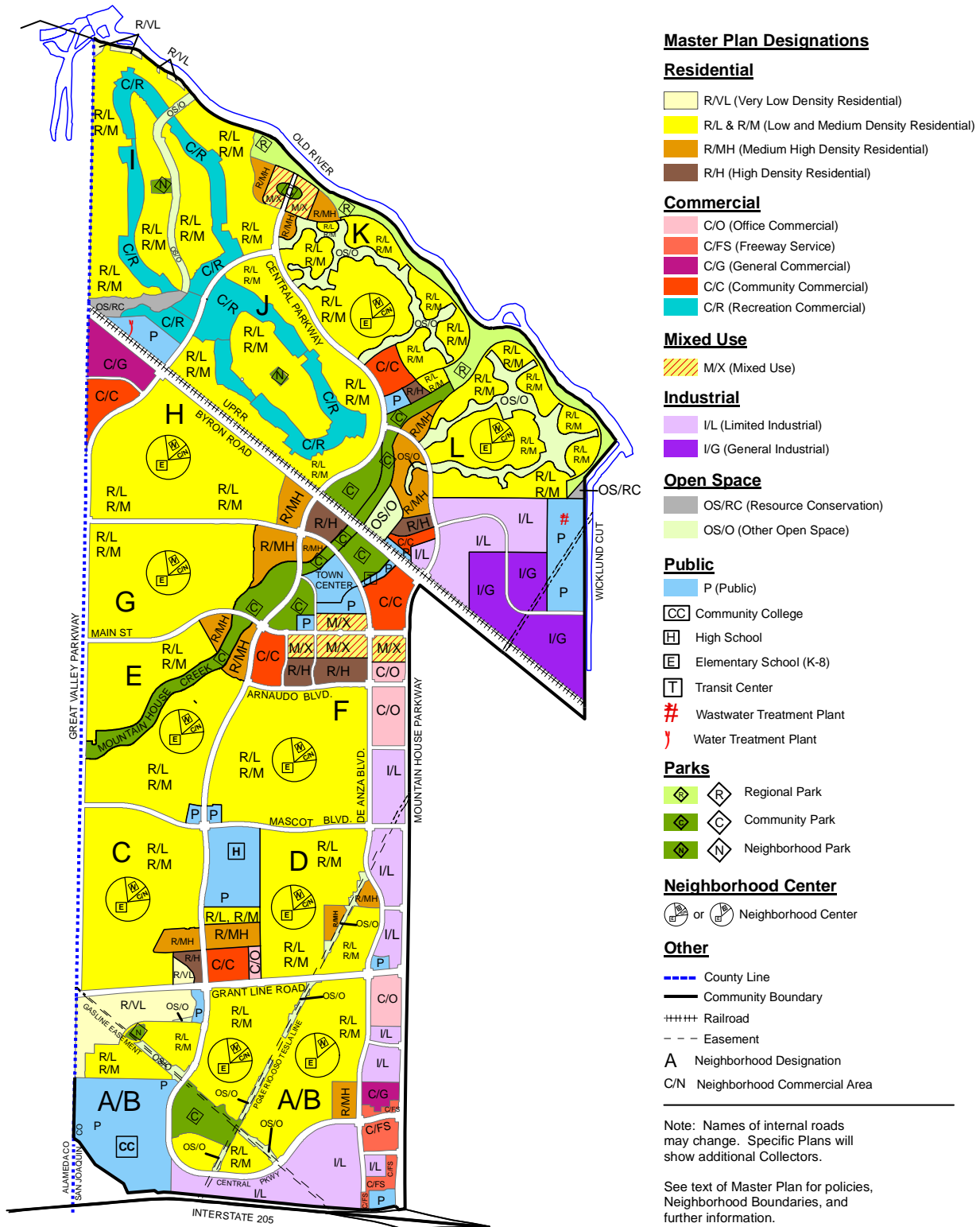


FIGURE 1-3: MASTER PLAN DESIGNATIONS

MHCSD Ordinances and Standards

The MHCSD was formed since the Master Plan was adopted in 1994, for the purpose of managing, operating and maintaining the infrastructure serving the community. The MHCSD has adopted ordinances and standards for public improvements and public services that are intended to apply to development within the community. Provisions of MHCSD Ordinances and MHCSD Standards for public improvements apply to all of Mountain House including SP III. These ordinances and standards are required to be consistent with and implement the Master Plan and subsequent Specific Plans. It is the intent for the Specific Plan to be consistent with all MHCSD standards in effect at the time of SP III adoption. If conflicts should be found with previously adopted MHCSD standards, the MHCSD standards shall govern. If MHCSD adds, revises or amends its standards in the future, such changes shall be found to be consistent with SP III, and then such standards will govern. A Specific Plan cannot delegate authority to supersede the Specific Plan to administrative rules to be adopted at a later date.

Development Title and Other Ordinances

Provisions of the San Joaquin County Development Title and other County Ordinances shall apply to Mountain House except as superseded by Development Standards in Chapter 3 which are to be adopted by ordinance as part of the County Development Title for Mountain House. Where the Development Title and various County ordinances might conflict with SP III, SP III shall govern. If SP III is silent on a matter addressed by the Development Title other relevant County ordinances, the Development Title or other relevant County ordinance shall govern.

Public Financing Plan (PFP)

The Public Financing Plan (PFP) is a separate document prepared in association with the Master Plan. The PFP identifies needed public services, facilities, costs and funding alternatives to implement the Master Plan. The PFP is based upon the policies, land use data, public facility and services standards, cost estimates and phasing plans identified in the Master Plan.

1.2.4 Property Ownership

SP III includes 65 separate parcels and 54 separate owners at the time of adoption. The majority of these parcels are located in Grant Line Village (a residential neighborhood containing approximately 50 residences). There are major property holdings as identified by letter in Figure 1-4: Property Ownership. Table 1-1: Parcel Acreage Calculations by Parcel Numer summarizes the land acreages from Figure 1-4: Property Ownership. A table listing the parcels within the Specific Plan is contained in Appendix A.

LEGEND

Property Ownership Designation - indicated by letters (e.g. "A")

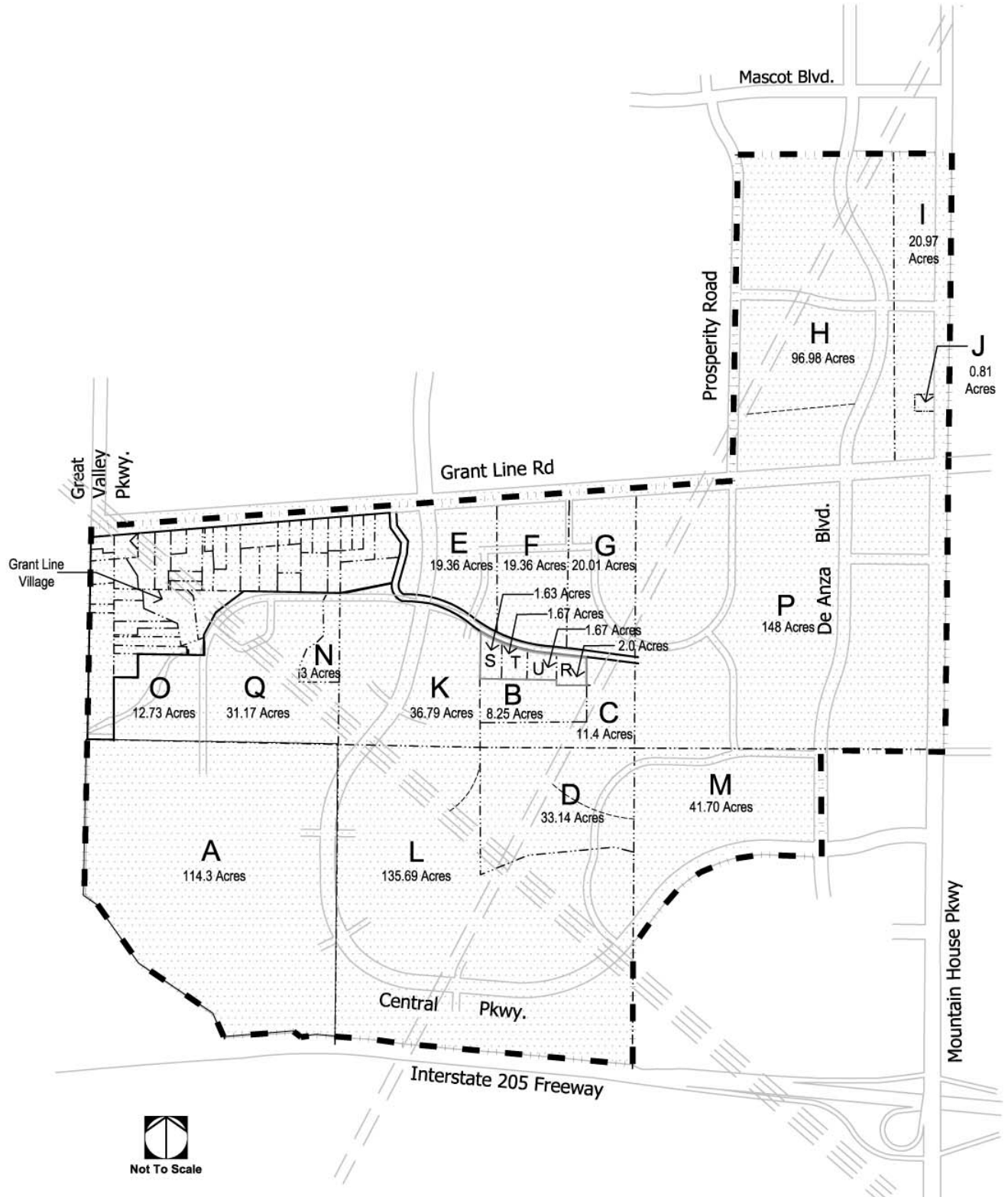


FIGURE 1-4: PROPERTY OWNERSHIP

Table 1-1: Parcel Acreage Calculations by Parcel Number
(See Figure: 1-4: Property Ownership)

Parcel	Acreage
A	114.3
B	8.25
C	11.4
D	33.14
E	19.36
F	19.36
G	20.01
H	96.98
I	20.97
J	0.81
K	36.79
L	135.69
M*	41.70
N	3
O	12.73
P	148
Q	31.17
R	2
S	1.63
T	1.67
U	1.67

*This figure includes acreage in SP III boundary.
Actual parcel acreage is larger.

1.3 Using the Specific Plan

SP III document, which is divided into sixteen chapters, is organized to correspond with the chapters of the Master Plan. Applicable portions of the Master Plan are included in this Specific Plan for ease of implementation. Appendices to SP III provide additional technical and background information and are organized to correspond to the appropriate chapter. SP III assigns preliminary names to streets and other features of the project. These place names are for working purposes only. Final names will be determined during the Tentative and Final Map subdivision process.

The sketches, diagrams, and concept plans included in SP III are conceptual and intended to convey the overall design intent. In order to convey this design intent, the trees and other plants shown in sketches and cross-sections have been drawn to show their sizes at maturity. Lotting patterns and local street locations may vary from that shown on the Illustrative Concept Plan (see Figure 4-1: Illustrative Concept Plan) without need for an amendment to the Specific Plan. However, it is intended that Medium Density Residential (R-M) areas with small lots, with a standard size of under 3,600 square feet, remain in small lot configurations and provide a variety of small lot approaches within a neighborhood including: alleys, green courts, and housing clusters.

The Implementation Measures provided within the SP III document identify the actions that need to be taken and the requirements for development that are necessary to implement SP III plans and the Master Plan goals, objectives, policies and implementation measures that apply to the SP III planning area.