
CHAPTER THREE: LAND USE

3.1 Introduction

This chapter summarizes Master Plan provisions for land use and zoning, including the Specific Plan III Land Use Plan and Program, land use regulations, Development Standards, affordable housing and jobs-housing balance, and implementation measures for Specific Plan III (SP III). More detailed design provisions are located in Chapter Four: Development and Design.

3.2 Land Use Plan and Program

3.2.1 Master Plan Summary

The Master Plan adopted land uses for all areas within SP III and identified approximate acreages for the land uses as shown on Master Plan Tables 3-1, 3-2, and 3-3. Table 3-2: Master Plan Land Use Designations in Specific Plan III, of SP III contains the land use categories and use descriptions adopted by Master Plan. The Master Plan directs that Specific Plans shall establish zoning within Specific Plan Areas. The Mountain House Development Title zoning designations that implement the Master Plan land use designations are shown in Table 3-4: Implementing Zones for Master Plan Land Use Designations. Figure 3-2: Land Use Map and Residential Buildout implements the Master Plan Land Use Map, as amended. Figure 3-4: Specific Plan III Map Zoning Diagram implements the Land Use Map from a zoning perspective. Acreage allocations for all zoning designations in SP III are shown in Table 3-1: Land Use Summary by Neighborhood.

The Mountain House Development Title identifies permitted and conditionally permitted land uses within Mountain House. SP III identifies permitted and conditionally permitted uses within the SP III Planning Area. See Table 3-5: Uses – Residential Districts, Table 3-6: Temporary and Accessory Uses – Residential Districts, Table 3-9: Uses in Commercial, Industrial and Public Districts, and Table 3-10: Temporary and Accessory Uses – Commercial, Industrial and Public Districts which are adopted by ordinance to amend the Development Title for the SP III planning area.

3.2.2 Specific Plan III Description

SP III provides for approximately 2,240 residential units, approximately 1,500,000 square feet of limited industrial uses and 250,000 square feet of commercial uses based on the projected floor area ratios used in Master Plan Table 3-2: Land Use by Neighborhood, two K-8 schools, approximately 42 acres of neighborhood and Community Parks, and an approximate 107.9 acre community college with a planned capacity of 12,000 students. See Table 3-1: Land Use Summary by Neighborhood.

SP III consolidates Master Plan neighborhoods A and B into a single neighborhood (Neighborhood A/B), centering around a 31 acre Community Park and a single Neighborhood Center containing a neighborhood-serving commercial center, two schools, and a Neighborhood Park (with both active and

passive recreation facilities). The eastern portion of Neighborhood D north of Grant Line Road is also located within SP III.

A 107.9 acre Delta College campus, which was not part of the original Master Plan adopted in 1994, is now proposed to be located in the southwest portion of the SP III. The San Joaquin Delta Community College District (SJDCCD) is planning this new campus to meet enrollment needs in the South San Joaquin County area over the next 20 years. The campus would be developed in four phases. A joint use agreement between the Mountain House Community Service District (MHCS D) and SJDCCD will make available 7.0 acres of college athletic facilities for community use.

The Neighborhood Parks, neighborhood commercial, and elementary schools were consolidated into one neighborhood center because of the introduction of the Community College; the location of the I-205 Freeway; the presence of two crisscrossing, high pressure gas and oil pipelines, and electrical transmission easements. The Master Plan requirements that schools not be located on an arterial road and to minimize the number of students crossing arterial roads further reduced the possible locations for the schools. Combining Neighborhoods A and B into a single neighborhood allows the schools to be more centrally located off arterial roadways, minimizes pedestrian crossing of arterial streets and achieves setback requirements for existing utility easements.

SP III provides for a variety of housing types to accommodate a diversity of family incomes and lifestyle conditions. The residential units will have densities and sizes varying from medium-high density or high density units to single family detached, low density homes on 7,000 square foot lots. The general residential density of SP III will be slightly higher than the Mountain House neighborhoods to the north and, as a result, will provide a relatively more affordable neighborhood context. The majority of the homes will be medium density, expected to range from 1,300 square feet to 2,800 square feet on a variety of lot sizes. Approximately 85% of the housing in SP III will be single family detached and approximately 15% will be attached condominiums, townhomes, or apartments. It is anticipated that the variety of housing types proposed, including high density development, will provide housing for the employees of the industrial park at the corner of Mountain House Parkway and I-205 and Delta Community College and the other employment uses within Specific Plan III.

The residential portion of SP III north of Grant Line Road (i.e., eastern portion of Neighborhood D) will be developed with detached homes generally ranging in size from approximately 1,300 to 2,400 square feet in the medium density category. Two medium-high density parcels with for-sale condominiums will also be developed in the area. While Specific Plan II (SP II) and SP III share Neighborhood D, a common landscape theme ties the neighborhood together with a central focus on its neighborhood center and a Special Purpose Plan to be developed under SP II.

Open space corridor connections are provided between the neighborhoods and the Community Parks and other open space corridor areas. These connections consist of a linear park system, multi-use paths, trails, local streets with sidewalks, and bikeways. Bicycle and pedestrian access are also provided to community-wide destinations such as Community Parks, community shopping centers, schools, the Town Center, and churches.

Convenient walking access is provided to the A/B Neighborhood Center with all residential units located within three fourths of a mile as required by the Master Plan. This Neighborhood Center includes two K-8 schools, a Neighborhood Park, a Neighborhood Commercial area, and a transit stop. Neighborhood A/B is sized to support two neighborhood schools. Except for Central Parkway, only local or collector streets occur within the neighborhood. Central Parkway is aligned to provide direct access to the Community College and to minimize the number of students who need to cross an arterial street to gain access to school. Students living in the residential units located west of Central Parkway will have to cross Central Parkway to get to school. However, a school bus system will be provided by Lammersville Elementary School District (LESD) financed partially by the College District. The two K-8 schools are located on separate collector streets with additional local streets providing access. The entrances and building fronts will be oriented onto collector streets to the degree feasible in order to maximize the civic presence of the school and provide adequate access. Public open spaces and uses front onto public streets to the greatest degree possible in order to give character and beauty to the street. Open space corridors with pathways link the schools to residential areas allowing students a safe walk to school with a minimum of street crossings.

Open space corridors include the neighborhood open space corridor system, a variety of perimeter edge conditions, slope landscape areas in the northwest knoll area, the northwest Neighborhood Park, trail corridors along the major gas and electricity easements, and most importantly the Community Park which provides the central recreation and open space corridor for the neighborhood. See Figure 3-2: Land Use Map and Residential Buildout. All residential areas will be within ½ mile of a park or open space corridor.

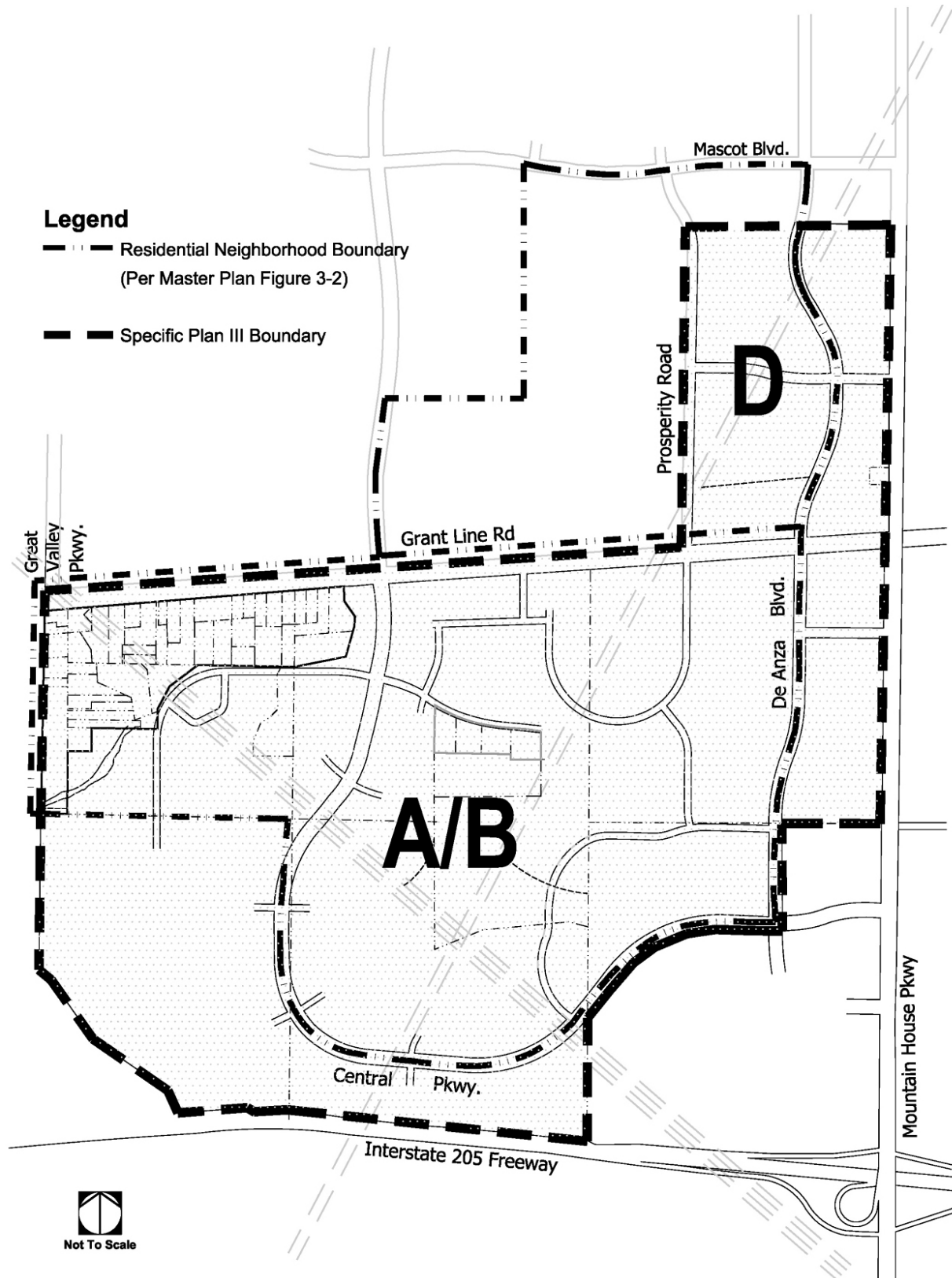


FIGURE 3-1: RESIDENTIAL NEIGHBORHOOD BOUNDARIES DIAGRAM

Expected as per waste water limitations (See Table 3-3; Neighborhood Minimum, Maximum and Expected Residential Units)

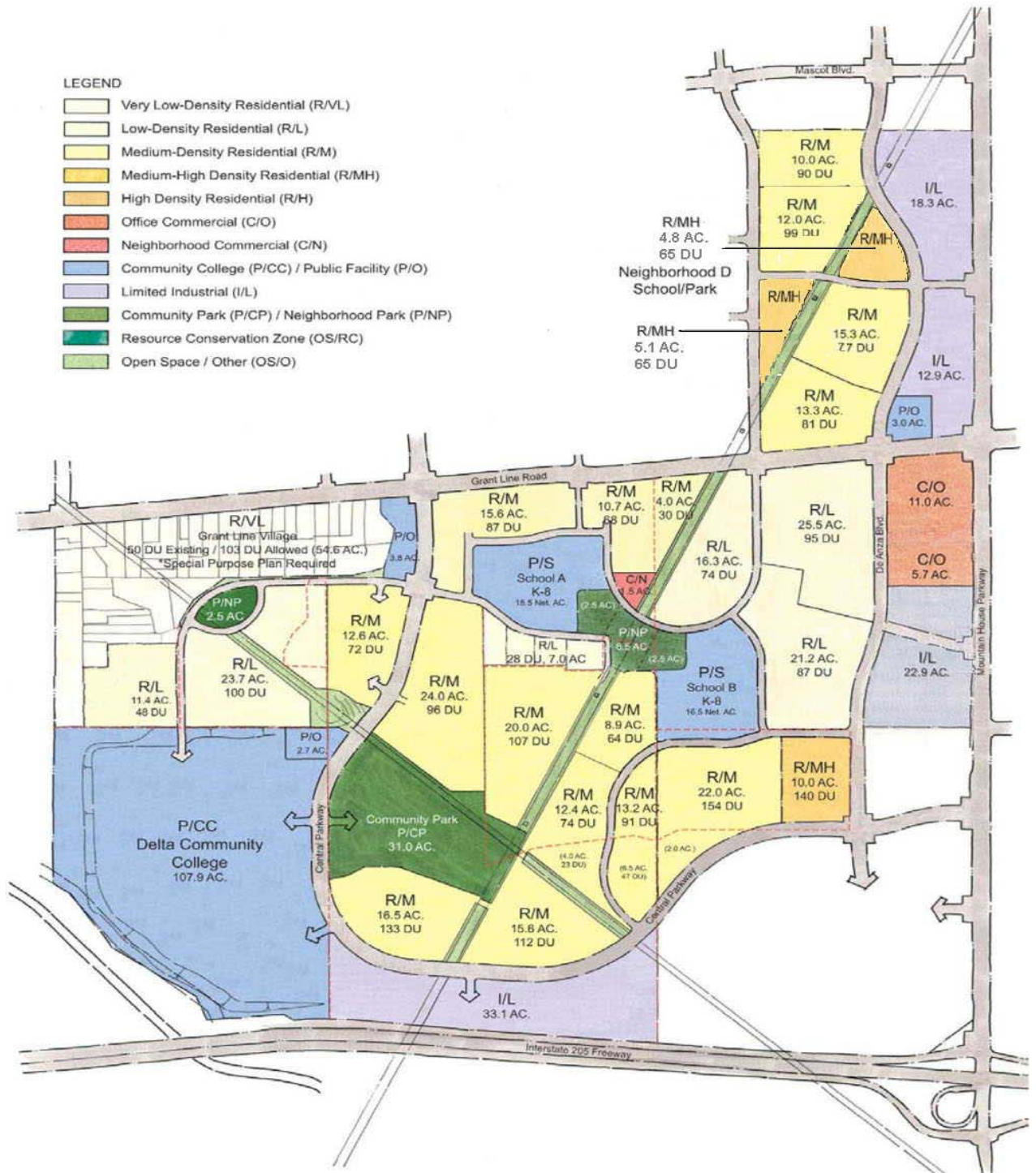


FIGURE 3-2: LAND USE MAP AND RESIDENTIAL BUILDOUT

Expected as per waste water limitations (See Table 3-3; Neighborhood Minimum, Maximum and Expected Residential Units)

Table 3-1: Land Use Summary by Neighborhood

LAND USE	A/B		D		TOTAL		Maximum Units	
	Acres	DU / SF	Acres	DU / SF	Acres	DU / SF Expected	(per MP Density Limit)	Minimum Units
RESIDENTIAL								
Residential/Very Low (R/VL)	54.6	103			54.6	103	109	55
Residential/Low Density (R/L)	105.1	432			105.1	432	499	393
Residential/Medium Density (R/M)	175.5	1,088	50.6	347	226.1	1,435	1,582	1,288
Residential/Medium High Density (R/MH)	10.0	140	9.9	130	19.9	270	278	238
Residential/High Density (R/H)								
Subtotal Residential	345.2	1,763	60.5	477	405.7	2,240		
COMMERCIAL/INDUSTRIAL								
Neighborhood Commercial (C/N)	1.5	-	-	-	1.5	-		
Office/Commercial (C/O)	16.7	256,130	-	-	16.7	256,130		
Limited Industrial (I/L)	56.0	975,800	31.2	543,660	87.2	1,519,460		
Subtotal Commercial/Industrial	74.2	1,231,930	31.2	543,660	105.4	1,775,590		
PUBLIC FACILITIES								
Neighborhood Park (P)	11.0	-	-	-	11.0	-		
Community Park (P)	31.0	-	-	-	31.0	-		
Community College (P)	107.9		-		107.9	-		
K-8 School (P/S)	32.0		-		32.0	-		
Public Facility-Other (P)	9.5		-		9.5	-		
Arterial Street R.O.W.	66.2		12.4		78.6			
Open Space-Other (OS/O)	25.5	-	7.1	-	32.6			
Subtotal Public Facilities	283.1		19.5		302.6			
GRAND TOTAL	702.5		111.2		813.7			

NOTE 1: The “surplus” 62 units from the conversion of the two R-H sites to R-MH shall be reserved for future amendments that include R-H density to the plan. The County shall also strongly encourage inclusion of R-H density for any other request for change in use that requests an amendment to the Specific Plan. If wastewater sewage capacity is found to exist for SP III, the first priority for these connections shall be for projects that include R-H density as a primary use.

- Includes 3.6 acres of RM residential area transferred from Specific Plan I
- Electrical and gas easement areas were excluded in calculating residential units
- Does not include second unit dwellings
- Neighborhood D totals reflect Specific Plan Area III only
- Resource conservation acreage per MHMP

Table 3-2: Master Plan Land Use Designations in SP III

RESIDENTIAL	
Very Low Density Residential (R/VL)	R/VL uses consist of relatively large lot, single family detached homes within the existing Grant Line Village, south of Grant Line Road.
Low Density Residential (R/L)	Low Density Residential uses include a variety of single family dwelling unit types. Product types may include large-lot single family homes, to zero lot line "patio" homes.
Medium Density Residential (R/M)	Medium Density Residential provides for a wide variety of dwelling unit types, which include both detached and attached homes and may include small-lot detached units, duplexes, triplexes, low density town homes, or other housing types, such as second units.
Medium-High Density Residential (R/MH)	Medium-High Density Residential areas may include townhomes, garden apartments, and other attached residential uses.
High Density Residential (R/H)	High Density Residential uses are located on or near De Anza Blvd. and will provide housing in close proximity to employment. Housing types may include condominiums, townhomes, garden apartments, and other attached residential uses.
COMMERCIAL/OFFICE/INDUSTRIAL USES	
Neighborhood Commercial (C/N)	The Neighborhood Commercial area, located nearby the two K-8 schools is within easy pedestrian and bicycle access to the neighborhood, provides for small, localized retail and service businesses that offer goods and services. The Neighborhood Commercial area includes a one and one-half acre site to serve residents with a mini-grocery, barber shop, cleaners, real estate offices, or similar businesses. Professional services, telecommuting center, child care, group care, other public or institutional uses, and indoor or outdoor recreation uses such as swimming pools may also be included.
Office Commercial (C/O)	Office Commercial areas support administrative and professional office development along Mountain House Parkway near the I-205 freeway interchange.
Limited Industrial (I/L)	Limited Industrial areas are intended to accommodate modern business park developments that provide little or no nuisance activities and are therefore suitable for location along Mountain House Parkway and the freeway and still be near residential neighborhoods. Typical uses include light manufacturing, electronics, high technology businesses, and light warehousing, as well as office uses to support these functions.
PUBLIC AND INSTITUTIONAL LAND USES	
Schools (P):	SP III establishes two sites for K-8 schools of approximately 16 acres each. School sizes have been calculated to serve the projected population of the community based on the standards of local school districts.
Community College (P)	The Plan provides for a 114 acre community college for up to 12,000 students located in the southwestern portion of the site. The Community college will also provide shared use recreational facilities for the Mountain House community.
Neighborhood Parks (P)	The Plan provides for a centrally located Neighborhood Park of approximately 8.5 acres located between the two neighborhood K-8 schools. An additional 2.5 acre Neighborhood Park is located adjacent to the Grant Line Village. The Neighborhood Parks will be developed and operated in coordination with the schools, and will provide for active recreation activities within pedestrian and bicycle access of neighborhood residents. Facilities within Neighborhood Parks may include hard surface courts, playgrounds, field games, picnic tables, and free play areas. The Community Park will conform to the MHCS D Parks and Recreation Leisure Plan.
Community Park (P)	A Community Park has been located along Central Parkway to allow easy access from residential neighborhoods. The Community Park is intended to provide active recreation facilities, such as athletic fields and complexes, community recreation center/gym and swimming pool, tennis and game courts, skate park, play equipment, and for passive uses such as picnicking and jogging/walking bicycle paths. In addition, the Delta Community College District will provide for the joint use of college facilities, such as playfields, parking and open space, for community-wide benefit, per the MHCS D Parks Recreation and Leisure Plan.
Public Facility-Other (P/O)	This land use designation provides for public and quasi-public facilities and including a storm water detention basin and a religious assembly facility.
Open Space-Other (OS/O)	This land designation allows for privately maintained open spaces such as the open space corridor power line easements, buffer areas, slope areas and neighborhood open spaces.

Source: Master Plan Section 3.2.6

3.2.2.1 Implementation Measures

- a. Specific Plan III Land Use Map shall be implemented through application of the SP III Map Zoning Diagram as shown on Figure 3-4: Specific Plan III Map Zoning Diagram.
- b. The land use designations shall be implemented through the zoning categories (Table 3-5: Uses - Residential Districts) and Development Standards in Section 3.3.
- c. The primary circulation system of Arterials and Collectors shall be developed as shown on the Figure 9-6: Road Classification Diagram. Collector streets cannot be added, deleted or extended without amendment to this Specific Plan. Minor modifications in alignment are permitted through administrative review and approval by the Director and MHCS D without requiring amendment of the Specific Plan. Roadways shall be improved to the standards set forth in Chapter 9, the MHCS D Design Manual, and the MHCS D roadway improvement standards.
- d. Delta College shall annex all of the property subject to this Specific Plan to MHCS D at one time. The annexation shall not occur in phases.
- e. If Delta College does not develop the campus as described in SP III, there shall be an amendment to SP III that provides for the equivalent of 7 acres of recreational facilities as discussed in the Joint Use Agreement, including adequate parking for such facilities, and Central Parkway shall be realigned adjacent to the northeasterly boundary of the gas line easement adjacent to the Community Park and the land underlying the former alignment shall be converted to park land to result in a 38 acre Community Park as shown in the original Master Plan. Additional land shall also be provided for parking. The MHCS D may approve an alternate equivalent plan. The maximum amount of park land property attributable to Delta College land shall be 7 acres.
- f. Prior to the acceptance of any MHCS D utility or street backbone structure that serves Delta College, all of Delta College's property subject to this Specific Plan shall be annexed to MHCS D.
- g. If Delta College does not develop the campus as described in SP III, the developer shall provide an elementary school or other public use site, westerly of Central Parkway as shown in the original Master Plan.

3.2.3 Pre-Existing Development Areas within Mountain House

3.2.3.1 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 Specific Plan. The pre-existing residential areas in SP III are Grant Line Village in the northwest corner of Neighborhood A/B along Grant Line Road and the Homesite parcels which include 4 homes and vacant land located in the central portion of Neighborhood A/B. 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. The R/VL General Plan designation 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 area.

3.2.3.2 Specific Plan III Description

Approximately 50 homes and 45 parcels are located in the northwest corner of SP III in an area known as Grant Line Village. The land use designation for this area is Very Low Residential (R/VL) with a requirement that a Special Purpose Plan be prepared for Grant Line Village and adopted by the County prior to approval of any new subdivisions within Grant Line Village. The homes may remain as they currently exist under the R/VL land use designation and R-VL zoning. Existing legal uses that do not conform to the R-VL rezoning may continue as legal nonconforming uses under County Development Title requirements. Limited development that does not involve a subdivision of land may proceed without the requirements for urban services that are required for all other new development within Mountain House. The Homesite Parcels have a R/L land use designation and R-L zoning.

SP III provides a minimum 8-foot wide landscape buffer to the southeast of the existing Grant Line Village parcels. A roadway located adjacent to the landscape buffer provides additional distance between development and Grant Line Village. An agricultural fence will be provided along the Grant Line Village boundary with developing lands in SP III.

A two-way, 20-foot wide frontage road has been proposed on the south side of Grant Line Road adjacent to Grant Line Village to allow residents to safely access their homes, while also providing a buffer from the widening of Grant Line Road. This buffer includes five feet of landscape with a sound wall (see Figure 3-3: Grant Line Road Buffer).

3.2.3.3 Implementation Measures

- a. Utility services will be provided within Grant Line Road with stub outs to serve Grant Line Village when services are extended to serve SP III development.
- b. A two-way, 20-foot wide frontage road shall be provided on the south side of Grant Line Road adjacent to Grant Line Village to allow residents safe access to their homes per Figure 3-3: Grant Line Road Buffer.
- c. A landscape buffer of at least eight feet wide and a block wall or agricultural fence shall be provided adjacent to the existing parcels along the southeast edge of Grant Line Village.
- d. Existing homes and parcels in Grant Line Village may obtain sewer and/or water services from MHCSO upon annexing into the District.
- e. Development on properties adjacent to the Grant Line Village pre-existing residential areas in Neighborhood A/B shall provide:
 - Agricultural fence adjacent to existing parcels.
 - An 8-foot wide minimum landscape buffer.
- f. A Special Purpose Plan be prepared for Grant Line Village and adopted by the County prior to approval of any new subdivisions within Grant Line Village. All SP III standards for the building of permitted single family dwellings and related accessory buildings on vacant lots, with the exception of Design Consistency Review Committee (DCRC) review, shall apply to Grant Line Village in the interim prior to approval of a Special Purpose Plan.

- g. Phase I Environmental Site Assessment (ESA)s shall be prepared by qualified hazardous materials experts for areas in Grant Line Village that are the subject of future development proposals before construction in these areas. The ESAs shall be reviewed and approved by the County Environmental Health Department. Any recommendations made in the ESAs (monitoring, Phase II testing, mitigation, etc.) shall be implemented.

3.2.4 Interim Agricultural Operations

3.2.4.1 Master Plan Summary

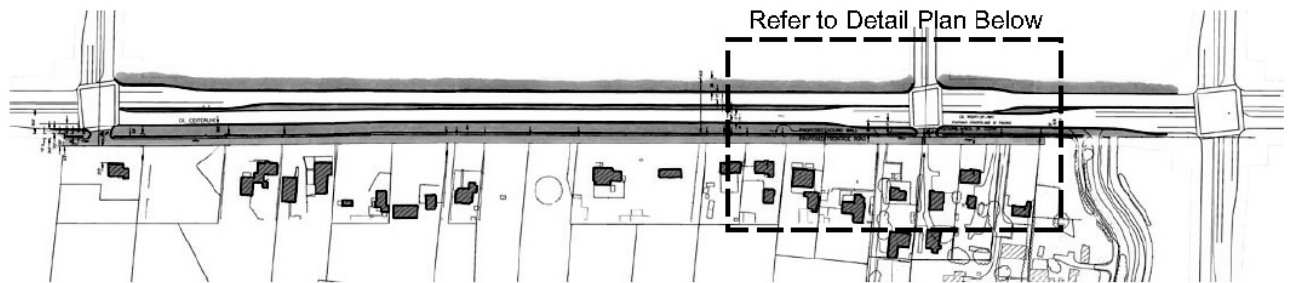
The Mountain House community was planned to build out over a period of years. Although agricultural operations will be phased out as development occurs, interim agricultural enterprises should be encouraged and protected.

3.2.4.2 Specific Plan III Description

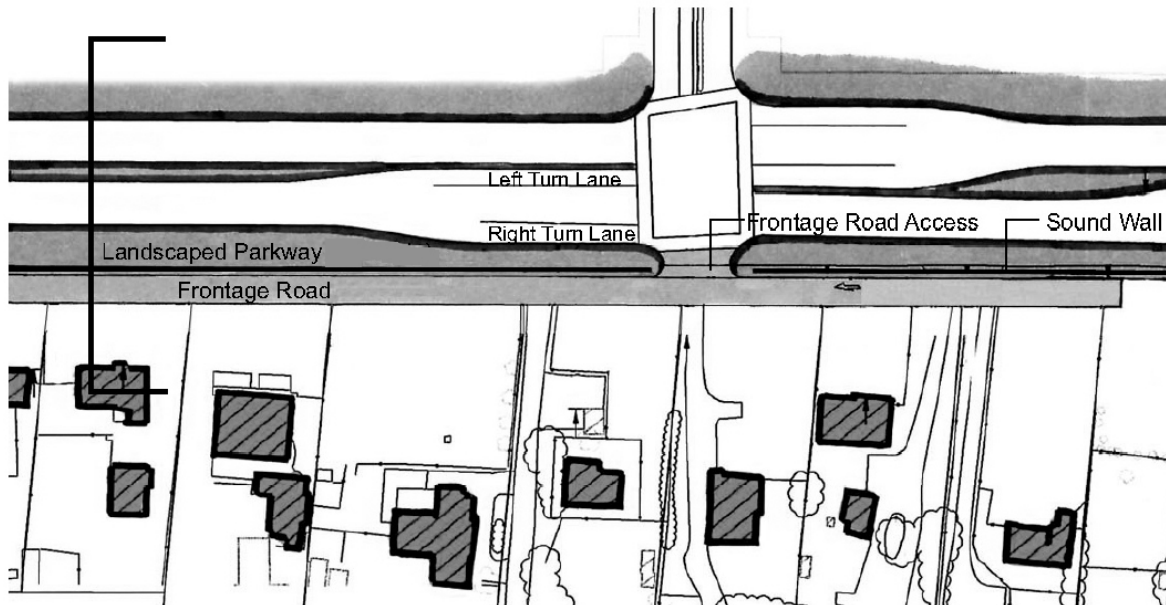
To the extent feasible, SP III provides for phasing of development to allow continuation of adjacent agricultural operations. Development adjacent to existing agricultural operations shall utilize permanent setbacks, landscape buffers, fencing or walls to minimize noise, spray drift, and limit the potential for trespass. Development near and adjacent to existing agricultural operations shall ensure protection of agricultural water supplies.

3.2.4.3 Implementation Measures

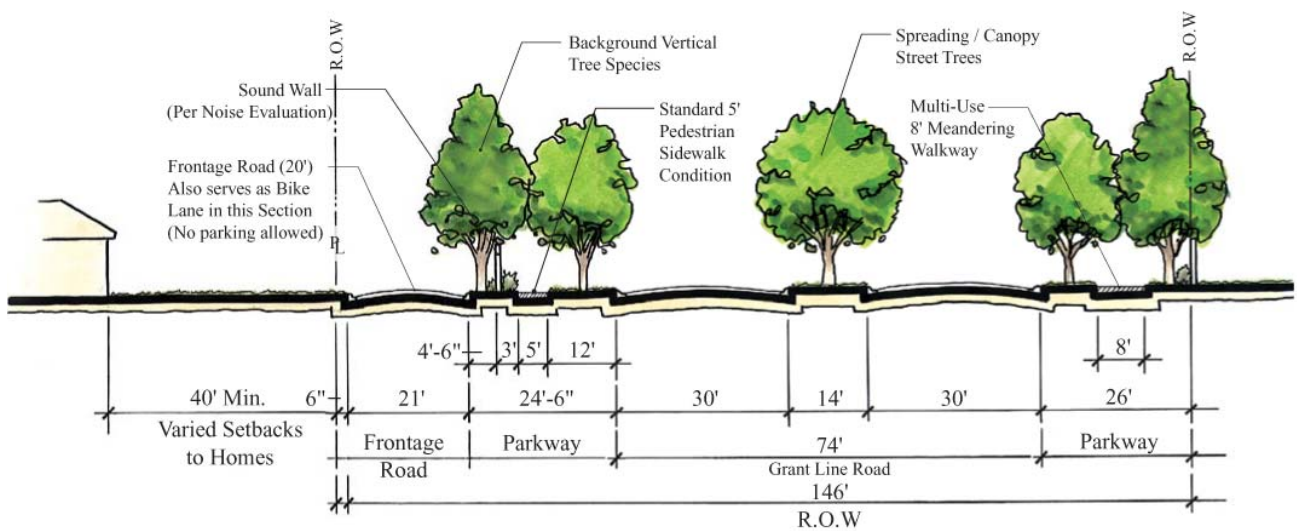
- a. Existing water and utility resources shall be maintained to serve continuing agricultural operations.
- b. Development adjacent to existing agricultural operations shall utilize interim or permanent setbacks, landscape buffers, fencing or walls to minimize noise, spray drift, and limit the potential for trespass.
- c. If a Countywide agricultural mitigation fee is established prior to adoption of Final Maps, the fee shall be paid to the County for each agricultural acre converted to urban use, or as directed by the specific fee program.
- d. To the extent feasible, developers shall provide or secure a setback from development to existing agricultural operations of at least 100 feet. Occupancy permits shall not be issued for lots with less than a 40-foot setback from agricultural operations existing within a 12-month period prior to the time of final map approval. An exception may be granted when the owner of such agricultural land has indicated in writing that the land will not continue in agricultural production.
- e. An Agricultural Buffer and Conversion Phasing Plan shall be submitted to the Community Development Department and approved by the Planning Commission as part of the Tentative Map. The Plan shall incorporate the following:
 - i. Phasing of areas from agricultural to urban use including locations and time frames
 - ii. Temporary and/or permanent setbacks
 - iii. Landscape buffers



Grant Line Road Plan



Grant Line Road Enlargement Plan



Grant Line Road Typical Cross Section

FIGURE 3-3: GRANT LINE ROAD BUFFER

- iv Fencing, signage and/or other suitable measures to minimize noise and spray drift and to limit the potential for trespass on agricultural lands and Byron Bethany Irrigation District (BBID) facilities
- v. In addition, the Plan shall address the following:
 - Chemical applications
 - Dust management
- f. The deed of each residential lot shall include a recording notification of the San Joaquin County Right to Farm Ordinance (OCSJC Section 6-9000). In addition, new residents shall also be notified of any unique agricultural uses or operations that may have an impact on adjacent residential uses. The Applicant shall place the following statement on Final Maps for recordation:

“The deed of each lot shall include a recording notification of the San Joaquin County Ordinance No. 3233 adding to the Ordinance Code: Division 9. Right to Farm, Chapter 1, Section 6-9000 et seq.”
- g. Prior to Final Map approval, an Irrigation and Water Supply and Service Plan covering the area to be converted from agricultural to urban use shall be approved by BBID. The Plan shall note any BBID encroachment permits that are to be obtained. The Community Development Department shall be sent the Water Supply and Service Plan, approved by BBID, prior to Final Map approval.
- h. Development of any new residential uses shall not occur within 1000 feet of the two existing on-site dairies until such time as the dairies cease operations and the dairy waste ponds and animal refuse piles are removed.

3.2.5 Residential Land Uses

3.2.5.1 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 3-3: Neighborhood Minimum, Maximum, and Expected Residential Units). 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 shall be reviewed with respect to the number of total units planned in the community to ensure that a maximum of 16,000 units, as defined in the Master Plan, will not be exceeded.

Acreage used in residential density calculations excluded the following:

- All arterial street rights-of-way
- 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 (see Figure 9.4: Roadway Classification Diagram).

Acreage included in residential density calculations consist of the following:

- Local roads and Collectors internal to each neighborhood

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- Land used in the actual subdivision, including any additional neighborhood open space corridors, median landscaping within local and collector roads, or private recreation areas

In order to ensure orderly growth and to generally maintain the planned number of residential units within the community, the Master Plan provides a density range for each residential land use category that is specifically tailored to the Mountain House new community. Residential developments (i.e., subdivisions) within Mountain House will need to develop within the minimum and maximum densities permitted for each residential category. 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 Master Plan density range for each land use district will be maintained for the Specific Plan area.

3.2.5.2 Specific Plan III Description

The majority of housing provided in SP III is single family detached homes within the R-L and R-M zoning districts. Neighborhoods A/B and D consist of a number of residential sub-areas corresponding to a subdivision with a common lotting size and or pattern (See Figure 3-2: Land Use Map and Residential Buildout). These sub-areas within a neighborhood have been designed to provide a clear sense of entry, edges and center. This is accomplished through the use of landscaping, streetscape design, wall and fencing treatments, decorative paving materials, signage, or other appropriate elements.

The pedestrian-friendly residential character of the neighborhoods is achieved through maintaining the sidewalk as the consistent visual and functional element along the street, providing open space corridors with pathways, encouraging porches facing the street. In addition, development standards and design guidelines for houses and lots are intended to create varied, interesting residential street environments.

Local streets within neighborhoods are located to disperse traffic and create a comfortable pedestrian scale. Pavement widths shall be minimized to the extent possible to reduce development and maintenance costs, discourage speeding, achieve a more pedestrian scale and orientation, and improve the visual appearance of street corridors. Cul-de-sacs and local streets have been designed to minimize travel distance to Neighborhood Centers for pedestrians. Pedestrian/bicycle connections must be provided from local streets and the ends of cul-de-sacs adjacent to arterial and collector streets. Garage placement on rear alleys is encouraged for homes, fronting school entries. Automobile access to Neighborhood Centers is via a network of local streets feeding into collector streets leading to the Neighborhood Center. Paired access drives shall be encouraged to reduce points of traffic conflict on streets along such areas where alleys are not provided. The streets along the power line easement open space corridor have been located to provide physical and visual access to one side of the corridor at a time. It is the intent of SP III to limit the number of road crossings of the open space corridor and trail system. Two road crossings are planned in Neighborhood A/B, one south of the Community Park and one north of the Neighborhood Park in order to provide a safe walk to school along the trail for children within Neighborhood A/B. Emergency vehicle access crossings on the trail are located north of the Community Park and south of the Neighborhood Center Park.

3.2.5.3 Residential Development and Density

SP III includes a mix of residential housing types to encourage residents with a variety of income levels, providing diversity and choice for residents. Higher density (R/MH and R/H) land uses are concentrated near employment areas and the two K-8 schools. Medium density (R/M) land uses are located in central areas of the neighborhood around schools and the Community Parks. Low density (R/L) land uses are located in the Homesite Parcels, near the eastern and western edges of Neighborhood A/B, and adjacent to existing rural residential development in Grant Line Village. Grant Line Village is designated for very low density (R/VL) residential use. A Special Purpose Plan is required prior to any new development to implement the R/VL Zone. Standards for residential development surrounding the Neighborhood Center in Neighborhood A/B are provided in Section 4.3. This section provides the equivalent of a Special Purpose Plan for this Neighborhood Center.

The single family residential sub areas provide a variety of densities and lot sizes to promote a mix of residential housing types, home sizes, and prices that will present diversity and choice for residents consistent with Master Plan requirements. See Figure 4-1: Illustrative Concept Plan and refer to separate document for Residential Design Guidelines for potential housing prototypes. Sub area lotting patterns include standard front driveway lots, corner side driveway lots, cluster lots with common driveway access, alley lots with garage access to the rear, and lots with common open spaces or green courts with rear alleys. In order to increase home ownership affordability, medium density residential subdivisions that include a standard parcel size of under 3,600 square feet are required to have one smaller size home model with a maximum square footage identified in Footnote 6 of Table 3-7: Lot and Structure Standards – Residential Districts.

Three High or Medium-High density (R/H and R/MH) residential sub areas are identified, one in the southern area of Neighborhood A/B at the corner of De Anza Boulevard and Central Parkway and two sites in Neighborhood D along the power line easement/open space corridor. Site plans for multi-family housing will emphasize pedestrian access and connections. A variety of architectural styles and building types will be provided for multi-family housing. Parking for multi-unit developments will be designed with a parking court concept to minimize large parking areas and provide parking near individual residential units. Landscape buffers adjacent to parking will be provided.

The residential program for the overall SP III Area is summarized in Table 3-3: Neighborhood Minimum, Maximum and Expected Residential Units. This table indicates gross acreages for each land use category, and estimated numbers of dwelling units, population and employment figures. Density and employment figures are based upon gross acreages, which exclude the following:

- Arterial street rights-of-way.
- Collector street rights-of-way shown on Master Plan.
- Other designated land uses such as Open Space, Public Facilities and Resource Conservation/Wetland areas.

The Plan allows property owners to assign a portion of their expected density allocations under the wastewater limitation column to other property owners upon application to the Community Development

Department and recordation of the Assignment Agreement. The Assignment Agreement will allow developers to shift units between parcels, as long as maximum and minimum density requirements established in Table 3-3 are met as well as lot size requirements of the development standards. The Assignment Agreement must be submitted with the Tentative Map.

3.2.5.4 Implementation Measures

- a. The “surplus” 62 units from the conversion of the two R-H sites to R-MH shall be reserved for future amendments that include R-H density to the plan. The County shall also strongly encourage inclusion of R-H density for any other request for change in use that requests an amendment to the Specific Plan. If wastewater sewage capacity is found to exist for SP III, the first priority for these connections shall be for projects that include R-H density as a primary use.
- b. Residential development for a property shall not exceed the assigned number of units specified in Table 3-3: Neighborhood Minimum, Maximum and Expected Residential Units, under the column entitled “Expected units as per waste water limitations,” unless adequate infrastructure capacity is found to be available by the MHCSO. Property owners may shift units between parcels under their ownership as part of a subdivision application for the parcels. Property owners and/or developers may assign a portion of their expected density allocations under the wastewater limitation column of Table 3-3 to other property owners upon application with the TM application to the Community Development Department and recordation of an Assignment Agreement. The Assignment Agreement shall be reviewed to determine that maximum and minimum density requirements as per Table 3-3 as well as lot size requirements of the development standards are met for all properties of the application subsequent to any assignment of units. Upon assignment, Table 3-3 may be amended administratively by the Director.
- c. Tentative Maps shall implement the conceptual illustrative plan for residential sub-areas as shown on Figure 4-1: Illustrative Concept Plan. Lotting patterns and local street locations may vary from that shown on this figure 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.
- d. Tentative Maps for individual parcels shall emphasize pedestrian and bicycle connections within the neighborhood, between adjacent residential areas and public facilities.
- e. Residential development shall exhibit energy efficient, cost effective subdivision design; optimize the ability of residences to use solar energy, maximize access from housing to parks, open space corridors and other amenities, discourage vehicular through-traffic, and shall incorporate applicable Community Energy Conservation Report (CECR) recommendations.
- f. To the extent feasible, homes shall front onto local and collector streets or green courts, except as in measure “f” below. Direct driveway access to individual homes shall not occur within 30 feet of an arterial street intersection.
- g. Homes shall front or give the appearance of fronting onto Central Parkway, with vehicular access provided from private auto courts accessed from local streets, rear alleys or streets. A house may appear to front onto Central Parkway by siding onto it with a porch with front elevation type architectural detailing facing Central Parkway. No walls are allowed along Central Parkway, except

those necessary to reduce sound levels to 65 decibels (dB) in backyards of lots siding on Central Parkway. Such walls are allowed only after the houses are first sited and designed to shield noise and reduce the height and length of the wall.

- h. In order to maximize interconnections between all areas within residential neighborhoods, street and block lengths shall be generally limited to 800 feet for all local streets. A minority of blocks within a neighborhood may exceed this length, providing that through-block, pedestrian connections occur at distances no greater than every 500 feet. In instances where proposed locations of through-block pedestrian connections are determined by the Director or Planning Commission to be in conflict with the health, safety and welfare of future residents, such connections can be eliminated.
- i. Use of rear alleys is strongly encouraged for homes fronting neighborhood centers, schools, parks, or other important public facilities. Where rear alleys are not feasible in such locations, shared or paired access drives should be utilized to reduce curb cuts and points of conflict along streets.
- j. The visual impact of driveways and garages shall be minimized by such techniques as reducing the width of driveways; utilizing shared or paired drives; using narrow drives with garages located at the rear of the lot; utilizing alleys; recessing the front facing garages in the architectural design of the home, and using side entry garages on corner lots. Design Guidelines shall establish minimum and maximum widths.
- k. All streets, except very low capacity streets in limited areas, shall provide curb separated sidewalks on both sides. Sidewalks on one side may be allowed on cul-de-sacs of 500 feet or less in length or where special site conditions apply.
- l. The two emergency vehicle access connections through open space corridors shall not be removed or improved to through connections for collector or local streets without public hearings and an amendment to this Specific Plan
- m. Specific roadway, pedestrian and bicycle connection design elements shall be incorporated into Tentative Map or other development permit design as specified in Chapter 9, and the Development Title.
- n. Multi-family development shall conform to the design criteria in Chapter 4 and the Multi-Family Development Design manual dated March 19, 2004.
- o. The Final Map shall comply with applicable policies of SP III and all other Community Approvals, as amended by the application, including incorporation of the following features as applicable:
 - varied lot sizes, lotting configurations, and approximate lot size proportions shown on the Tentative Map;
 - second units on specified lots, unless amended as per the Development Title;
 - parks, open space, and trail features;
 - street frontage treatment along the power line easement open space corridor, and
 - neighborhood center design that incorporates the Neighborhood Commercial Area, Neighborhood Park and Elementary Schools shown on the map.

Table 3-3: Neighborhood Minimum, Maximum and Expected Residential Units

Parcel (See Figure 1-4: Property Ownership)	Master Plan Density Range	Residential Acreage	Maximum Units (per MP density limits)	Minimum Units (per MP density limits)	Expected Units as per waste water limitations
NEIGHBORHOOD A/B					
Grant Line Village	R/VL 1.0-2.0 density per acre	54.6	109	55	103
R, S, T, U	R/L 3.75-4.75 density per acre	7.0	33	26	28
O.	R/L 3.75-4.75 density per acre	11.4	54	42	48
P	R/L-R/M 3.75-4.75 density per acre 5.7-7.0 density per acre	63.0 4.0	299 28	236 23	256 30
N, Q	R/L 3.75-4.75 density per acre	23.7	113	89	100
M	R/M-R/MH 5.7-7.0 density per acre 12.0-14.0 density per acre	22.0 10.0	154 140	125 120	154 140
B, C, D	R/M 5.7-7.0 density per acre	44.0	308	251	266
E, F, G	R/M 5.7-7.0 density per acre	26.3	184	150	155
K, L	R/M 5.7-7.0 density per acre	79.2	554	451	483
NEIGHBORHOOD D					
H, I, J	R/M-R/MH 5.7-7.0 density per acre 12.0-14.0 density per acre	50.6 9.9	354 139	288 119	347 130
GRAND TOTAL		405.7	2,469	1,975	2,240

Notes:

- Density requirements shall not apply to extra allowable units as described in the Affordable Housing Program, Section 3.9.3.
- Does not include second unit dwellings or density bonus units.
- Maximum units can only be achieved if adequate infrastructure capacity is found to be available by the MHCS D.
- Property owners and/or developers may assign a portion of their expected unit allocations under the wastewater limitation column to other property owners upon application to the Community Development Department and recordation of the assignment agreement. Property owners may shift units between parcels under their ownership as part of a subdivision application for the parcels.

- p. Minor modifications to street and lot configurations on a Tentative Map may be allowed by the Director without requiring a new subdivision map application or a revision to approved actions application, subject to maintaining the lot diversity of the Tentative Map and meeting all other SP III density and community approval consistency requirements.
- q. Medium Density Residential (R-M) subdivisions with a tract containing a standard parcel size of under 3,600 square feet shall include in the model home master plan one smaller size home model with a maximum square footage identified in Footnote 6 of Table 3-7: Lot and Structure Standards – Residential Districts. Refer to Residential Design Guidelines for planning areas with less than 3,600 square foot lot conditions.
- r. Final Maps, site plans and improvement plans for parcels zoned Medium High and High Density Residential (R-MH and R-H) and all multi-family housing shall implement all applicable requirements of SP III and all other Community Approvals.
- s. All subsequent discretionary and ministerial approvals shall be subject to Design Consistency Review and shall be consistent with the conditions of approval for the Tentative Map. Final Maps shall be recorded containing the following note:
“All subsequent discretionary and ministerial approvals within the boundaries of this subdivision map shall be subject to Design Consistency Review and shall be consistent with the conditions of approval adopted for the Mountain House SP III Tentative Maps.”
- t. Design Guidelines for residential development shall be consistent with SP III and other adopted Community Approvals for Mountain House.

3.2.6 Commercial, Office and Industrial Land Uses

3.2.6.1 Master Plan Summary

In order to ensure a balanced community, the Master Plan provides commercial and Industrial uses to provide jobs and needed services for the residents of the community. The land uses are described below.

Neighborhood Commercial

Neighborhood Commercial provides for small, localized retail and service businesses that offer goods and merchandise, located within easy pedestrian and bicycle access to the immediate neighborhood. Each neighborhood includes a one and one-half acre site to serve residents with a mini grocery, barber shop, cleaners, real estate offices, or similar businesses. These sites may also include professional services such as physician’s offices; telecommuting center, child care, group care and other public or institutional uses; and indoor or outdoor recreation uses including swimming pools.

Office Commercial

Office Commercial areas support administrative and professional office development. The Master Plan locates Office Commercial uses along Mountain House Parkway and De Anza Blvd.

Limited Industrial

Limited Industrial areas are intended to accommodate modern business park developments that provide little or no nuisance activities and are therefore suitable for location along major community roadways and near residential neighborhoods. Typical uses include light manufacturing, electronics, high technology businesses, and light warehousing, as well as office uses to support these functions. The primary location of Limited Industrial land use occurs in the business parks adjacent to I-205, Mountain House Parkway and De Anza Boulevard.

3.2.6.2 Specific Plan III Description

Neighborhood Commercial Center

SP III provides a 1.5 acre Neighborhood Commercial Center located across the street from the Neighborhood Park and two K-8 schools. The design and character of the Neighborhood Commercial Center shall be compatible with and reinforce the character of the schools and adjacent residential uses, with the Special Purpose Plan (see Chapter 4) providing landscaping and architectural guidance. As Prairie and Spanish Colonial are the architectural styles to be used for the schools in Neighborhood A/B, the neighborhood commercial area may use either of these styles. The Neighborhood Commercial Center is intended to serve the local, pedestrian-oriented shopping needs within the neighborhood and to help offset the need for longer vehicular trips to other commercial areas. The Neighborhood Commercial Center is accessible by foot or bicycle and is designed to contribute to a neighborhood focus. Access to the retail facilities has been located on a residential collector street, away from school and schoolyard entrances.

The Neighborhood Commercial Center has been designed to accommodate retail and space for a community facility such as a day care center, recreation building, or meeting hall. Anticipated building development is from 8,000 to 15,000 square feet. Generally one half the area of a Neighborhood Commercial Center site shall be reserved for retail commercial uses. It is located adjacent to the power line easement which allows the added benefit of connecting to the neighborhood open space corridor system. Outdoor dining areas, pedestrian plazas, and sitting areas of the Neighborhood Commercial Center will link to this trail system. Parking, meeting Development Title standards, is proposed on site with additional parking allowed on the collector street. Off-street parking will be located in small parking lots, at the sides and rear of buildings.

Office and Industrial Uses

The office and industrial uses are located along the Mountain House Parkway employment corridor, and between Central Parkway and I-205 adjacent to the Mountain House Business Park. The configuration of these parcels provides good access and visibility. The Industrial and office uses will be incorporated into campus-like settings, with a common treatment of open space, amenities, circulation or other common elements. The office and industrial uses will share common design themes consistent with the design guidelines for these uses. Industrial and office sites will also be designed to facilitate easy vehicular, transit, bicycle and pedestrian connections. This may be accomplished through shared driveway access, pathway and open space corridors, shared parking and locations of transit stops or other facilities.

3.2.6.3 Implementation Measures

- a. The Neighborhood Commercial site shall be designed to be consistent with the Neighborhood Center Plan, Section 4.3. The design and character of the Neighborhood Commercial Center facilities shall reinforce the character of the schools and adjacent residential uses, and be compatible with the neighborhood architectural theme. A minimum of 50 percent of the Neighborhood Commercial area shall be reserved for retail commercial uses while other portions may be used for day care centers, recreation buildings, or meeting halls.
- b. Office and industrial buildings shall generally have a clear sense of entry and primary facades that face toward public streets, and shall be designed to enhance public access and visibility of such buildings. Office and industrial sites should be incorporated into campus-like settings, emphasizing the common treatment of open space corridors, amenities, circulation or other common elements. The sites shall be designed to facilitate easy vehicular, transit, bicycle and pedestrian connections between use areas and individual properties and users.
- c. Neighborhood commercial, office and industrial buildings shall be oriented to the street with parking and/or loading areas to the sides or rear of the building.
- d. Service, loading, storage or other potential nuisance areas will be located to minimize impacts on adjacent uses.
- e. Industrial and office areas will incorporate commercial support facilities 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.
- f. Primary access to office, industrial and associated commercial buildings to will be from De Anza Boulevard, Central Parkway and internal commercial and industrial collector streets.
- g. Walkways shall be provided connecting building entries to the street sidewalk network and transit facilities.
- h. Office and industrial sites will incorporate courtyards, patios, plazas, picnic areas, or other employee use areas and facilities. Individual site, or common fitness and recreation facilities are encouraged.
- i. Commercial, office and industrial sites shall utilize shared parking and drives to the extent possible and shall provide driveway connections between adjacent parcels. Commercial, office and industrial development shall incorporate applicable Community Energy Conservation Report (CECR) recommendations.
- j. Final Maps, site plans, and improvement plans shall comply with applicable policies of SP III and all other Community Approvals, as amended by the application, including incorporation of the following features as applicable:
 - 1) lotting configurations, and approximate lot size proportions;
 - 2) parks, open space, and trail features, and
 - 3) system of arterial streets and commercial/industrial collector streets.
- k. Design Guidelines for industrial, office, and associated commercial development shall be consistent with SP III and other adopted Community Approvals for Mountain House.

- l. Office and Industrial areas shall implement the MHCS D TDM Program and provide recreation/bicycling support facilities such as lockers, showers, and bike racks and lockers (see Chapter Nine, Section 9.9: Bicycle and Pedestrian Facilities).
- m. All subsequent discretionary and ministerial approvals shall be subject to Design Consistency Review and shall be consistent with the conditions of approval for the Tentative Map. Final Maps shall be recorded containing the following note:
“All subsequent discretionary and ministerial approvals within the boundaries of this subdivision map shall be subject to Design Consistency Review and shall be consistent with the conditions of approval adopted for the Mountain House SP III Tentative Maps.”

3.2.7 Public Facilities/Open Space

3.2.7.1 Master Plan Summary

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

3.2.7.2 Specific Plan III Description

One of the major features of the community plan is a fully integrated open space corridor system. Open space corridors link the Community Park, the Neighborhood Parks, schools and play areas through a series of open space corridor connections.

The two K-8 schools have been located on collector streets separated by the 8.5 acre Neighborhood Park. There are two ball fields in the Neighborhood Park which are located to provide joint use for each school. The primary school building will be sited to provide the central focus within the school campus. The primary religious assembly building is located to orient towards De Anza Boulevard and Grant Line Road.

The college component would include a 107.9 acre community college in the southwest portion of the SP III site (southwest corner of Neighborhoods A/B) to be named Delta College Center at Mountain House. At build-out (2025), the college would include 557,000 gross square feet of development, 4,000 parking spaces, 12,000 students, and 532 faculty and staff.

The 3.8 acre water quality basin, at the southwest corner of Grant Line Road and Central Parkway, is designed to accommodate the detention needs for the SP III area. The detention basin will be designed with an ornamental metal security fence and a controlled access point for maintenance. The edge of the detention basin site abutting the existing Grant Line Village will have a security fence. Recreation facilities and community recreation center/gym buildings proposed for the Community Park, shall be consistent with the MHCS D Parks, Recreation and Leisure Plan, and Chapter 7, Recreation and Open Space.

3.2.7.3 Implementation Measures

- a. Public safety facilities such as fire and police stations may be located in or near commercial areas or adjacent to public parks. Institutional uses such as private and public schools may be sited in commercial, residential or public areas adjacent to arterial or collector streets.
- b. Landscaping, pathways, walls, and all improvements serving for the special benefit of a subdivision will require the establishment of a maintenance entity or financing mechanism acceptable to the MHCSO.
- c. Civic and community buildings including schools shall generally have primary facades which front public streets and spaces; and the design of such facilities shall enhance public access and visibility of such buildings.
- d. Institutional uses such as private schools shall be sited in areas adjacent to arterial or collector roads, and private schools shall be designed in a Civic Italianate style described in the MHCSO Design Manual consistent with other public and institutional buildings in Mountain House.
- e. The design of water quality basins and other surface public infrastructure facilities shall be consistent with SP III, the MHCSO Design Manual, and community approvals. The detention basin shall be surrounded by an ornamental metal security fence with a controlled access point for maintenance. The edge abutting the existing Grant Line Village shall address security and aesthetics issues to the satisfaction of the County and MHCSO.
- f. The design of institutional uses such as private schools shall be consistent with SP III, the MHCSO Design Manual, and community approvals. Design Guidelines for institutional uses shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps, Improvement Plans, or other development permits.
- g. Design Guidelines for religious assembly facilities that are consistent with SP III and community approvals shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps, or other development permits including these facilities.
- h. The design of recreation and open space corridors shall be consistent with SP III, the MHCSO Design Manual, and the MHCSO Parks, Recreation, and Leisure Plan. Buildings within the parks shall be located as described in Chapter 7, Recreation and Open Space and as provided in the Neighborhood Center Plan within SP III.

3.3 Development Standards

3.3.1 Purpose

The Master Plan Land Use Map and Land Use Designations of Section 3.2 are implemented through the Zoning Map and Development Standards, presented below, which are adopted by ordinance and amend the San Joaquin County Development Title. This Chapter identifies zoning districts that implement the SP III land use designations (see Table 3-4: Implementing Zones for Master Plan Land Use Designations). Figure 3-4: Specific Plan III Map Zoning Diagram establishes the location and categories of zoning districts within SP III area in accordance with the Master Plan, the County General Plan and Development Title. The Development Standards in this chapter set forth maximum buildouts, minimum lot size, setbacks, lot coverage, height, and permitted uses and override any conflicting requirements within the San Joaquin County Mountain House Development Title.

3.3.2 Residential Zone Districts

3.3.2.1 Zoning District Names and Intent

Residential zone district names and intent are provided below:

R-VL Zone: The Very-Low Density Residential (R-VL) Zone is intended as a transition from rural to urban areas allowing for detached, single-family dwellings on large lots located in areas with existing large lot development. This zone is intended to implement the Very Low Density Residential land use category of the Master Plan.

R-L Zone: The Low Density Residential (R-L) Zone is intended to provide for neighborhoods consisting of detached, single-family residences in an aggregate density range of 3.75 to 4.75 dwelling units per acre. Product types may include large-lot single family homes, to small lot zero lot line “patio” homes. This zone is intended to implement the Low Density Residential land use category of the Master Plan.

R-M Zone: The Medium Density Residential (R-M) Zone is intended to accommodate detached single-family dwelling units, and attached units in an aggregate density range of 5.7 to 7 dwelling units per acre including duplexes, triplexes, and four-plexes in neighborhoods most appropriately situated as buffers between less and more intensively developed residential areas or as transitions from residential to commercial areas. This zone includes specific requirements for small lots with a typical size less than 3,600 square feet in area which both allows greater flexibility and requires that one model type be of a small size in order to meet the diversity and affordable home policies of the Master Plan. The zone is intended to implement the Medium Density Residential land use category of the Master Plan.

R-MH Zone: The Medium-High Density Residential (R-MH) Zone is intended to allow for higher density detached or attached housing units such as townhouses and garden apartments in central portions of urban communities, along major transportation routes, and around major commercial areas in an

aggregate density range of 12 to 14 dwelling units per acre. This zone is intended to implement the Medium-High Density Residential land use category of the Master Plan.

R-H Zone: The High Density Residential (R-H) Zone is intended to encompass housing such as apartments, condominiums, and other multi-family housing units in an aggregate density range of 18 to 20 dwelling units per acre, located near major commercial and employment areas, and major transportation routes. This zone is intended to implement the High Density Residential land use category of the Master Plan.

3.3.2.2 Permitted Uses

Permitted, not permitted, and conditionally permitted use types, including temporary and accessory uses, shall be as provided in Table 3-5: Uses – Residential Districts. The use types are described in Section 9-115 of the Development Title.

3.3.2.3 Development Standards

Development Standards within residential zones shall be as provided in Table 3-7: Lot and Structure Standards – Residential Districts. Development Standard exceptions are provided in Table 3-8: Development Standard Exceptions. Development Standards for affordable housing, accessory structures, and expansion of existing uses and structures are set forth in the San Joaquin County Development Title.

Table 3-4: Implementing Zones for Master Plan Land Use Designations

Zoning Designation	Residential	R/VL Very Low Density	R/L Low Density	R/M Medium Density	R/MH Medium High Density	R/H High Density	Commercial	C/N Neighborhood	C/O Office	Industrial	I/L Limited	Public	OS/RC Resource Conservation	OS/O Other Open Space	P Public (public facilities, parks, schools and institutional uses)
R-VL		x													
R-L			x												
R-M				x											
R-MH					x										
R-H						x									
C-N								x							
C-O									x						
I-P											x				
P-F													x	x	x

Legend

- 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
- C-O Office Commercial
- C-N Neighborhood Commercial
- I-P Industrial Park
- P-F Public Facility

-  Arterial Street R/W
-  Collector Street R/W
-  Specific Plan III Boundary

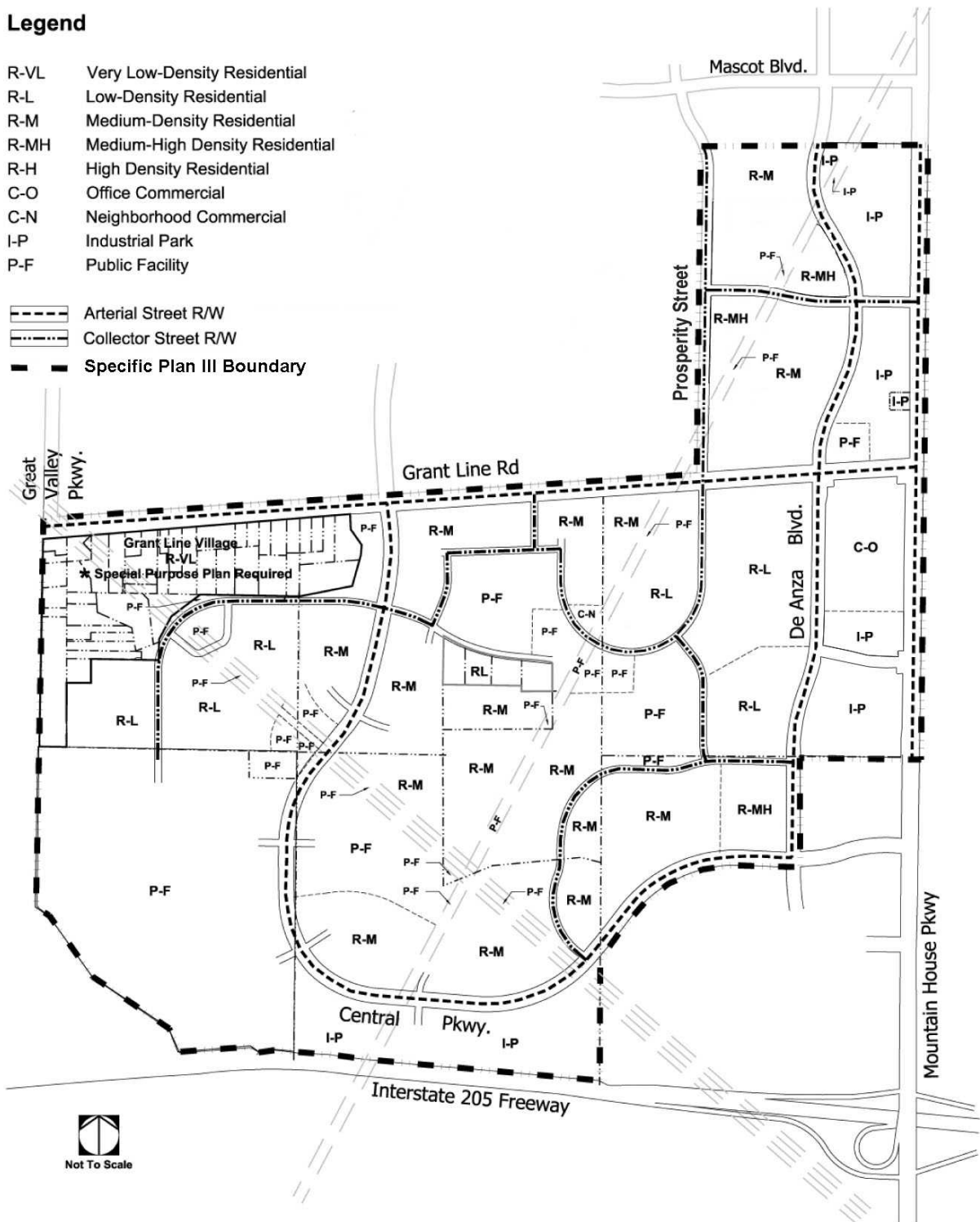


FIGURE 3-4: SPECIFIC PLAN III MAP ZONING DIAGRAM

Table 3-5: Uses – Residential Districts

Use	R-VL	R-L	R-M	R-MH	R-H
RESIDENTIAL USES					
Single-Family Home	P	P	P	P	-
Two-Family Home	-	P	P	P	-
Small Multi-Family	-	-	P	P	P
Large Multi-Family	-	-	-	S	S
Group Care					
Small	P	P	P	P	P
Large	U	U	U	U	U
Adult Day	-	U	U	U	U
Group Residential	-	S	S	S	S
NON-RESIDENTIAL USES					
Administrative Offices	-	-	-	S	S
Animal Raising					
Family Food Production	P	-	-	-	-
Educational Animal Project	P	-	-	-	-
Child Care Services					
Child Care Centers	U	U	U	U	U
Family Day Care Homes	P	P	P	P	P
Communication Services, Type 1	PI	PI	PI	PI	PI
Community Assembly	-	U	U	S	S
Crop Production	P	P	P	P	P
Cultural and Library Services	-	-	U	S	S
Educational Services, General	U	U	U	U	U
Lodging Services/Bed and Breakfast	U	U	S	S	S
Medical Services	-	-	-	U	U
Petroleum and Gas Extraction	U	U	U	U	U
Professional Services	-	-	-	U	U
Public Services					
Administrative	-	-	-	U	U
Essential	U	U	U	U	U
Recreation-Parks	S	S	S	S	S
Religious Assembly					
Neighborhood	S	S	S	S	S
Community	U	U	U	U	U
Stables/ Neighborhood	U	-	-	-	-
Utility Services, Minor	P	P	P	P	P

Key to Land Use Regulations

- P Permitted Use
- PI Permitted Use with Improvement Plan
- S Permitted Use Subject to Site Approval
- U Permitted Use Subject to Conditional Use Permit Approval
- Use not permitted. Uses not appearing on the table are not permitted in any residential zone.

Table 3-6: Temporary and Accessory Uses - Residential Districts

Use	R-VL	R-L	R-M	R-MH	R-H
TEMPORARY USES AND STRUCTURES					
Boutique Sales (2 per year)	P	P	P	P	P
Christmas Tree Sales	S	S	S	S	S
Corporation Yard	-	S	S	S	S
Garage Sales (2 per year)	P	P	P	P	P
Motion Pictures Filming	P	P	P	P	P
Special Event	-	-	-	PI	PI
Subdivision Sales Office	PI	PI	PI	PI	PI
Temporary Construction Building	P	P	P	P	P
Temporary Mobile Home	P	P	P	P	P
ACCESSORY USES AND STRUCTURES					
Antennae, Radio/TV Dish	P	P	P	P	P
Barn	P	-	-	-	-
Coop	P	-	-	-	-
Garage, Private (up to 3 vehicles)	P	P	P	P	P
Greenhouse, Private	P	P	P	S	S
Home Occupation	HO	HO	HO	HO	HO
Horse Raising	S	-	-	-	-
Playhouse, Children's	P	P	P	P	P
Pump, Well	P	-	-	-	-
Second-Unit Dwelling	SD1	SD1	SD1	-	-
Stable, Private	P	-	-	-	-
Storage Building, Private	P	P	P	P	P
Swimming Pool and Equipment	P	P	P	P	P
Wind Machine	S	-	-	-	-
Work or Hobby Shop	P	P	P	-	-

Key to Land Use Regulations

- P Permitted Use.
- PI Permitted Use with Improvement Plan.
- S Permitted Use Subject to Site Approval.
- U Permitted Use Subject to Conditional Use Permit Approval.
- HO Permitted Subject to Home Occupation Permit Approval.
- SD1 Permitted Subject to Second-Unit Dwelling Permit Approval. (Second-Unit Dwelling Permit not required if the second-unit dwelling is designated on the final subdivision or parcel map.)
- Use not permitted. Uses not appearing on the table are not permitted in any residential zone.

Table 3-7: Lot and Structure Standards – Residential Districts

	R-VL	R-L	R-M	R-M small lot ¹	R-MH	R-H
Lot Size (SF) ²	15,000	5,000	3,600	2,000	2,000	-
Density (units/gross acre) ⁸						
Min/Max Range	1 - 2	3.75 – 4.75	5.70 – 7	5.70 – 7	12 – 14	18 -20
Max. with Density Bonus	2	6	8.75	8.75	17.5	25
Lot Width (FT) ²	75	45	35	30	25	-
Corner Lot Width (FT) ²	75	50	40	35	30	-
Lot Depth: Width Ratio	-	-	-	-	-	-
Setbacks²						
Front (FT)	25	20 ³	12	10	15 ⁴	15 ⁴
Rear (FT) ⁹	25	20	15	10	10	10
Side (FT)	15	5	5	4	5	5
Corner Side (FT)	20	10	10	10	10	10
Building Separation (FT)	30	10	10	8	10	20
Max. Building Coverage	35%	40% ⁵	50%	N/A ⁶	65%	65%
Max. Building Height (Stories)	2	2	2	2 ⁷	3	3

Key to Land Use Regulations

¹ Small lot – lots within subdivision tracts that have a standard lot size of less than 3,600 square feet.

² Unless otherwise specified, standards are minimums and setbacks shall be measured from the planned ultimate right-of-way width of the roadway as shown on the Master Plan or on any applicable Specific Plan. Setbacks shall apply to all new residential lots within the SP III planning area, except where specific lot type/product design criteria have been approved and adopted as part of the College Park Specific Plan Area Design Manual

³ A 15-foot front setback is allowed for single-story homes.

⁴ A minimum 10-foot front setback is allowed on arterial streets, but the minimum front setback shall be increased by five feet for each story over the first story for structures zoned R-MH and R-H adjacent to arterial roads or adjacent to lots designated R/VL, R/L or R/M in the Master Plan.

⁵ A 50% maximum building coverage is allowed for single-story homes.

⁶ Building coverage is not limited, buildings must meet all setbacks. One (1) plan of the model home master plan may not exceed the square feet of Livable Area set forth in the table below. On Model Home Master Plans which have three floor plans, any one (1) plan shall not be used on less than thirty percent (30%) or more than forty percent (40%) of the total lots. On Model Home Master Plans which have four (4) floor plans, any one (1) plan shall not be used on less than twenty percent (20%) or more than thirty-five percent (35%) of the total lots. On Model Home Master Plans which have five (5) or more floor plans, any one (1) plan shall not be used on less than fifteen percent (15%) or more than thirty percent (30%) of total lots.

Standard Lot Size	Maximum Livable Area (for one plan)
< 3,000 sq. ft.	1,400 sq. ft.
3,000 - <3,200 sq. ft.	1,500 sq. ft.
3,200 - <3,400 sq. ft.	1,600 sq. ft.
3,400 - <3,600 sq. ft.	1,700 sq. ft.

⁷ A third level is allowed if contained within 2nd level roof and 2nd level eave line. Dormers are permitted through the roof envelope for light and egress.

⁸ 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 Master Plan density range for each land use district will be maintained for the neighborhood.

Table 3-8: Development Standard Exceptions

Lot Size and Width Exceptions	
For major and minor subdivisions the size of individual lots may be reduced to ninety percent (90%) of the minimum lot size provided Master Plan density requirements are met; and minimum lot width for individual lots may be reduced 5 feet from the required minimum, provided the average lot width in the proposed subdivision is at least equal to the required minimum lot width.	
Side and Rear Setbacks Exceptions	
The side setback in the R-L, R-M and R-MH zones may be reduced to zero feet along the common wall in a zero lot-line residential project or where the distance between the building on the subject lot and the building on the adjacent lot is at least 10 feet. For reverse corner lots, the rear setback shall be the same as the side setback. For single story accessory buildings located in the rear third of the parcel, the rear setback may be reduced to zero feet where the distance between the accessory structure on the subject lot and the structure on the adjacent lot is at least 10 feet. Rear setbacks on alleys may be reduced to 4 feet.	
Specific Situation Setback Exceptions	
• I-205	Dwellings shall maintain setback from I-205 as specified in the Master Plan.
• County Line	Dwellings shall maintain a minimum setback from the Alameda County Line as specified in the Master Plan.
• Power Line Easements	Residential dwelling units shall maintain a minimum setback of 25 feet from the Rio Oso-Tesla power line easement, and non-residential structures shall maintain a 10 foot setback from the power line easement.
• Delta-Mendota Canal	Dwellings, excluding garages, shall maintain a minimum setback from the Delta-Mendota Canal as specified in the Master Plan.
• Wetlands	Buildings and structures shall maintain a minimum setback from wetlands in accordance with the setback requirements for wetlands specified in the Wetlands Management Plan.
• High Pressure Gas and Oil Line Easement	Habitable residential structures shall maintain a minimum setback of 58 feet from the edge of the high pressure gas and oil pipeline easement.
• Areas Surrounding Neighborhood Centers	The front yard setback on lots zoned R-L may be reduced to 15 feet, for lots that surround, or are across from, a Neighborhood Center.
Garage Setback Exceptions	
The minimum setback for garages with doors facing the street shall be 5 feet behind the building facade of the main structure. The minimum setback for side entry garages shall be 25 feet in the R-VL zone and 10 feet for all other residential zones.	
Off-street Parking Area Setback Exceptions	
The minimum setback for off-street parking areas for nonresidential use types in the R-VL, R-L and R-M zones shall be 10 feet from any adjacent street, and 5 feet from any side or rear property line not abutting a street. The minimum setback for off-street parking areas in the R-MH and R-H zones shall be 15 feet from any adjacent street; 10 feet from any adjacent lot zoned R-VL, R-L or R-M; and 5 feet from any side or rear property line not abutting a street or lot zoned R-VL, R-L or R-M	
Structural Feature & Equipment Setback Exceptions	
▪ Fire Escapes, Stairways and Balconies	Fire escapes shall not extend or project more than 4 feet beyond the setback line. Open, unenclosed stairways, or balconies, shall not extend or project more than 4 feet beyond the side or rear setback line, and shall not extend or project more than 30 inches beyond the front setback line.
Porches	Porches, platforms or landing places which do not extend above the level of the first floor of the building may extend up to 6 feet in the R-M zone or 8 feet in the R-L and R-VL zones into any setback adjacent to a public street, but must maintain a minimum 4 foot setback from the property line. Any open work railing, no more than 36 inches in height, may be installed or constructed on any such porch, platform or landing place.
Patio Covers	Patio covers, as defined by Chapter 49 of the Uniform Building Code, may be located within 3 feet of the rear or side property line.
Eaves, Roof Overhangs, Fireplaces, Architectural Features, Air Conditioning and Water Softener Equipment	Eaves, roof overhangs, non-habitable architectural features, fireplaces, air conditioning units and water softening units may extend or project up to 30 inches beyond the setback line, but no closer than 30 inches to the property line.
▪ Pools	Pools shall not be located closer than 5 feet from any side or rear property line. On corner lots, pools shall be located no closer to the street than the setback specified for that residential zone.
Height Limit Exceptions	
Parking facilities located below the main structure in the R-H zone. Within the R-H zone, one-half (½) additional story may be permitted for parking facilities located below the main structure; Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; and skylights and chimneys; flagpoles; church towers/steeple; and watertanks may exceed maximum building heights.	

3.3.3 Commercial, Industrial and Public Zone Districts

3.3.3.1 Zoning District Names and Intent

Commercial, Industrial and Public zone district names and intent are provided below:

C-N Zone. The Neighborhood Commercial (C-N) Zone is intended to provide for the development of small, localized retail and service businesses which serve the immediate, surrounding residential neighborhood. This zone is intended to implement the Neighborhood Commercial land use designation of the Master Plan.

C-O Zone. The Office Commercial (C-O) Zone is intended to accommodate professional and other offices located adjacent to commercial and industrial park zones where professional services would most likely find demand. This zone is intended to implement the Office Commercial land use designation of the Master Plan.

I-P Zone. The Industrial Park (I-P) Zone is intended to allow for the development of a combination of corporate offices, warehousing, light manufacturing, wholesaling, and professional offices, as well as the services necessary to support those uses. Design and development within this zone, enforced through the use of covenants, conditions, and restrictions (CC&R), should be such as to allow location near planned or existing residential zones with a minimum of environmental conflict. This zone is intended to implement the Limited Industrial land use category of the Master Plan.

P-F Zone. The public facilities (P-F) zone in Mountain House is intended to provide for the establishment of schools meeting State requirements for primary, secondary and higher education; medical facilities; infrastructure facilities, such as detention basins and treatment plants, stormwater detention/water quality basins; police and fire protection facilities and other public buildings; the Transit Center; and places of religious assembly. This zone is intended to implement the Public Facilities and Open Space land use categories of the Master Plan, and includes the two K-8 schools, the Delta College campus, Community Park, Neighborhood Parks, religious assembly facilities, detention basins, dedicated open space corridors, and other public and private institutions of a public or quasi-public nature.

3.3.3.2 Permitted Uses

Permitted, not permitted, and conditionally permitted use types, including temporary and accessory uses, shall be as provided in Tables 3-9 and 3-10. The use types are described in Section 9-115 of the Development Title. Special Use Regulations are set forth in the San Joaquin County Development Title.

3.3.3.3 Development Standards

Development Standards shall be as provided in Table 3-11: Lot and Structure Standards – Commercial, Industrial and Public Districts. Development Standard exceptions are provided in Table 3-12: Development Standard Exceptions, Development Standards for accessory structures, and expansion of existing uses and structures are set forth in the San Joaquin County Development Title.

Table 3-9: Uses in Commercial, Industrial and Public Districts

	C-N	C-O	I-P	P-F
Residential Uses				
Family Residential				
Small Multi-family	--	S	--	--
Large Multi-family	--	S	--	--
Group Care				
Small	P	P	--	--
Large	--	PI	--	S
Adult Day Care	U	--	--	S
Group Residential	--	--	--	S
Shelters				
Small	--	P	--	--
Medium	--	P	--	--
Large	--	PI	--	--
Nonresidential Uses				
Administrative Offices	S	PI	PI	--
Administrative Support Services	S	PI	P	--
Adult Entertainment	--	--	--	--
Aerial Services - Heliport		S	U	--
Agricultural Organizations	S	PI	PI	--
Animal Raising				
Petting Zoo	--	--	--	U
Zoo	--	--	--	U
Animal Specialty Services - Pet	S	--	--	--
Auction Sales - Indoor	--	S	--	--
Automotive Sales & Services				
Automotive Rentals	--	--	S	--
Automotive Sales	--	--	U	--
Parking	S	S	S	PI
Building Maintenance Services	--	--	PI	--
Child Care Services				
Family Day Care Homes	P	P	P	P
Child Care Centers	S	S	S	S
Communication Services				
Type I	PI	PI	PI	PI
Type IV	--	S	PI	PI
Community Assembly	S	S	--	PI
Crop Production	P	P	P	P
Cultural and Library Services	S	PI	--	PI
Custom Manufacturing	--	--	S	S
Eating Establishments Convenience or full service	S	PI	PI	--
Educational Services				
Commercial	S	S	S	S
General	S	S	--	S

Key to Land Use Regulations

- P Permitted Use.
- PI Permitted Use with Improvement Plan.
- S Permitted Use Subject to Site Approval.
- U Permitted Use Subject to Conditional Use Permit Approval.
- Use not permitted. Uses not appearing on the table are not permitted.

Table 3-9: Uses in Commercial, Industrial and Public Districts (cont.)

	C-N	C-O	I-P	P-F
Funeral and Internment Services				
Cemeteries				S
Interment and Cremating	--	--	--	S
Gasoline Sales, Service, or Combination				
General Industrial – Limited			S	--
High Technology Industry	--	--	S	--
Liquor Sales				
On-Premises, Limited	S	S	--	--
Off-Premises	S	--	--	--
Major Impact Services				
Medical Services	S	PI	S	U
Nursery Sales and Services				
Retail	S	--	--	--
Petroleum and Gas Extraction				
	U	U	S	U
Produce Sales				
Administrative	S	--		
Essential	S	PI		
Professional Services				
	S	PI	PI	--
Public Services				
Administrative	S	PI	S	PI
Essential	S	S	U	U
Recreation				
Indoor Participant	S	--	PI	S
Indoor Spectator	--	--	PI	S
Outdoor Entertainment, Large Scale	--	--	--	S
Outdoor Entertainment, Small Scale	S	--	--	S
Parks	--	S	--	S
Recycling Services				
	S	--	PI	--
Religious Assembly				
Neighborhood	S	S	S	S
Community	U	U	U	S
Regional	--	--	--	U
Research and Laboratory Services				
	--	--	S	--
Retail Sales and Service				
Primary	S	PI	U	--
Intermediate	S	--	--	--
Truck Sales and Service Repairs				
	--	--	S	--
Utility Services				
Minor	PI	PI	PI	P
Major	--	--	PI	S
Wholesale and Distribution, Light				
	--	--	U	--

Key to Land Use Regulations

- P Permitted Use.
- PI Permitted Use with Improvement Plan.
- S Permitted Use Subject to Site Approval.
- U Permitted Use Subject to Conditional Use Permit Approval.
- Use not permitted. Uses not appearing on the table are not permitted .

Table 3-10: Temporary and Accessory Uses - Commercial, Industrial and Public Districts

	C-N	C-0	I-P	P-F
Boutique Sales (limit of 2 per year)	P	P	P	--
Carnival/Circus	--	S	--	S
Christmas Tree Sales	PI	PI	PI	--
Corporation Yard	S	S	S	S
Garage Sales (limit of 4 per year)	P	P	P	P
Halloween Pumpkin Sales	PI	PI	PI	--
Motion Picture Filming	P	P	P	P
Special Event				
Special Outdoor Event	PI	PI	PI	--
Special Indoor Event	PI	PI	PI	--
Subdivision Sales Office	PI	PI	P	--
Temporary Building Incidental To Construction Works	P	P	P	P
Tent Revival	--	--	-	S

Key to Land Use Regulations

- P Permitted Use
- PI Permitted Use with Improvement Plan
- S Permitted Use Subject to Site Approval
- U Permitted Use Subject to Conditional Use Permit Approval
- AX Permitted Subject to Agricultural Excavation Permit
- Use not permitted.

Table 3-11: Lot and Structure Standards – Commercial, Industrial and Public Districts

	C-N	C-O	I-P	P-F
Lot Size (SF)	-	5,000	10,000	-
Lot Width (FT)	N/A	N/A	N/A	-
Corner Lot Depth (FT)	N/A	N/A	N/A	-
Corner Lot Width (FT)	N/A	N/A	N/A	-
Setbacks¹				
Front (FT)	0	10	10	10
Rear (FT)	-	10	-	-
Side (FT)	-	10	-	-
Corner Side (FT)	-	20	15	10
Building Separation (FT)	0	10	10	10
Max. Building Coverage	60%	60%	60%	60%
Max. Building Height (Stories)	2	3	3	3 ²

Key to Land Use Regulations

1. Unless otherwise specified, standards are minimums and setbacks shall be measured from the planned ultimate right-of-way width of the roadway as shown on the Master Plan or on any applicable Specific Plan.
2. Buildings within the Delta Community College site may exceed 3 stories.
3. Parking for commercial and industrial buildings shall be at the backs and sides of buildings to the extent feasible.

Table 3-12: Development Standard Exceptions

Setback Exceptions For Specified Street Types	
The minimum setback from an adjacent street in the C-N zone shall be ten (10) feet for building facades without entries for the general public, and for service and loading areas.	
Specific Situation Setback Exceptions	
<ul style="list-style-type: none"> I-205 and Mountain House Parkway 	Buildings shall maintain a minimum setback from I-205 and Mountain House Parkway as specified in the SP III.
County Line	Buildings shall maintain a minimum setback from the Alameda County Line as specified in the Master Plan.
<ul style="list-style-type: none"> Power Line Easements 	Non-residential structures shall maintain a minimum setback of 10 feet from the Rio Oso-Tesla power line easement.
<ul style="list-style-type: none"> Wetlands 	Buildings and structures shall maintain a minimum setback from wetlands in accordance with the setback requirements for wetlands specified in the Wetlands Management Plan.
<ul style="list-style-type: none"> Lots Adjacent to Residential Areas 	Buildings on lots zoned or designated in SP III for commercial, industrial and public use shall incorporate an additional 5' setback for each story above the first story setback when adjacent to lots zoned or designated for residential use.
Off-street Parking Area Setback Exceptions	
The minimum setback for off-street parking areas adjacent to streets shall be 10 feet in the C-N and P-F zones and 20 feet in the C-O and I-P zones, and along Mountain House Parkway shall increase to 30 feet in the C-O and I-P zones. The minimum setback for off-street parking areas adjacent to residential areas shall be 10 feet. The minimum rear and side setback for off-street parking areas in the C-O and I-P zones shall be 5 feet.	
Structural Feature & Equipment Setback Exceptions	
Fire Escapes, Stairways and Balconies	Fire escapes shall not extend or project more than 4 feet beyond the setback line. Open, unenclosed stairways, or balconies, shall not extend or project more than 4 feet beyond the side or rear setback line, and shall not extend or project more than 30 inches beyond the front setback line.
Porches	Porches, platforms or landing places which do not extend above the level of the first floor of the building may extend up to 5 feet beyond the setback line. Any open work railing, no more than 36 inches in height, may be installed or constructed on any such porch, platform or landing place.
Eaves, Roof Overhangs, Fireplaces, Architectural Features, Air Conditioning and Mechanical Equipment	Eaves, roof overhangs, non-habitable architectural features, fireplaces, air conditioning units and water softening units may extend or project up to 30 inches beyond the setback line, but no closer than 30 inches to the property line.
Height Limit Exceptions	
Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; skylights and chimneys; flagpoles; church towers/steeple; and watertanks may exceed maximum building heights.	

3.3.4 Parking

Parking shall comply with Development Title standards. See Chapter 9-1015 of County Development title.

3.3.5 Home Occupations

3.3.5.1 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.

3.3.5.2 Specific Plan III Implementation

Home occupations shall comply with Development Title standards. See Chapter 9-839 and Chapter 9-839M of County Development title.

3.3.6 Second Unit Dwellings

3.3.6.1 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 shall be required on 6.5 percent of the parcels.

3.3.6.2 Specific Plan III Description

In order to increase the amount of second unit dwellings which can facilitate affordable housing, the amount of second unit dwellings has been increased. A total of 10% of all units constructed within the R-VL, R-L and R-M zoning districts shall include a second unit. A total of 197 second units is projected within SP III. The location of second units designated on the Tentative Map Second Unit Plan may be moved as long as all replacement locations are within the SP III project area.

3.3.6.3 Implementation Measures

- a. Design of second unit dwellings shall reinforce the character of the neighborhoods targeted to include second units. Architectural treatment, scale and massing of second units shall be in keeping with the primary residence and surrounding buildings and be subject to review by the DCRC. The size and development requirements for second units are set forth in Chapter 9-830M of the Development title.
- b. Tentative Map applications in Residential Very-Low, Low, and Medium zones shall identify the parcels or lots designated for second unit dwellings on an attached second unit plan. Second unit dwellings shall be required on at least 10 percent of the parcels zoned R-VL, R-L and R-M. The

second unit plan attachment may be amended subsequent to Map approval only by designating a replacement parcel to receive the second unit for each parcel where a second unit is moved from a designated parcel. All replacement parcels must be in the SP III project area.

- c. 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.

3.3.7 Senior Housing

3.3.7.1 Master Plan Summary

Specific Plans shall consider the need for additional senior housing sites, and shall designate sites where such a need is determined, and determine a method to reserve the sites for seniors. The R-H and R-MH sites indicated for Senior Housing by the Land Use Plan shall be developed primarily as Senior Housing, unless the need for such housing is determined not to exist during preparation of SP III.

3.3.7.2 Specific Plan III Description

No need for additional senior housing sites have been identified within the boundaries of this Specific Plan. The sites designated for senior housing by the Master Plan are located within Specific Plan II. In addition, over 2,000 units of active adult, senior housing is proposed within Specific Plan II. Therefore, no additional senior housing sites have to be identified in SP III.

3.3.8 Development Design Consistency Review

All improvement plans, site plans, model home master plans, use permits, and other development permits are subject to DCRC review. For development within SP III, the DCRC shall include the SP III master developer (GNK) representation for all SP III projects reviewed by the DCRC.

3.3.8.1 Implementation Measures

- a. The SP III master Developer, GNK, shall be represented on the DCRC for review of all projects with the SP III planning area.

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. To this end, the Master Plan establishes two distinct but interrelated programs:

- The Jobs/Housing Program, crafted to ensure that jobs are available to working residents of the community, and
- The Affordable Housing Program, designed to ensure that homes are available and affordable to employees within the community.

3.4.1 Jobs/Housing Program

3.4.1.1 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. A number of programs will be developed to ensure a balance between employment and housing. These programs include:

The job attraction program shall involve passive forms of marketing, emphasizing community design, the locational benefits of the community, and the information dissemination features of the monitoring program. Assisting applicants to facilitate projects and assuring an inventory of sites that are ready to develop shall be elements of the program as well.

As part of an overall economic development program, specific job development efforts shall offer various incentives to prospective developers and tenants. In addition, there shall be close coordination with a network of brokers specializing in commercial and industrial land uses to target specific industries and companies, and to mount a recruiting effort that may be international in scope. Other commercial and industrial developers, the San Joaquin Partnership, and the County shall be integrated into the program.

The San Joaquin County Board of Supervisors shall hold a Public Hearing referred to as a Jobs/Housing Review to review the progress of the jobs/housing program at the following specified times:

- Prior to the approval of any Specific Plan that contains residential development, but no sooner than after 2,000 residential units have been constructed (excluding the first Specific Plan or Specific Plan Amendment).
- When 4,000, 8,000, 12,000, and 16,000 residential units have been completed and annual monitoring information becomes available, if a review has not already been conducted in the previous calendar year.
- At any other times determined appropriate by the Board of Supervisors (e.g., scheduling of a Jobs/Housing Review by the Board to evaluate the circumstances for non-achievement of jobs/housing ratios).

The Master Plan used the following assumptions:

- 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.
- 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.

The Master Plan directs that programs shall be instituted to attract and develop jobs in the community. Job development activities shall 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

Land use allocations and regulatory controls shall support a jobs/housing balance, and land use changes or regulatory changes will not be made without giving consideration to the effects on a jobs/housing balance. The primary emphasis of the Jobs/Housing Program shall 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. Non-residential land uses shall generally conform to the minimum job densities presented in Master Plan Table 3-1: Land Use Summary by Neighborhood.

Redesignation and rezoning of commercial and industrial land to non-employment uses (such as residential uses) shall 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.

3.4.1.2 Specific Plan III Description

A balance of residential and employment uses is provided within the SP III planning area such that the jobs-housing balance set forth in the Master Plan is maintained. The total of 4,243 jobs are anticipated for the expected 3,064 employees residing within SP III for a jobs/housing ratio of 1.38.

3.4.1.3 Implementation Measures

- a. All development projects shall comply with the Mountain House Jobs/Housing Program contained in Master Plan Section 3.9.2. All development lands shall also comply with the applicable provisions of Development Agreements adopted for projects within the SP III planning area.

3.4.2 Affordable Housing Program

3.4.2.1 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 shall be able to find housing that is affordable. Assistance shall be made available to fill affordability gaps for specified households that cannot find affordable housing. Affordability of housing shall be evaluated at identified project intervals, but no less than one such evaluation every five years. The primary emphasis of the

Affordable Housing Program shall 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. Rezoning of higher density residential land (e.g., R/H) to lower density land (e.g., R/M) uses shall be approved only if the County determines that the proposed rezoning will not have a negative impact on the Mountain House Jobs/Housing Program and the Affordable Housing Program.

The San Joaquin County Board of Supervisors shall hold a Public Hearing, referred to formally as an Affordable Housing Program Review, to review the progress of the Affordable Housing Program. The first Affordable Housing Program Review shall take place after the completion of the 2,000th dwelling unit in Mountain House. Subsequent Affordable Housing Program Reviews shall take place after each successive block of 3,000 dwelling units have been completed, unless an Affordable Housing Program Review has been conducted in the previous calendar year. In addition, the Board of Supervisors may conduct an Affordable Housing Program Review at any time which it deems appropriate.

The County Planning Commission shall make recommendations to the Board of Supervisors as part of the Affordable Housing Program Review process. Both the Planning Commission and the Board of Supervisors shall consider information contained in the annual Monitoring Report, information pertaining to the revision of the Affordable Housing Impact Fee, and any other information and data which are considered pertinent to the Affordable Housing Program Review process.

The Mountain House Housing Trust Fund (MHHTF) was created by the County for the purpose of providing funding for affordable housing development in Mountain House. The MHHTF receives revenues generated by the Affordable Housing Impact Fee. The Affordable Housing Impact Fee is levied against all new residential development in Mountain House, except second unit dwellings, Density Bonus Units, and Additional Town Center Units, and is payable at the time of building permit issuance. Non-residential land uses are not subject to the fee.

3.4.2.2 Specific Plan III Description

SP III emphasizes affordable housing by design through providing a wide variety of housing types and lot sizes including approximately 742 single family units on small lots of 3,600 square feet or less, with a requirement that a minimum number of small homes be built as noted in Table 3-7: Lot and Structure Standards – Residential Districts.

Approximately 270 multi-family townhomes or condominiums are also proposed, which represents a substantial increase in the amount of R-H and R-MH housing units.

Additionally the requirement for second unit dwellings which can facilitate affordable housing has been increased from 6.5% per the Master Plan to 10% as a requirement for SP III. The Affordable Housing Program is designed to be implementation-oriented and includes the implementation measures below.

3.4.2.3 Implementation Measures

- a. Residential and non-residential land uses shall be developed generally as proposed in this Specific Plan including:
 - Diversity in housing types, square footages and costs.
 - Variety of lot sizes and housing types. Refer to design standards manual for criteria related to proposed housing types.
 - Small house requirements for lots less than 3,600 square feet as provided for in footnote 6 of Table 3-7: Lot and Structure Standards – Residential Districts.
 - Second units on 10% of the lots designated R-VL, R-L, and R-M.
- b. County incentives set forth in the Development Title shall be considered for all medium-high density residential (R-MH) and high density residential (R-H) developments to encourage participation in the affordable housing program.
- c. Employers shall be encouraged to extend incentives to their employees who wish to live in Mountain House and to help address any affordability gaps that may be present in the community by contributing to the Mountain House Housing Trust Fund and/or, to providing down payment assistance, mortgage buy-downs, temporary collateral against mortgages, or other incentives.
- d. Development shall be subject to the payment of all applicable affordable housing impact fees as set forth in the Development Title.
- e. 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, or as amended in the future.

Table 3-13: Housing Analysis

Land Use	Person/DU	Gross Acres	Expected DU	POP.
Very Low Density (R/VL)	3.12	54.6	103	321
Low Density (R/L)	3.12	105.1	432	1,347
Medium Density (R/M)	2.70	226.1	1,435	3,874
Medium-High Density (R/MH)	2.00	19.9	270	540
High Density (R/H)	2.00			
TOTAL RESIDENTIAL		405.7	2,240	6,082

Total Employable: (DU x .95 (occupancy rate) x 1.44 employees/DU) = 3,064

Table 3-14: Jobs Analysis

Land Use	Jobs/AC	Gross Acres	Jobs
Neighborhood Commercial (C/N)	24.0	1.5	36
Office Commercial (C/O)	44.0	16.7	735
TOTAL COMMERCIAL		18.2	771
Limited Industrial- (I/L)	32.3	87.2	2,817
TOTAL /INDUSTRIAL		87.2	2,817
Neighborhood Parks (NP)	0.2	11.0	2
Community Parks (CP)	0.2	31.0	6
Stormwater Detention Basin (P/O)	0.0	3.8	0
Delta College (P/CC)		107.9	532
Elem./Middle School (P/S)		32.0	80
Public Facility (Church Site/Tanks)(P/O)	5.0	5.7	29
Arterial Roads	0.0	78.6	0
TOTAL PUBLIC FACILITIES		270.5	649
Landscape Buffers (OS/O)	0.2	10.5	2
Landscape Easement (OS/O)	0.2	22.1	4
Conservation/Open/Space (OS/O)	0.0	1.4	0
TOTAL OPEN SPACE		32.6	6
TOTAL NONRESIDENTIAL		409.9	4243
TOTAL SPECIFIC PLAN III		815.6	4243
Jobs/Housing Ratio			1.38

Notes:

Dwelling units are expected units.

Does not include second unit dwellings, density bonus units.

The area for pipe line easements and for Rio Oso-Tesla electrical easement were excluded in calculating residential units.

An average of 1.44 employed residents (full-time equivalents) per household assumed.