
CHAPTER SEVEN: RECREATION AND OPEN SPACE

7.1 Introduction

The recreation and open space corridor system within the Mountain House community provides for an extensive and varied system of public open spaces and recreation facilities along with private recreation and resource conservation.

7.2 Parks and Recreation

7.2.1 Recreation System

7.2.1.1 Master Plan Summary

To provide the community with public and private open space areas, the Master Plan calls for a full range of recreational facilities and open space corridor areas that exceed minimum County standards and are made available to residents in a timely manner.

The community shall maintain a combined community and Neighborhood Park ratio of not less than five acres per 1,000 population, and shall incorporate a comprehensive system of regional, community and Neighborhood Parks at locations that serve every part of the community. The park system shall provide community focal points that are accessible to residential neighborhoods and complement other community programs and create educational opportunities, as well as natural resource areas that preserve and enhance wildlife habitats and corridors. The community's bicycle and pedestrian circulation system shall establish linkages between residential areas and open space corridor destinations.

As required by the Master Plan, the Mountain House Community Services District (MHCS D) has prepared the Parks, Leisure and Open Space Plan, which provides additional information on recreational planning and operations. It also supplies a definition of requirements for Conceptual, Preliminary, and Final/Construction Park Plans as used in this Specific Plan.

7.2.1.2 Specific Plan III Description

The park provisions for the Specific Plan III (SP III) Area are intended to meet the standards for acreage, usage, service area, access and total program as described in the Master Plan. Given the Master Plan standard for five acres of park (community and neighborhood combined) per 1,000 people, and a projected population of 7,360 people, the SP III Plan Area would require 36.8 acres of community and Neighborhood Parks. This Specific Plan allocates 11 acres to Neighborhood Parks and 31 acres to Community Parks, for a total of 42 acres. A neighborhood open space corridor system has been developed for the SP III linking the Community Park, the Neighborhood Parks and the schools into a complete recreational system (Figure 7-1: Recreation and Open Space Plan). The open space corridor system provides an additional 8 acres. A full range of recreational facilities

will be provided as specified in the MHCS D Parks, Recreation and Leisure Plan. The Delta College will also provide recreational amenities under a Joint Use Facility Agreement with the MHCS D.

7.2.1.3 Implementation Measures

- a MHCS D Design Requirements. All implementing public improvement projects shall comply with the applicable provisions of the MHCS D Design Manual, as amended (Chapter Eleven: Parks).
- b Land Dedication Requirements. All implementing projects shall comply with the applicable provisions of the San Joaquin County Public Land Equity Program and Ordinance.
- c MHCS D Parks and Facility Programming Requirements. All implementing projects shall comply with the applicable provisions of the MHCS D Parks, Recreation and Leisure Plan, as amended.
- d All in-tract landscaping and utility R/W areas and all other landscape areas that were not in the original Master Plan as defined by the MHCS D within SP III will require a funding mechanism. These areas will require establishment of a maintenance entity or financing mechanism acceptable to the MHCS D to provide funding for maintenance of, and if necessary, replacement at the end of the useful life of improvements including, but not limited to landscaping, pathways, walls, and all improvements serving or for the special benefit of this subdivision. The financing mechanism shall be completed and adopted by the Board of Directors prior to the filing of the Final Map.

7.2.2 Neighborhood Parks

7.2.2.1 Master Plan Summary

The Master Plan requires Neighborhood Parks that will serve all residents, including toddlers, young children, teenagers, parents with infants, adults and senior citizens. A Neighborhood Park of approximately five acres in size shall function as a central element within each residential neighborhood, with easy access by bicycle, sidewalk, trail system, and local street system from every part of the neighborhood.

Neighborhood parks shall be located adjacent to K-8 schools on a Collector street generally within a half-mile radius of residences in the surrounding neighborhood. Major Arterial street crossings shall be minimized. School and park recreational programs shall be coordinated and shared, of which approximately one-half of the park acreage will be shared with the adjacent school site.

Neighborhood parks shall be sited and designed to be as visible as possible from local streets in the neighborhood, and shall be designed and maintained to provide for active and passive uses. If only passive uses are included in the initial construction of the park, provisions should be made to allow the later addition of active uses to meet the needs of the neighborhood.

Neighborhood Park Preliminary Plans shall be included in SP III or Special Purpose Plan for each neighborhood.

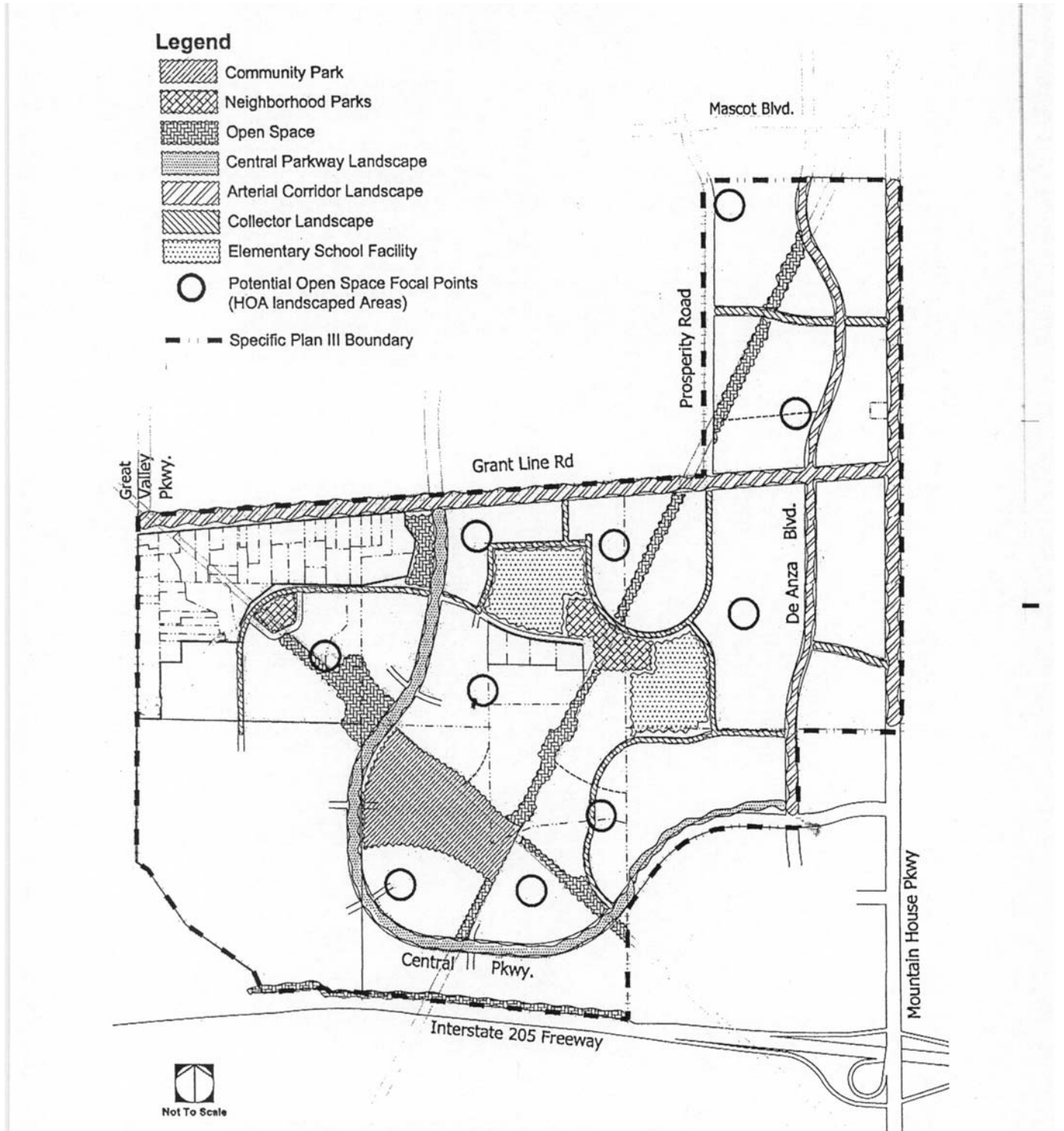


FIGURE 7-1: RECREATION AND OPEN SPACE PLAN

7.2.2.2 Specific Plan III Description

The Neighborhood Park Program includes approximately 11 acres (see Figure 7-2: Neighborhood A/B Park Preliminary Plan). All residents are within a half-mile radius of a Neighborhood Park. An 8.5 acre park is proposed between the two schools in Neighborhood A/B. An additional 2.5 acre park is proposed in a location, adjoining Grant Line Village, west of Central Parkway to accommodate the residents in this area.

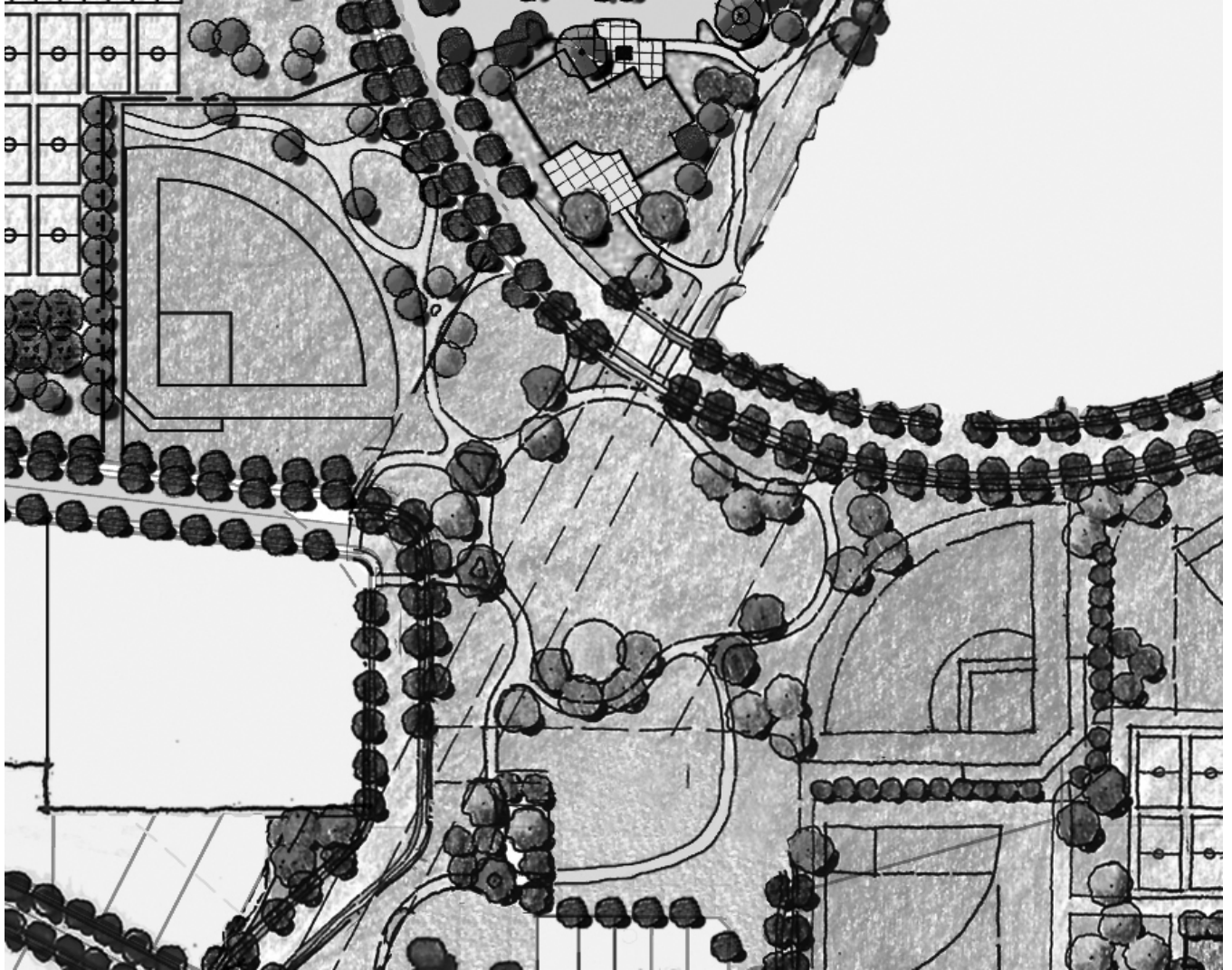
The 8.5 acre park will have typical Neighborhood Park uses, including two park areas each 2.5 acres in size for joint use by the K-8 school. The Neighborhood Park will include ballfields, small picnic areas, a tot-lot, kids play area, possible game courts, and jogging trails. A trail connection will be provided from this Neighborhood Park to the Community Park along the power line easement that runs adjacent to both park areas. Crossings of this open space corridor will be provided for emergency vehicle access routes.

The 2.5 acre west Neighborhood Park will include a tot-lot, kids play area, picnic areas, possible game courts, and open space uses. A pedestrian trail connection will be developed to provide pedestrian access from this Neighborhood Park to the Community Park through controlled roadway intersections, where necessary.

The west Neighborhood Park (see Figure 7-3: West Park Plan) will provide for the recreation needs of the residential enclaves west of Central Parkway, reducing their need to cross an arterial street. The 2.5 acre park provides for passive park space with a tot-lot, picnic and open space play area. Bluff top seating will be provided overlooking the neighborhood. The gas easement that crosses the edge of the park, will become part of the open space corridor system linking the west Neighborhood Park to the Community Park and neighborhood center through a controlled intersection at Central Parkway.

7.2.2.3 Implementation Measures

- a. Facilities and Design Criteria for Neighborhood Parks shall be consistent with the Parks, Recreation and Leisure Plan and the MHCSD Design Manual. The design of the parks should respond to the needs of neighborhood residents as surveyed by the MHCSD per their Parks, Recreation and Leisure Plan.
- b. Construction of Neighborhood Parks shall begin no later than the time at which 50% of the dwelling units for Neighborhood A/B (separate from Neighborhood D) or school attendance area, whichever is sooner, have had their final inspection. The park shall be completed no later than the time at which 80% of dwelling units for the neighborhood have been issued final inspection. Completion time may be modified by the MHCSD General Manager to reflect construction and weather contingencies.
- c. At the discretion of the MHCSD, parks may be constructed by project applicants or the MHCSD. The MHCSD shall be responsible for overseeing the development and phasing of parks to meet SP III requirements.



This illustration is preliminary and subject to change following preparation of Detailed Improvement Plans

FIGURE 7-2: NEIGHBORHOOD A/B PARK PRELIMINARY PLAN

- d. A formal agreement for joint use of parks and recreation facilities with adjacent K-8 schools shall be required prior to construction of the park.
- e. SP III Neighborhood Parks shall be developed consistent with the Neighborhood Park Preliminary Plans (Fig.7-2 and Figure 7-3: West Park Plan) and the Neighborhood Center Plan (Section 4.3).
- f. The Neighborhood Parks identified within SP III shall be included within the first Tentative Map of each applicant owning or controlling a park site. Neighborhood park sites shall be dedicated to the MHCS D or an offer of dedication to the MHCS D shall be recorded with the Final Map.

7.2.3 Community Parks

7.2.3.1 Master Plan Summary

The Master Plan requires Community Parks which serve the overall community be designed with both active and passive recreational opportunities, with facilities provided that meet the needs of the community as it develops. Community parks shall contain a minimum of 20 acres, and the southern Community Park within Neighborhood A/B is designated to be 38 acres.

Preliminary Plans for each of the Community Parks shall be included in Specific Plans for that Neighborhood or Village, or as determined by the MHCS D Director. Park programming, joint use, and other Community Park issues are discussed further in the MHCS D's Parks, Leisure and Open Space Plan.

7.2.3.2 Specific Plan III Description

The Community Park Program for Mountain House includes a variety of active and passive uses, as well as vehicle parking to serve the overall community needs for Neighborhoods A/B and D. The Community Park is immediately adjacent to Central Parkway for accessibility. SP III provides a minimum of 31 acres in the Community Park and an additional 7.0 acres of joint use facilities at the Community College to meet the 38-acre size requirement of the Master Plan.

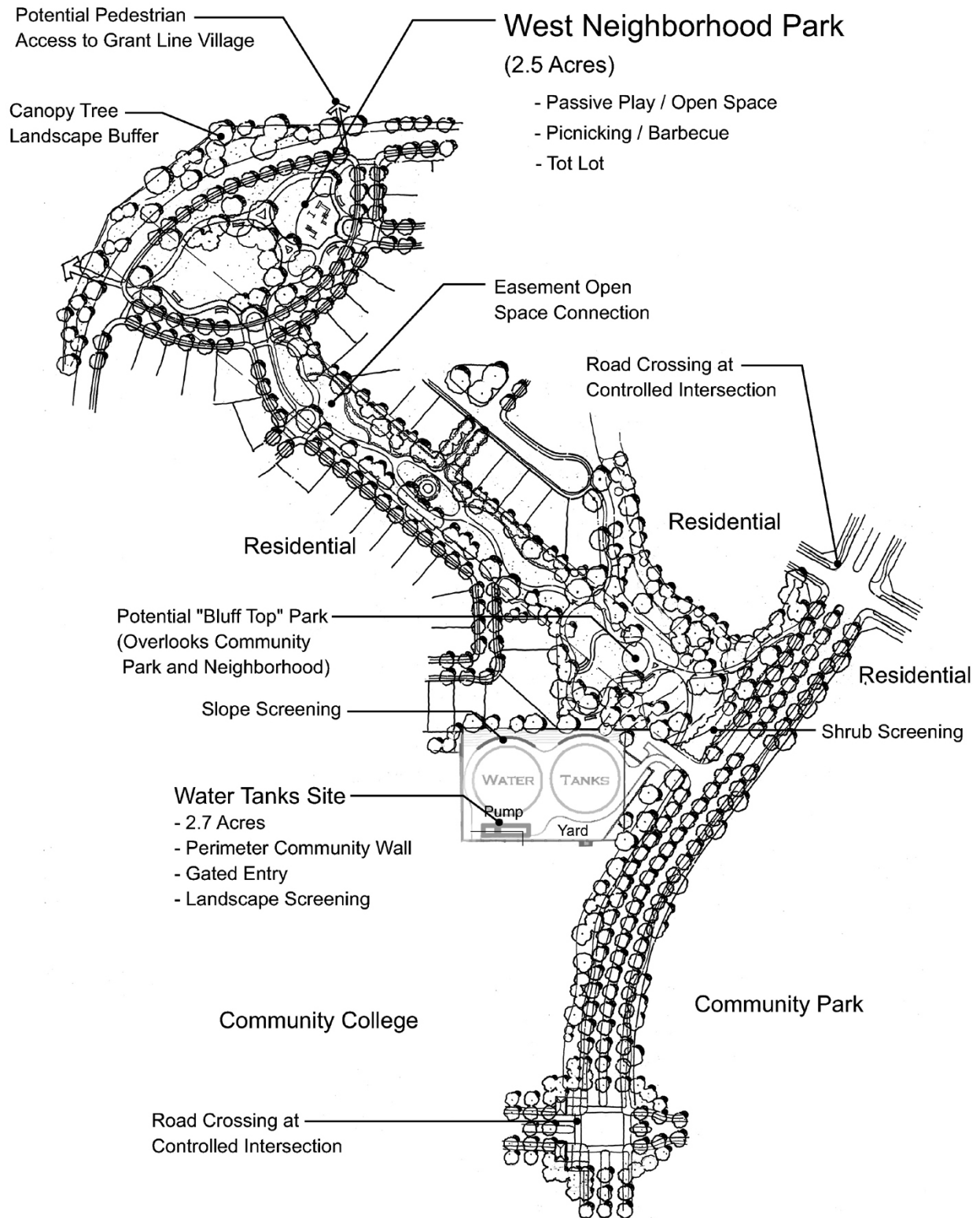
A Joint Use Facility Agreement between the Delta Community College District and the MHCS D will provide the details and approval for an allocation of 7.0 acres of recreation uses on the College's property. The joint uses shared with the community college for illustrative purposes may include a football/soccer field area with running track, open lawn area for youth soccer, additional tennis and volleyball courts, and optional swimming pool in order to fulfill the required recreation facilities program. If an agreement between the College District and the MHCS D is not finalized prior to approval of SP III, then the 7.0 acres will be added to the Community Park to result in a park size equal to 38 acres.

The community program for the Community Park will address the needs of the entire community, including families, singles, youths, seniors, disabled residents and children. The Community Park

is located adjacent to the open space corridor which provides linkages throughout the neighborhoods and buffers the easement from homes. The Community Park will have an inward focus away from the industrial and commercial to the east and south. Passive recreational uses are incorporated in the open space corridors. See Figure 7-4: Community Park Preliminary Plan, for preliminary plans of the Community Park. Lighting shall be provided for the baseball diamond, tennis courts and security lighting with possible other sports and facility areas based upon funding capabilities. The Community Park will be designed and constructed consistent with the MHCS D Park and Leisure Plan.

7.2.3.3 Implementation Measures

- a. Facilities and Design Criteria for Community Parks shall be consistent with the Parks, Recreation and Leisure Plan and the MHCS D Design Manual.
- b. Construction of the Community Park shall begin no later than the time at which 50% of the dwelling unit permits for SP III have had their final inspection. The park shall be completed no later than the time 80% of dwelling units for SP III have had their final inspection. Completion time may be modified by the MHCS D General Manager to reflect construction and weather contingencies.
- c. The MHCS D shall be responsible for overseeing the development and phasing of parks to meet SP III requirements.
- d. Programming of recreational activities shall be provided as specified in the MHCS D Parks, Recreation and Leisure Plan.
- e. A formal agreement for joint use of parks and recreation facilities between the MHCS D and the Delta Community College District shall be required prior to approval of final maps adjacent to the Community Park. If an agreement between MHCS D and the College District is not finalized by that time, then 7.0 acres will be added to the Community Park to result in a park size equal to 38 acres.
- f. The Community Park shall be developed generally consistent with the Community Park Preliminary Plan (Fig.7-4). The applicant shall bond for or commence construction of the Community Park prior to occupancy of the 1,150th residential unit within SP III with the intent to complete the Community Park prior to occupancy of the 1,840th residential unit with SP III.
- g. Community Park land identified within SP III shall be included within the first Tentative Map of each applicant owning or controlling land within the park site. Community Park land shall be dedicated to the MHCS D or an offer of dedication to the MHCS D shall be recorded with the Final Map.



This illustration is preliminary and subject to change following preparation of Detailed Improvement Plans

FIGURE 7-3: WEST PARK PLAN



This illustration is preliminary and subject to change following preparation of Detailed Improvement Plans. Final park programming will comply with the MHCSD Parks, Recreation and Leisure Plan.

FIGURE 7-4: COMMUNITY PARK PRELIMINARY PLAN

7.2.4 Open Spaces and Trails

7.2.4.1 Master Plan Summary

A network of paths provides pedestrian and bicycle connections to open space corridor and other destinations within Mountain House and connects the community to future potential regional trail alignments. Signage and information shall be provided as part of this system to orient users and promote better use of the pedestrian and bicycle system. Paths within Mountain House Creek Community Park, Old River Regional Park, Central Parkway and Great Valley Parkway shall be interconnected to provide for easy access.

Future regional trails leading from Alameda or Contra Costa County to the Mountain House area shall connect to the pedestrian and bicycle network within the community. Potential regional trails include those planned by the East Bay Regional Park District and Livermore Area Recreation and Park District. Wherever possible, such trails shall provide access to destinations within Mountain House, including the Old River Regional Park and Mountain House Creek Park.

Should the National Park Service decide to extend the De Anza Trail into the Mountain House area, the trail shall be accommodated through connections to the Mountain House pedestrian and bicycle network, and identified with signage. The most likely alignment would be to provide trail routing along proposed Class I bike lanes that parallel Great Valley Parkway from Kelso Road to Grant Line Road.

7.2.4.2 Specific Plan III Description

An open space system of trails is provided along the existing utility easement corridors as shown diagrammatically in Figure 7-5: Open Space Corridor Destinations and Linkages Plan. Open space areas will require a separate funding mechanism to finance the cost of maintenance by the MHCSD. All open space areas shall be addressed as conditions of the Tentative Map.

SP III also provides for the design and location of on-site trails and linkages to destinations within the community, as shown by Figure 7-5: Open Space Corridor Destinations and Linkages Plan. These trails may provide linkages to trails planned by the East Bay Regional Park District, the Livermore Area Recreation and Park District, and the National Park Service (De Anza Trail).

7.2.4.3 Implementation Measures

- a. Open spaces shall be provided as shown in Figure 7-1: Recreation and Open Space Plan.
- b. Pedestrian and bicycle trails and linkages shall be provided as shown in Figure 7-5: Open Space Corridor Destinations and Linkages Plan.
- c. The design of all implementing public improvements including paths, alignment, standards, signage, location of trailheads or staging areas, shall comply with the applicable provisions of the MHCSD Design Manual.

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- d. Timing of Construction - Construction of Open Space Improvements may be completed on a phased basis to correspond with the development of neighborhoods, or parcels as determined by the MHCS D, directly adjacent to the facility. Open Space improvements to a specific segment shall be completed no later than the time at which 80% of dwelling units for the neighborhood, or adjacent parcels, have been issued final inspection. (The MHCS D General Manager may require completion of the improvements to an earlier date if it is deemed necessary).
 - e. All feasible pedestrian connections to schools and at the end of cul-de-sacs shall be included within improvement plans and constructed as provided in SP III. In instances where the proposed location of a through-block connection is determined by the Community Development Director to be in conflict with the health, safety and welfare of community residents, such connection may be eliminated.
 - f. All Open Space areas shall be addressed as conditions of the Tentative Map.
 - g. Should a regional trail be planned, through Mountain House prior to build-out of SP III, subsequent Tentative Maps and their improvement plans shall provide linkages as feasible.
 - h. All in-tract landscaping and utility Right-of-Way (R/W) areas and all other landscape areas within SP III that were not in the original Master Plan or the MHCS D Parks and Leisure Plan will require a funding mechanism as determined by the MHCS D. These areas will require establishment of a maintenance entity or financing mechanism acceptable to the MHCS D to provide funding for maintenance of, and if necessary, replacement at the end of the useful life of improvements including, but not limited to landscaping, pathways, walls, and all improvements serving or for the special benefit of this subdivision. The financing mechanism shall be completed and adopted by the Board of Directors prior to the filing of the Final Map.

7.2.5 Private Recreation

7.2.5.1 Master Plan Summary

The Master Plan allocates privately developed recreation uses and encourages private recreational facilities as amenities within neighborhoods, higher density residential complexes, or commercial areas. Private recreation facilities may include optional pools, small parks, pocket parks/tot lots areas, community buildings or other facilities not dedicated to the MHCS D or public entity. Pocket parks will be provided in larger multi-family developments. Larger multi-family developments (not including adult or senior projects) developed with 75 or more units will include provisions for a children’s play area with the development’s private open space.

7.2.5.2 Specific Plan III Description

Focal points are provided throughout the neighborhoods to give identity to each residential sub-area. Landscaped focal areas consisting of small interior open spaces within the sub-areas can be

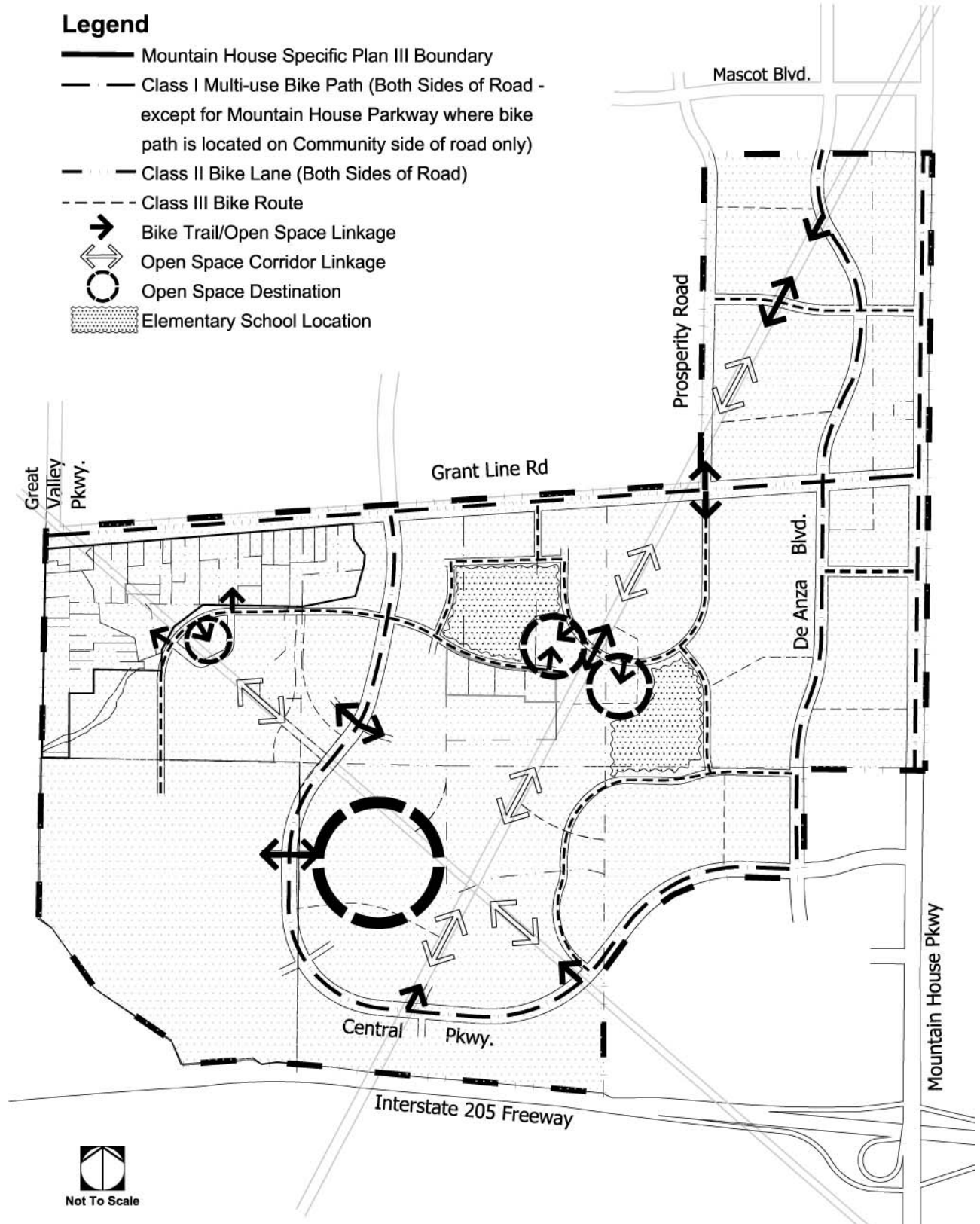


FIGURE 7-5: OPEN SPACE CORRIDOR DESTINATIONS AND LINKAGES PLAN

provided to help identify the various residential areas of a neighborhood. The focal points, subject to MHCS D design approval, will be owned and maintained by a Home Owner’s Association (HOA).

Private recreation facilities will be provided within the medium high density and high density residential areas which will be developed with townhomes, condominiums and/or apartments.

7.2.5.3 Implementation Measures

- a. Larger multi-family developments (those in R-MH and R-H areas) with 75 or more units shall include provisions for a children’s play area or pocket park with the development’s private open space. Alternatively, such multi-family developments may build and maintain such an area within an adjacent open space corridor, provided public access is allowed. Any adult or senior citizen-only development will be exempt from this requirement.
- b. Focal points, subject to MHCS D design approval, shall be provided as diagrammatically designated in Figure 7-1: Recreation and Open Space Plan.
- c. Focal points in Figure 7-1: Recreation and Open Space Plan shall be dedicated to MHCS D if within a designated neighborhood entry. The offer of dedication and maintenance satisfactorily to the MHCS D shall be recorded with the Final Map. Focal points shall be included with the improvement plans for the subdivision and constructed at the time the street landscaping is constructed. If the MHCS D does not accept the offer of dedication, they shall be owned and maintained by an HOA.
- d. Private open spaces in larger multi-family developments (those in R-MH and R-H areas) with 75 or more units shall be provided with a children’s play area or pocket park. Private open space improvements shall be constructed prior to initial occupancy.

7.2.6 Other Open Space

Other open space areas within SP III are addressed in the following sections of this SP III:

- Buffers and Edges – Chapter Four: Development and Design
- Storm Drainage Easements – Chapter Fifteen: Storm Drainage and Flood Protection
- Transmission/Pipeline Easements – Chapter Six: Public Health and Safety
- Wetlands – Chapter Seven, Section 7.3: Biological Resources and Special Status Species.
- Street Landscaping – Chapters Four: Development and Design and Chapter Nine: Transportation and Circulation

7.2.6.1 Implementation Measures

- a. All in-tract landscaping and utility Right-of-Way (R/W) areas and all other landscape areas that were not in the original Master Plan as defined by the MHCS D within SP III will require a funding mechanism. These areas will require establishment of a maintenance entity or financing mechanism acceptable to the MHCS D to provide funding for maintenance of, and if necessary, replacement at the end of the useful life of improvements including, but not limited to

landscaping, pathways, walls, and all improvements serving or for the special benefit of this subdivision. The financing mechanism shall be completed and adopted by the Board of Directors prior to the filing of the Final Map.

- b. The design of all implementing public improvements shall comply with the applicable provisions of the MHCSD Design Manual.
- c. Construction of open space improvements may be completed on a phased basis to correspond with the development of neighborhoods, or parcels as determined by the MHCSD, directly adjacent to the facility. Open space improvements to a specific segment shall be completed no later than the time at which 80% of dwelling units for the neighborhood, or adjacent parcels, have been issued final inspection. (The MHCSD General Manager may require completion of the improvements to an earlier date if it is deemed necessary).

7.3 Biological Resources and Special Status Species

7.3.1 Master Plan Summary

Most of the land within Mountain House was in agricultural use at the adoption of the Master Plan. The agricultural land also served as habitat for wildlife, notably for nesting and foraging by Swainson's hawk, Black-shouldered kite, and Burrowing owl, and foraging by Northern harrier and other raptors. The San Joaquin kit fox (kit fox) is a federally listed endangered and state listed threatened species, protected respectively under the Federal and California Endangered Species Acts. Only a portion of the southern half of the Master Plan area is located within the current US Fish and Wildlife Service (FWS) designated kit fox range. However, based on kit fox surveys, the area does not provide suitable den and foraging habitat for the kit fox. There have been no confirmed kit fox sightings or dens found.

The Master Plan provides mitigation of impacts to Swainson's hawk and their habitat, and protection of kit fox and other special-status species found within the Master Plan area. These species include, Northern harrier, Black-shouldered kite, Burrowing owl, Tri-colored blackbird, Western pond turtle, Winter-run Chinook salmon, Delta smelt, Sacramento split tail, Mason's lilaeopsis and California hibiscus.

A Habitat Management Plan (HMP) was adopted to provide habitat mitigation for Swainson's hawks, Northern harriers, and Black-shouldered kites. Alternatively, mitigation can be provided through participating in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (HCP). This countywide HCP serves as the overall program for mitigation of impacts on sensitive species at Mountain House. The HCP was prepared in November 2000 and is administered by the San Joaquin County Council of Governments (COG). It addresses a comprehensive list of sensitive species, and provides mitigation for loss of habitat.

7.3.2 Specific Plan III Description

The area within SP III has been surveyed for special-status species and 24 special-status wildlife species have potential to occur at the SP III site. Mitigation for loss of sensitive species habitat will be provided through participation in the Countywide HCP. If the HCP should terminate, mitigation will be provided as set forth in the Mountain House Habitat Management Program (HMP).

7.3.3 Implementation Measures

- a. All development within SP III shall proceed in compliance with the Countywide HCP or if it terminates, the Mountain House Habitat Management Program (HMP).
- b. In addition to general mapping as part of SP III, development sites shall be surveyed for special-status species potentially occurring on that site prior to the submittal of any Tentative Map for the applicable area. Surveys conducted prior to the submittal of Tentative Maps shall comply with any applicable survey protocols for such species promulgated by FWS or California Department of Fish and Game (DFG). In addition, pre-construction surveys for raptors and burrowing owls are also required.
- c. The applicant shall participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (HCP). The applicant shall pay the applicable fee per acre to mitigate potential wildlife impacts. The applicant shall implement all applicable Incidental Take Avoidance Measures described in Section 5.2 of the HCP, including pre-construction surveys. If the HCP terminates, the applicant shall proceed with implementation of the Mountain House Habitat Management Program (HMP) contained within Master Plan Appendix 7-B.
- d. In carrying out the operations of the project, the applicant shall take no action that violates the provisions of the California Endangered Species Act or the Federal Endangered Species Act or any other laws or regulations pertaining to the protection of the Swainson's hawk, the San Joaquin kit fox, or other protected species. Compliance with these laws shall be the sole responsibility of the applicant, and the applicant agrees to indemnify, defend, and hold the County harmless from and against any claim or action by affected State agencies as to the project's compliance with such laws.
- e. As a condition of development for parcels with berms or ground-squirrel burrows, pre-construction surveys for burrowing owls by a qualified biologist shall be required. If Burrowing owls are determined to occupy the area during the non-breeding season (September 1 through January 31), individual owls shall be evicted from the occupied burrows by passive relocation prior to construction as described in the California DFG Staff Report on Burrowing Owls (October 1995). The owls shall be relocated to suitable sites that are not likely to be disturbed by future development. Active burrowing owl nests shall not be disturbed or relocated during the breeding season (typically February 1 to August 31) in accordance with applicable California DFG regulations and a permit must be obtained prior to any nest disturbance.
- f. As a condition for development for parcels with large trees (greater than 30 feet in height) pre-construction surveys for occupied raptor nests, by a qualified biologist, shall be required. If

occupied raptor nests are found which will be impacted by such development, no disturbance or other project-related activities that may cause nest abandonment or forced fledging shall occur within 200 feet of the occupied nest tree until fledglings are no longer dependent upon nest habitat, as determined by a qualified biologist.

7.3.4 Wetlands Management

7.3.4.1 Master Plan Summary

Development is required to preserve to the degree practicable existing wetlands. When loss is unavoidable, it must be compensated through mitigation acceptable to responsible agencies. Buildings and structures must be set back from wetlands a minimum of 50 feet and protected by fencing or buffers; this setback distance should be increased where wetlands are of high value. Passive recreational uses may be permitted adjacent to wetlands, but active recreational uses shall not. Runoff water must be treated through application of appropriate Best Management Practices (BMPs) to ensure water quality, prior to entering the wetland areas. A Wetlands Management Plan is required for every Specific Plan area that includes wetlands. The plan must include setbacks for structures from wetlands.

7.3.4.2 Specific Plan III Description

The College Park project could result in loss or alteration of jurisdictional waters of the United States. The MHMP includes measures designed to preserve and compensate for loss of such wetlands, but it does not specify measures to identify habitats under jurisdiction of U.S. Army Corps of Engineers or California DFG. Therefore, a significant impact would occur.

7.3.4.3 Implementation Measures

- a. Restoration of wetland or riparian habitats shall include, as may be appropriate, preferred habitat for the special-status species.
- b. Runoff water from developed or landscaped surfaces may be discharged into preserved wetlands, but shall be treated through application of appropriate BMPs to ensure water quality, prior to entering the wetland areas. These practices will be monitored in accordance with state water quality control procedures.
- c. All preserved wetlands and their buffers shall be temporarily fenced during construction to minimize the potential for inadvertent impacts from construction activities. Following construction, permanent barriers and/or fencing shall be installed to preclude access and damage from wheeled vehicles such as motorcycles and off-road vehicles (ORV).
- d. The wetlands shall be retained as self-sustaining, requiring only minimal long-term maintenance to repair barriers or fences, and remove debris resulting from use of the area by residents.
- e. Any proposed modifications to wetlands or waters of the U.S. should be prepared in compliance with applicable laws and regulations of the United States Army Core of Engineers (USACE) and the DFG prior to approval of any Tentative Maps encompassing these features.

- f. Wetlands mitigation shall provide for creation of wetlands to replace those which would be lost. Mitigation shall occur within the SP III area adjacent to, and contiguous with, other preserved wetlands.
- g. Where preserved wetlands provide valuable habitat to wildlife, protective fencing, screening or buffers shall be provided where necessary to minimize disruption of habitat areas. The type of protection will vary depending on the type and function of the wetland, the adjoining land use and the terrain.
- h. As part of SP III that includes wetlands, a Wetlands Management Plan shall be adopted. The plan shall include setbacks for structures from wetlands.
- i. Active and passive recreational uses near wetlands shall be addressed by the MHCS D consistent with its Parks, Recreation and Leisure Plan.
- j. Buildings and structures shall be set back from the edge of wetlands a minimum of 50 feet.
- k. The applicant shall retain a qualified biologist or wetlands specialist to stake, using easily-observable flagging, the boundaries of all wetlands to be protected or restored. The applicant shall organize and convene pre-construction conferences between the contractor and the project biologist or wetlands specialist to ensure that grading contractors recognize the importance of wetland resources and avoid all flagged areas.

7.3.5 Tree Mapping and Conservation Policy

7.3.5.1 Master Plan Summary

The Master Plan requires the preservation, whenever possible, of the visual quality of healthy trees within and adjacent to the Mountain House community. Existing healthy mature trees, particularly those located along Mountain House Parkway and Grant Line Road, are to be preserved and incorporated into the landscape design of the community to the greatest extent practical.

7.3.5.2 Specific Plan III Description

As part of the SP III project, Grant Line Road is proposed for widening. One hundred eighty-eight trees (primarily mature California black walnut) that meet the preservation criteria of the Master Plan Section Tree Mapping and Conservation Policy would need to be removed. The trees along the west side of Mountain House Parkway have already been removed as part of the widening of that roadway. The relocation of Grant Line Road to preserve the trees is not a feasible option. New trees on both sides of Grant Line Road and in the median strip will be provided in a 3:1 ratio to the trees removed.

A detailed tree survey has been performed for the subject area that located and, identified species, and assessed the condition of all mature trees. The MHCS D has found that it is infeasible to preserve these trees when widening Grant Line Roads as per Master Plan requirements. Landscaping consistent with the MHCS D Design Manual and tree mitigation policies of the EIR document shall be planted along Grant Line Road to replace the black walnut trees.

7.3.5.3 Implementation Measures

- a. Existing trees that are to be preserved within SP III shall be preserved by following good horticultural practices to maintain existing drainage, ventilation, and solar conditions.
- b. The tree planting shall be consistent with the MHCSD Design Manual Streetscape for Grant Line Road.

7.3.6 Off-site Biological Impacts

7.3.6.1 Master Plan Summary

Off-site improvements, such as pipelines for water or wastewater, storage ponds, establishment or relocation of irrigation canals or irrigation systems, shall avoid adverse effects to sensitive biological resources.

7.3.6.2 Implementation Measures

- a. Detailed field surveys of any proposed off-site mitigation locations should be conducted by a qualified biologist to determine the presence of any special-status species, sensitive natural communities, or wetland resources. Surveys for special-status species should focus on individuals or populations, as well as the presence of critical habitat features that could be adversely affected by construction of various off-site improvements. If sensitive resources are encountered, proposed improvements should be modified. If necessary to provide compliance with the State and Federal Endangered Species Acts, a habitat protection plan should be prepared by a qualified biologist in consultation with representatives of the FWS and DFG. These provisions could include appropriate setbacks and construction restrictions from a nest or den during the breeding season for the species of concern, or relocation of proposed structural improvements such as storage ponds or pipeline alignments.
- b. Offsite improvement projects shall comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (HCP). The applicant shall pay the applicable fee per acre to mitigate potential wildlife impacts. The applicant shall implement all applicable Incidental Take Avoidance Measures described in Section 5.2 of the HCP, including pre-construction surveys. If the HCP terminates, the applicant shall proceed with implementation of the Mountain House Habitat Management Program (HMP) contained within Master Plan Appendix 7-B.

7.4 Cultural Resources

7.4.1 Master Plan Summary

Significant cultural resources and historic structures shall be identified and, where possible, preserved by integrating into new development or relocation. When specific land use and development plans are formulated as part of a Specific Plan, additional archaeological surveys should be conducted in areas of development that have not been subjected to intensive archaeological reconnaissance.

Each Specific Plan shall contain a determination by a qualified architectural historian as to whether any of the structures that are more than 50 years old would be affected by Specific Plan implementation. If Specific Plan implementation were determined to affect the structures, recommendations by the qualified professional shall be implemented; such mitigation measures could consist of avoidance of impacts by incorporating the structure into planned developments, detailed architectural documentation and history, or removal of a structure to another location. Each Specific Plan (except Specific Plan I) shall map the location of all structures 50 years or older that have been determined by a historian to be of historic significance.

7.4.2 Specific Plan III Description

Cultural resources within the SP III area include five historic and 23 potentially historic resources. The five historic resources include a farm residence, dairy barn, the walnut trees along Grant Line Road (part of the original 1915 coast-to-coast Lincoln Highway), part of the Byron-Bethany Irrigation District ditch, and some turn of the 19th century artifact scatter. None of these historic resources qualify for the California Register of Historic Resources (CRHR). In addition, 23 structures have been identified in Grant Line Village that would be over 50 years old by project buildout in 2025. Additional research and CRHR eligibility evaluations will need to be conducted if and when development proposals are made that would affect these structures.

7.4.3 Implementation Measures

- a. When specific land use and development plans are formulated as part of SP III, additional archaeological surveys shall be conducted in areas of development that have not been subjected to intensive archaeological reconnaissance.
- b. A demolition permit, approved by the Building Division of the Community Development Department, shall be required prior to destruction of any building in excess of 50 years of age.
- c. If, during the course of construction, subsurface historic archaeological features, artifacts or evidence of materials such as bone, shell, or non-native stone are uncovered or identified on site, or anywhere within the SP III project site, work shall be immediately halted in the vicinity of

the finding and a qualified archaeologist consulted for an on-site evaluation. Such evaluation may entail archaeological test excavation and/or mitigative data recovery.

- d. The County Coroner, the Native American Heritage Commission, and an archaeologist shall be informed and consulted if a human prehistoric burial site were discovered during site construction. An agreement shall be formulated between the Native American representative, the archaeologist, San Joaquin County, and the developer with regard to the proper treatment and disposition of human remains and associated artifacts.
- e. If any unknown or unrecorded historical, archaeological or paleontological resources are encountered during construction, the San Joaquin County Community Development Department (SJCCDD) shall be contacted immediately by the contractor and landowner. All construction shall be halted immediately in the vicinity of the finding and a qualified archeologist or paleontologist consulted for an onsite evaluation. Such evaluation may entail history/archaeological text excavation. Such evaluation may entail archaeological text excavation and/or mitigative data recovery.
- f. The applicant shall comply with the County's Development Title (Chapter 9-1053M) regarding the uncovering of human remains during construction. The County Coroner, the Native American Heritage Commission, and an archaeologist shall be informed and consulted if a human prehistoric burial site is discovered during site construction. A letter of understanding shall be formulated between the Native American representative, the archaeologist, San Joaquin County, and the developer with regard to the proper exhumation, treatment and disposition of human remains and associated artifacts. Such treatment and disposition may require archaeological excavation and reburial.