
CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES

5.1 Introduction

This chapter summarizes relevant Master Plan provisions related to education, child care, and library services, and describes implementation that will occur as a part of Specific Plan III (SP III).

5.2 Schools

5.2.1 Master Plan Summary

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

Twelve K-8 schools are to be sited to serve the 10 proposed neighborhoods. The K-8 sites are to be located in neighborhood centers within ¼ mile walking distance of the substantial majority of homes in the neighborhood to facilitate pedestrian circulation and reinforce neighborhood structure. K-8 school core facilities shall be located as far as practical from commercial areas, be buffered from commercial uses with playfields and park, and have access from different streets. Each site shall contain up to 16 acres. In addition, each K-8 school shall have shared use of an adjacent 2.5 acres of Neighborhood Park for athletic fields that is separated from the school core facilities by landscaping, trees, or low fencing that allows convenient access. Each K-8 school will accommodate the student generation of its neighborhood, targeted to an optimum of approximately 750 students, with a maximum of 1,100 students.

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

One high school will be sited in Mountain House to provide efficient access to all portions of the community, and serve the expected distribution of high school students. The high school site shall

contain up to 46.5 acres and be planned to accommodate 2,300 to 2,400 students. Land and funding for the schools shall be provided as described in the Public Financing Plan, School Facilities Master Plans and School Funding agreements.

SP III shall include an evaluation of actual student generation rates to determine whether revisions need to be made to the School Facilities Master Plans. School districts are to pursue State funding to the maximum extent feasible. Developers in Mountain House shall provide full school mitigation that may be decreased by revenues obtained from the State and other sources.

All school sites shall be located to avoid public health and safety hazards and land use conflicts and enable joint use of parks, libraries, museums, and other public services whenever possible. The Master Plan sets forth school siting criteria consistent with State mandated requirements that are to be implemented by subsequent Specific Plans. Administrative offices will be provided as specified in the School Facilities Master Plan

LESD is expected to require additional facilities and services, such as busing, maintenance yard, administrative office space, and certain interim facilities. Interim relocatable classrooms and support facility needs at existing off-site schools will be provided until adequate school capacity is open. Once schools within a safe walking distance are open, permanent bus and support vehicle services will be provided as needed. Participation with LESD shall be promoted in areas of facility lease/ownership, facility and landscape maintenance, and vehicle storage and maintenance.

If the LESD determines at a later date that it is infeasible to provide two K-8 schools at the small projected enrollments, the school district could consolidate the schools on one campus with a design and student capacity similar to the Wicklund School in Neighborhood F. Upon the determination LESD that a second K-8 site is not required in Neighborhood A/B, the underlying property owner would then be allowed to submit a Specific Plan amendment to redesignate the land use of the site.

5.2.2 Specific Plan III Description

The K-8 schools serve as the primary social and physical feature for neighborhoods A/B. The two K-8 schools have been located near each other adjacent to the neighborhood open space corridor system because of site constraints within Neighborhood A/B. The neighborhood open space corridor system provides safe pedestrian access to the schools. Each school will have primary access from a separate collector road system, reducing traffic impacts. The proposed schools in Neighborhood A/B are located where the vast majority of residences (86%) live within the Central Parkway loop and students will not be required to cross an arterial road, with primary access developed through an open space corridor. The total student generation for Neighborhoods A/B is approximately 947 students (See Table 5-1: Specific Plan III Student Generation). The two school sites have at an approximate enrollment of 450 to 500 students. Although these schools may have a smaller enrollment, both school sites would maintain a net acreage of 16 acres with an additional 2.5 acre shared Neighborhood Park area located immediately adjacent to the play area of the school. If the LESD determines at a later date that it is infeasible to provide two K-8 schools at the projected

enrollments, the school district could consolidate the schools on one campus with a design and student capacity similar to the Wicklund School in Neighborhood F. Upon the determination of LESD that a second K-8 site is not required in Neighborhood A/B, the underlying property owner would then be allowed to submit a Specific Plan amendment to redesignate the land use of the site.

School location criteria require a minimum 1,500-foot setback from the gas lines, and a minimum of 150-foot set back from the power line easements. The Neighborhood Parks are located immediately adjacent to the power line easement, providing buffering for the schools. Additionally an expansive open space corridor provides a strong system of pedestrian connections to the school sites. The two schools are located together because of these site constraints, open space/park efficiency, and adjacency to the open space corridor. The two school sites are separated by a Neighborhood Park. This site plan concept has been endorsed by representatives of the LESD, who have been active participants in the school planning and SP III process.

The 550 residential units proposed for Neighborhood D will generate 261 students who will attend the proposed K-8 school developed in Neighborhood D within Specific Plan II. The students may attend the Neighborhood A/B schools until the Neighborhood D school is completed.

One of the mitigation measures of the Delta College EIR requires the College District to provide bus service within Neighborhood A/B.

Table 5-1: Specific Plan III Student Generation

	Proposed		K-8 Students/ Unit	K-8 Students at Build out	9-12 Students/ Unit	9-12 Students at Bailout
	Acres	Dwelling Units				
Neighborhood A/B						
Very Low Density Residential (R/VL)	54.6	103	0.676	70	0.179	18
Low Density Residential (R/L)	105.1	432	0.676	292	0.179	77
Medium Density Residential (R/M)	175.5	1088	0.676	735	0.179	194
Medium High Density Residential (R/MH)	10.0	140	0.338	47	0.0432	6
Total	345.2	1763		1144		295
Neighborhood D						
Medium Density Residential (R/M)	50.6	347	0.676	235	0.179	62
High Density Residential (R/H)	9.9	130	0.338	44	0.0432	5
Total	60.5	477		279		67
Grand Total (Neighborhoods A/B, D)	405.7	2240		1423		362

5.2.3 Implementation Measures

- a. The school district's School Facilities Master Plan shall accurately document its existing facilities, provide future school facilities projections (both short and long term), demonstrate the use of the current and projected revenues which are anticipated to meet those needs, document the district's reasonable good faith efforts to seek all available funding, and provide a current representation regarding the prospects for seeking and/or obtaining funds in the reasonably foreseeable future.
- b. School sites and public infrastructure and services shall be provided to allow opening of schools as scheduled in the school plan. This will include requiring installation of sidewalks along all streets at the time of construction to ensure that there will always be safe routes to an existing school as the neighborhood builds out.
- c. K-8 School Openings. Although subsequent mitigation agreements with school districts will determine specific mitigation and phasing requirements, the following shall be targets for phased openings of each new K-8 school as determined by the school district:
 - Opening Phase 1 of the first K-8 when there are approximately 225 students.
 - Opening Phase 2 of the first K-8 when there are approximately 600-700 students.
 - Opening Phase 1 of each additional new K-8 when the most recently opened K-8 is near capacity.
 - Opening of Phase 2 of each additional new K-8 when it nears capacity or when there are approximately 600-700 students on each new Phase 1 site.
- d. To facilitate pedestrian circulation and reinforce neighborhood structure, the K-8 sites shall be located within $\frac{3}{4}$ miles walking distance of all homes in the neighborhood. In SP III, the two K-8 sites of 32 acres will be located as shown on the land use map and school plans. Upon the determination of LESD that a second K-8 site is not required in Neighborhood A/B, the underlying property owner would then be allowed to submit a Specific Plan amendment to redesignate the land use of the site.
- e. The K-8 school core facilities will be located as far as practical from the Neighborhood Commercial areas. The core facilities and classrooms will be buffered from commercial uses with playfields and park.
- f. Access to school and commercial uses will be from different collector streets. In addition, there shall be no direct pedestrian access between the school site and the Neighborhood Commercial area.
- g. School sites shall provide a minimum peripheral (typically 200 feet) visibility from planned site driveways. Sites shall be easily accessible from collector roads and comply with school bus requirements for driveways. The preferred configuration is to locate collector streets and sidewalks adjacent on only two sides of the school site with local streets on the third side and the Neighborhood Park on the fourth side. One of the two K-8 sites in SP III is designed with streets

and sidewalks on three sides of the school site. The access streets shall be publicly maintained to insure response by California Highway Patrol in the event of accidents.

- h. Location of traffic signalization near school sites shall be in compliance with State standards and incorporate LESD design input. Additional traffic calming devices such as curb bump-outs, and stop signs may be necessary around the school sites.
- i. School sites and public infrastructure and services shall be provided to allow opening of schools as scheduled in the school plan. This will include requiring installation of sidewalks along all streets at the time of construction of the neighborhood to ensure that there will be safe routes to an existing school as the neighborhood builds out. School sites shall have timely access to all services sized to the needs of the LESD, including water, fire flow, sewer, drainage, telephone, electricity, natural gas, cable, solid waste disposal, police and fire protection.
- j. A maximum of 60 db Ldn or Community Noise Equivalent Level (CNEL) is recommended for any exterior portion of the school site. Where necessary, noise levels shall be mitigated with noise barrier attenuation measures.
- k. Schools sites shall not contain an active earthquake fault or fault trace. Schools sites shall not be located in an area subject to moderate or high liquefaction.
- l. Each school complex should reflect the architectural heritage of the San Joaquin Valley. Special consideration should be given to the climatic conditions and the protection of students from prevailing heat and winds.
- m. The open space corridor and adjacent Neighborhood Parks shall be completed prior or at the same time as the schools.
- n. The K-8 school sites designated on the Tentative Map shall be dedicated to the LESD as required in the school agreement between the applicant and LESD The condition shall be met prior to approval of First Final Map in Neighborhood A/B or as set forth in the school agreement.
- o. The School funding agreements between the applicant and LESD and Tracy Unified School District shall be implemented to provide interim and permanent funding for school facilities, as evidenced by certificates of compliance from this jurisdiction stating that the developer has complied with funding requirements as per the agreements. The condition shall be met prior to approval of Final Maps.

5.2.4 School Support Facilities and Services

5.2.4.1 Implementation Measures

- a. Adequate interim facilities will be provided, including relocatable classrooms and support facilities at existing schools as per school funding agreements.
- b. Interim use of buses and other special vehicles shall be provided for student transportation services based on student generation rates, as contained in either the Master Plan, the School Facilities Master Plan, or school funding agreements. Once schools within a safe walking distance are open, buses and other support vehicle needs shall be supplied as required. Shared use with any public transit shall be maximized.

- c. Acreage and facilities for interim and permanent School District Administration Offices shall be provided as specified in the School Facilities Master Plan and school funding agreements.

5.2.5 Community College

The Delta College Project is projected to be constructed in four phases over a 20-year time frame. The initial enrollment at the completion of Phase 1 would be 3,500 students, increasing to an enrollment at full buildout of 12,000 students. At full buildout, it is anticipated there would be 557,000 gross square feet of development at the site, 4,000 parking space and 532 faculty and staff employed at the College. An additional 10.9acre parcel adjacent to Mountain House in Alameda County has been acquired to buffer the college from nearby agricultural operations.

5.2.5.1 Implementation Measures

- a. The applicant shall maintain a temporary buffer within the community to include a 100-foot setback between the edge of development and ongoing agricultural operations as the project builds out.
- b. Improvement Plans to be approved by Design Consistency Review Committee (DCRC) and Mountain House Community Services Department (MHCS D) prior to onsite construction or grading.
- c. Site plan and architectural elevations are subject to DCRC review prior to onsite construction or grading.
- d. Delta Community College shall provide bus service for Neighborhood A/B students in accordance with its agreement with LESD.

5.3 Child Care Provisions

5.3.1 Master Plan Summary

The Master Plan requires a minimum of three oneacre child care centers within the community, situated to evenly serve the population. Day and after school child care facilities are encouraged to locate within the community at sites which are easily accessible to residents and workers, and which are appropriate for child care uses. Such sites include K-8 schools, neighborhood centers, village centers, business parks and nearby other commercial and public facilities. The MHCS D and LESD are working together to provide a childcare facility at each neighborhood K-8 school.

5.3.2 Specific Plan III Description

Child care facilities are to be provided at K-8 schools by LESD in coordination with MHCS D. Child care facilities are also expected to be located in Community College, and within the Industrial Park.

5.3.3 Implementation Measures

If the operator of the child care facility is a non-profit organization, the land shall be dedicated at no cost to the organization as described in the public lands equity program in the Public Financing Plan. If a private or non-profit organization is selected as the child care operator, the lands will be sold or leased by the private land owner at a discounted value, with the conditional agreement that the operator will provide a minimum number of spaces for low income families.

5.4 Library Services

5.4.1 Master Plan Summary

The San Joaquin County General Plan requires new communities exceeding a population of 10,000 to have a branch library. The Master Plan provides for the provision of library services on a phased basis. The bookmobile will be funded, along with leased facilities for library operations, to serve the initial residents in the community until the population necessitates construction of a full-service branch library.

The first phase of a new central library facility will be built when approximately 3,500 residential units have been constructed, the second phase when 7,500 units are completed, the third phase when 11,000 units are completed, and the fourth and final phase when 14,500 units are completed. The library shall meet the specifications of the "Standards for Branch Library Buildings" Study, and will contain a minimum of 118,000 volumes including 176 periodicals and 2,000 audio and visual recordings. Books shall be provided at a ratio of two per capita and other facilities on a prorated basis.

5.4.2 Specific Plan III Description

The central library facility will be located in the Town Center outside of SP III area. Each K-8 school may enter into a joint-use agreement with the Stockton-San Joaquin County Library System to provide neighborhood library services.