

CHAPTER 3 PROJECT DESCRIPTION

A. PROJECT LOCATION

The proposed Mountain House Tentative Map revision for Neighborhoods I and J and the associated conforming Specific Plan and Master Plan Amendments (hereinafter referred to as the "proposed project" or "the Revised I and J Map") are a project within the larger Mountain House community located in San Joaquin County along its border with Alameda County (see Figures 2-1, 2-2 and 2-3). The Revised I and J Map project area is in the northern portion of Mountain House and covers two of the 12 proposed neighborhoods within the community, as well as minor adjustments to surrounding locations. The proposed project is a revision to the existing Tentative Map that was approved for Neighborhoods I and J in July, 2005 and is part of Specific Plan II that was approved in February 2005. The property was previously annexed into both the Mountain House Community Service District and Byron Bethany Irrigation District jurisdictions.

Regional access is provided from Interstate 205 (I-205), with local access currently provided by Mountain House Parkway along the Mountain House community's eastern edge, and Byron Road at the southern end of the proposed project. Additional access from an extension of Central Parkway bridging over Byron Highway and the Union Pacific Railroad is currently in the design phase.

B. PROJECT DESCRIPTION

The Revised I and J Map project includes the following components:

- San Joaquin County Community Development Department (SJCCDD) planning applications;
- Tentative Subdivision Maps for Neighborhoods I and J within the Specific Plan II area (Application No. PA-0600327);
- Amendments to Specific Plan II (text and land use maps that can be viewed at the County Community Development Department, 1810 E. Hazelton Avenue, Stockton) which would include: 1) rezoning of some parcels; 2) the removal of the age restriction for Medium-High Density housing in Neighborhood H; and 3) changes to Neighborhood K that include a minor relocation of land uses to accommodate a road alignment to serve the existing home sites on Old River (Application No. PA-0600337);
- Amendments to the Mountain House Master Plan (Application No. PA-0600335);

- Section 1602 agreements with the California Department of Fish and Game for road crossings of Dry Creek; and
- An Addendum to the Mountain House Storm Water Master Plan Update.

The Mountain House Master Plan land use map (Figure 3-5, Master Plan Designations) is the General Plan Community Plan 2010 map for Mountain House. Therefore, any amendments to the Mountain House Master Plan land use map would also amend the San Joaquin County General Plan. The Master Plan amendment application would accomplish the following. (The land use map and other amendments can be viewed at the County Community Development Department, 1810 E. Hazelton Avenue, Stockton.)

- 1) The proposed reconfiguration of Neighborhoods I and J to conform to the new land use plans detailed in the Tentative Subdivision Maps for those areas. The proposed reconfigurations would maintain consistency with the planning principles contained in the Master Plan for size, densities, land uses, and circulation.
- 2) The avoidance of the Dry Creek wetlands and a drainage facility that are within the jurisdiction of the U.S. Army Corps of Engineers. Prior to the adoption of Specific Plan II, the Master Plan called for the portion of Dry Creek jurisdictional areas west of existing Kelso Road to be avoided and those to the east to be relocated. Specific Plan II, as currently adopted, proposed that this policy be implemented through a restoration of Dry Creek in similar fashion to the Mountain House Creek restoration project. The Revised I and J Map is responsive to input from various resource protection agencies which hold that total avoidance is the least environmentally damaging alternative.

The jurisdictional watercourse would be designed to accommodate the 100-year event storm water flows from off-site sources. The existing pump that discharges the jurisdictional waterway over the levee into Old River would be rebuilt without increasing its pumping capacity.

- 3) The adoption of a new zoning map that introduces a Residential Medium-High Density product into the I and J neighborhoods and a removal of the age restriction requirement that currently exists on the Residential Medium-High Density parcel in Neighborhood H.
- 4) A minor re-balancing of the Residential Medium-High Density and Regional Park uses within Neighborhood K that maintains the same total acreages of those uses, but arranges them in a manner that will accommodate an access road to the existing and future Old River lots from an extension off Central Parkway. The new access road would allow residents of the Old River home sites to reach their lots without having to travel through local streets within Neighborhood I. This configuration would also allow Neighborhoods I and J to be developed as a gated community.

- 5) Enlargement of the recreation amenity area, which is operated by the homeowners association serving the I and J neighborhoods, to accommodate a broad range of amenities and activities.
- 6) Enhanced accessibility to the Golf Clubhouse from public roads without traveling through the gated entry to the residential community. The golf course would be accessible for public play.
- 7) Design of an integral storm water quality feature integrated into the golf course. All of the urbanized areas within Neighborhoods I and J would drain to wet and dry water quality ponds and swales within the golf course area for purposes of desilting and removing contaminants. After being collected at detention basins at the north end of Neighborhood I, the water would be pumped to lakes in Neighborhood K before being discharged through permitted outfalls into Mountain House Creek.
- 8) Development of a linear narrow park system through Neighborhoods I and J through Neighborhoods I and J that creates a single continuous public connection between the North Community Park (on the east side of Central Parkway) and Old River Regional Park. This park/trail system abuts the unloaded collector road right-of-way, minimizing street crossings. This predominantly linear feature also provides access to small parks and focal points along its alignment. The park system through the I and J neighborhoods would be maintained by the homeowners association (or a financing/maintenance entity acceptable to the Mountain House Community Services District), but would be accessible to the public via a dedicated easement, and would be owned by the Mountain House Community Services District.

1. Overall Development

The proposed project would facilitate development of 797 acres, or 17 percent of the approximately 4,780 acres of Mountain House (see Tables 3-1 and 3-2 and Figure 3-1). Figures 3-2 and 3-3 show the adopted Master Plan land use designations and the proposed Master Plan land use designations, respectively. Figure 3-4 shows proposed land uses by neighborhood. Figure 3-5 shows the lot layouts for Neighborhoods I and J that are the basis of proposed Tentative Subdivision Maps. The following is a summary of the proposed land uses.

Housing

- Two age-restricted neighborhoods;
- 2,070 detached homes and 336 attached homes (total of 2,406 dwelling units); and
- Projected population of 4,338 persons.

Jobs

- Estimated 168 jobs.

**Table 3-1
PROPOSED ACREAGES BY LAND USE FOR NEIGHBORHOODS I AND J**

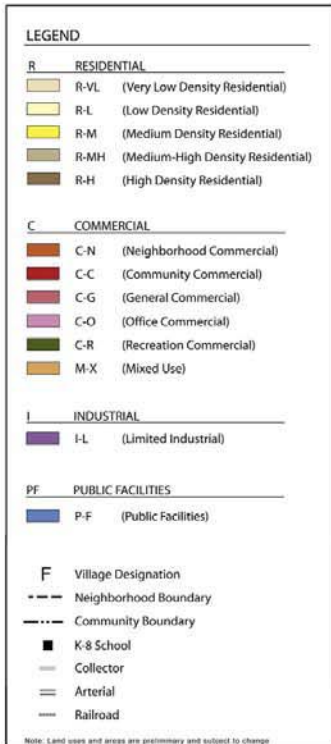
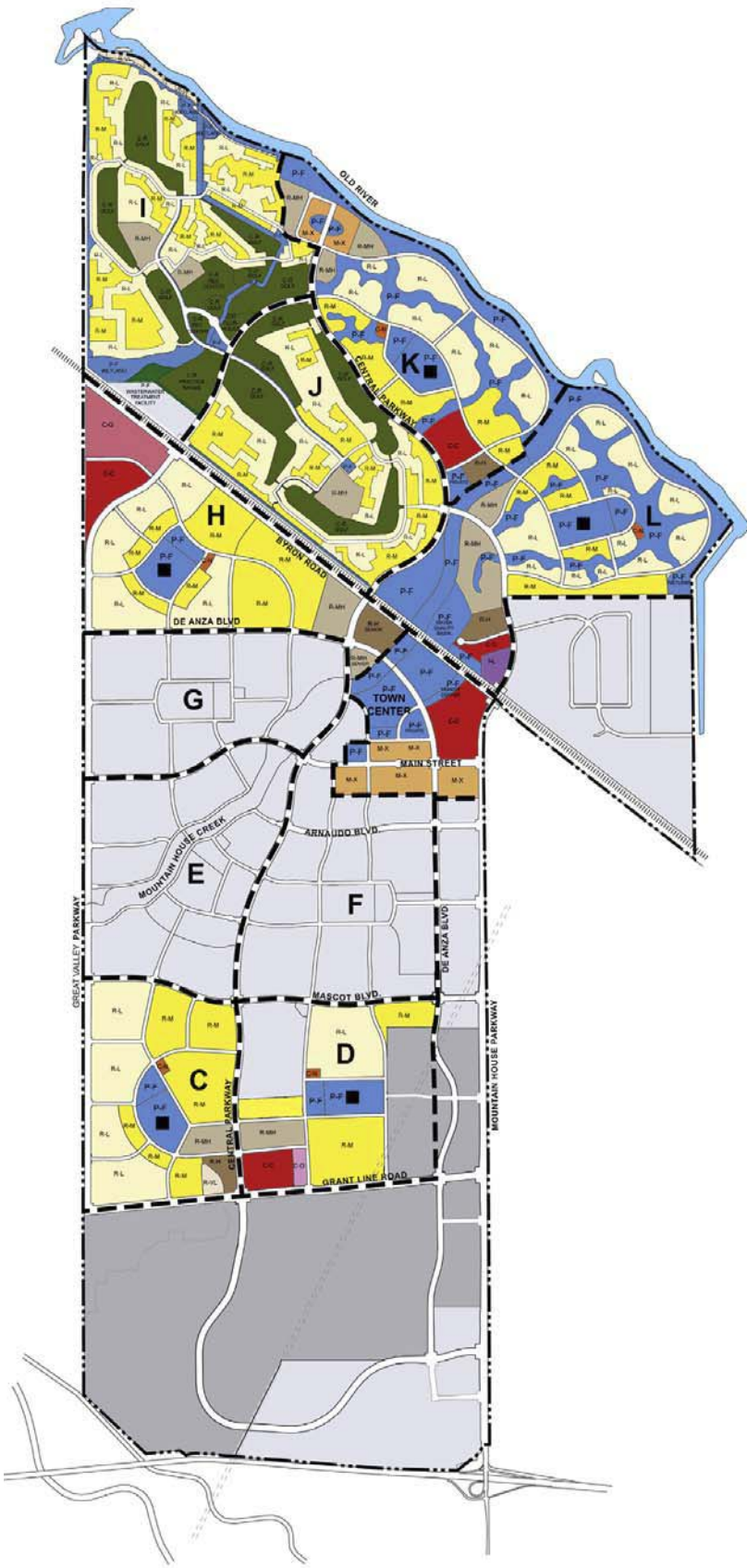
Land Use – General	Land Use – Specific (Dwelling Units/Acre)	Neighbor- hood I	Neighbor- hood J	Total Acres
Residential	Residential – Medium-High Density (12-14)	15.5	12.5	28.0
	Residential – Medium Density (5.7-7.0)	95.9	81.8	177.7
	Residential - Low Density (3.75-4.5)	141.3	116.1	257.4
	Residential - Very Low Density (1-2)	5.0	–	5.0
Subtotal		257.7	210.4	468.1
Recreation	Recreation (Golf, Club, Rec. Ctr.)	128.0	94.2	222.2
	Subtotal		128.0	94.2
Commercial	Neighborhood Commercial	–	0	0
	Subtotal		–	0
Open Space	Neighborhood Park	4.8	8.0	12.8
	Regional Park	5.2	–	5.2
	Dry Creek/Detention/Open Space	25.7	–	25.7
	Wetland/Resource Conservation	15.4	–	15.4
Subtotal		51.1	8.0	59.1
Public	Public Lands Equity Program Streets	7.85	28.55?	36.4
	Water Treatment Plant	11.1	–	11.1
Subtotal		18.95	28.55	47.5
TOTAL		455.75	341.15	796.9

Source: Shea Mountain House, 2006.

**Table 3-2
SUMMARY OF PROPOSED LAND USE CHANGES FOR NEIGHBORHOODS I AND J**

Land Use	Existing Tentative Map Acres (Approved 7/05)	Proposed Acres	Difference (Proposed vs. Existing)
Public Lands Equity Program Streets	35.98	36.4	0.4
Residential – Medium High Density	–	28.0	28.0
Residential – Medium Density	220.38	177.7	-72.68
Residential – Low Density	277.04	257.4	-19.64
Residential – Very Low Density	2.8	5.0	2.2
Neighborhood Commercial	0	0	0
Public Facilities – Water Treatment Plant	11.03	11.1	0.07
Neighborhood Park	10.06	12.8	2.74
Regional Park	4.74	5.2	0.46
Recreation Commercial – Rec. Center/Clubhouse	14.87	22.35	7.48
Open Space/Golf Course/Dry Creek/Detention Basin	204.20	225.38	21.18
Resource Conservation – Wetlands	15.59	15.4	-0.19
Total Acres	796.69	796.73	0.04

Source: Shea Mountain House, 2006.

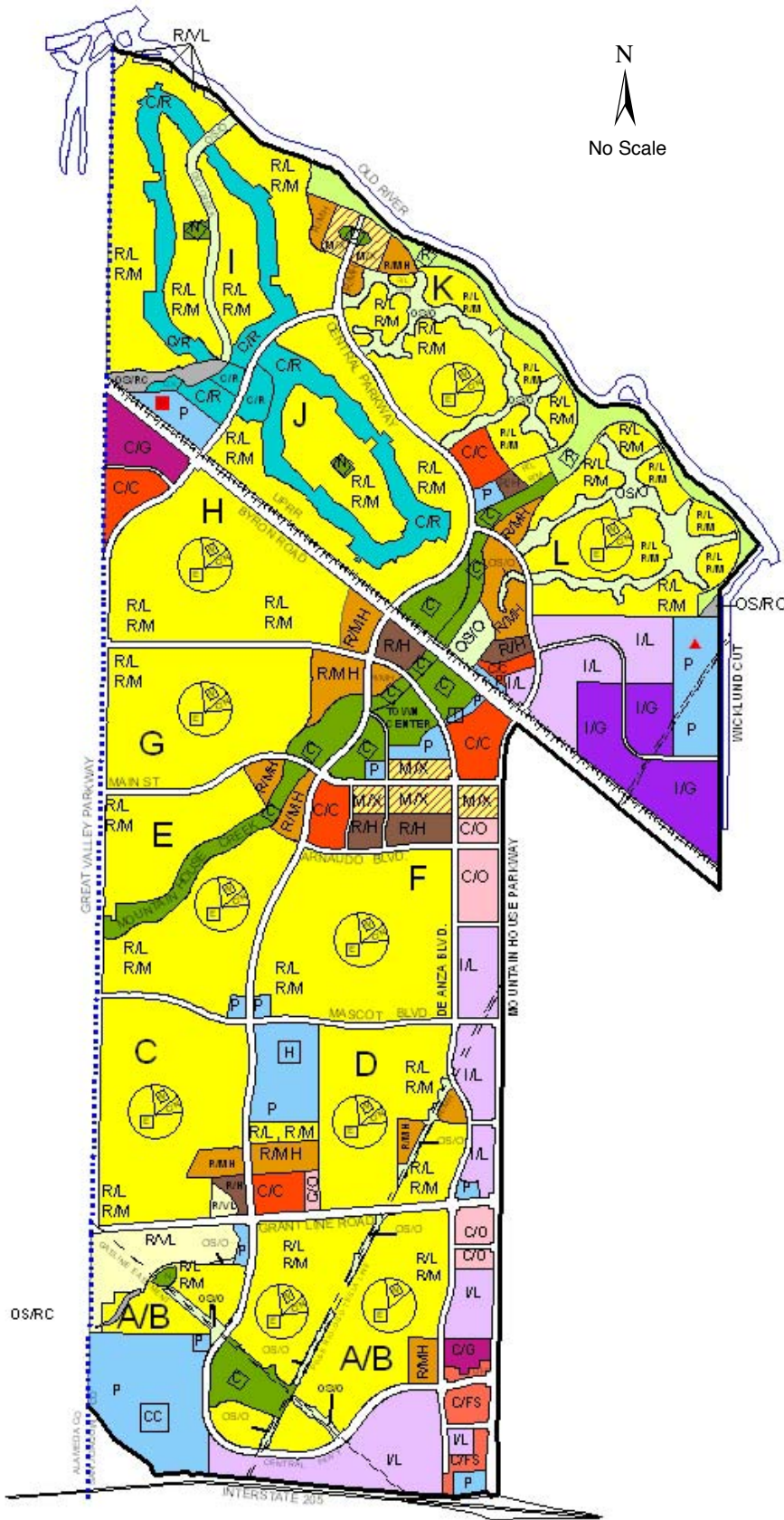


N

 No Scale

SOURCE: SWA 2006

Figure 3-1
PROPOSED SPECIFIC PLAN II ZONING



Master Plan Designations

Residential

- R/VL (Very Low Density Residential)
- R/L & R/M (Low and Medium Density Residential)
- R/MH (Medium High Density Residential)
- R/H (High Density Residential)

Commercial

- C/O (Office Commercial)
- C/FS (Freeway Service)
- C/G (General Commercial)
- C/C (Community Commercial)
- C/R (Recreation Commercial)

Mixed Use

- MX (Mixed Use)

Industrial

- VL (Limited Industrial)
- I/G (General Industrial)

Open Space

- OS/RC (Resource Conservation)
- OS/O (Other Open Space)

Public

- P (Public)
- CC Community College
- H High School
- E Elementary School (K-8)
- T Transit Center
- Wastewater Treatment Plant
- Water Treatment Plant

Parks

- Regional Park
- Community Park
- Neighborhood Park

Neighborhood Center

- or Neighborhood Center

Other

- County Line
- Community Boundary
- Railroad
- Easement
- Neighborhood Designation
- Neighborhood Commercial Area

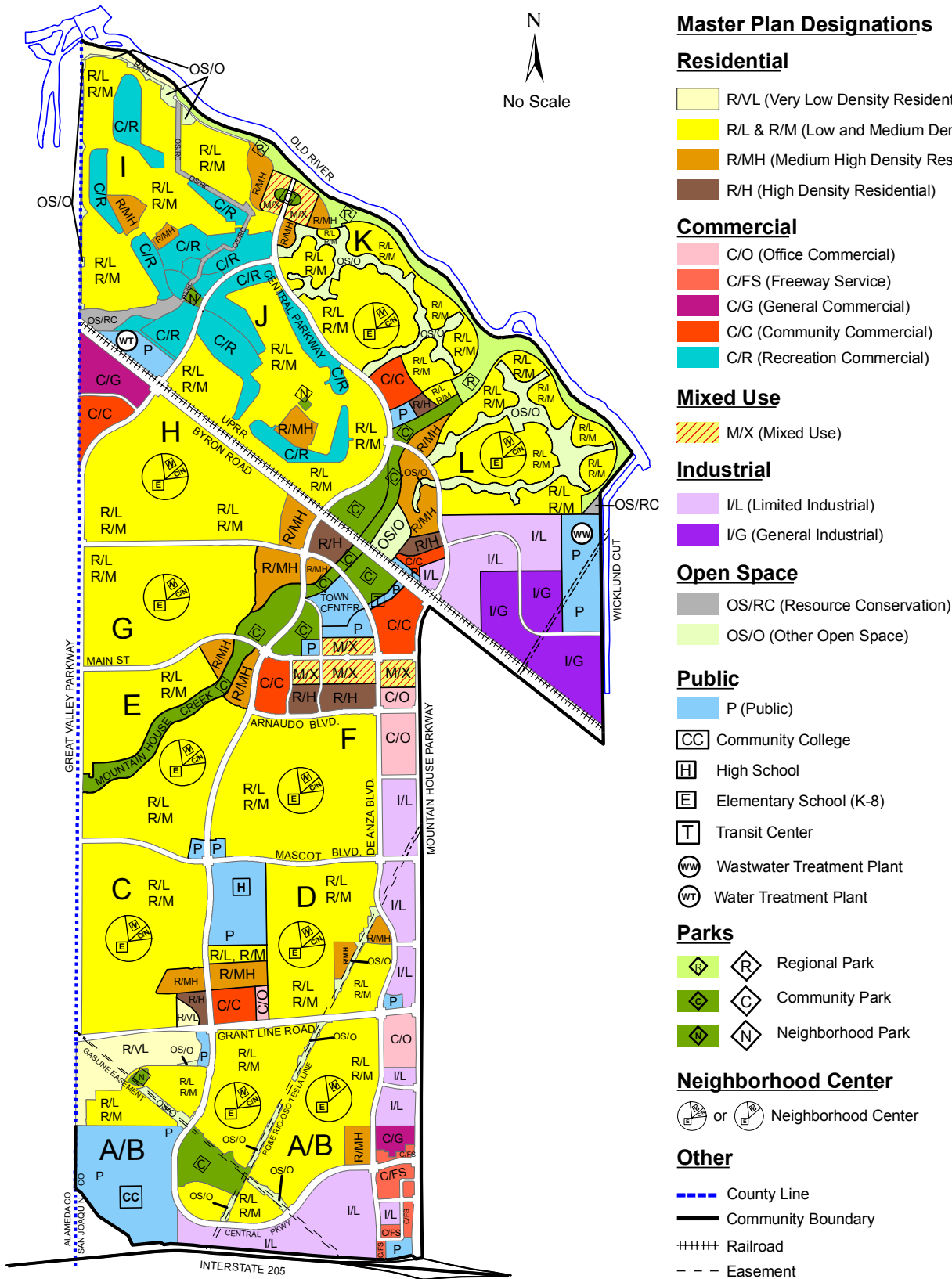
Note: Names of internal roads may change. Specific Plans will show additional Collectors.

See text of Master Plan for policies, Neighborhood Boundaries, and further information.

Figure 3-2

ADOPTED MASTER PLAN

SOURCE: San Joaquin County Community Development Department, 2006



Note: Names of internal roads may change. Specific Plans will show additional Collectors.

See text of Master Plan for policies, Neighborhood Boundaries, and further information.

SOURCE: SWA 2006

Figure 3-3

**PROPOSED MOUNTAIN HOUSE
MASTER PLAN LAND USE DESIGNATIONS**

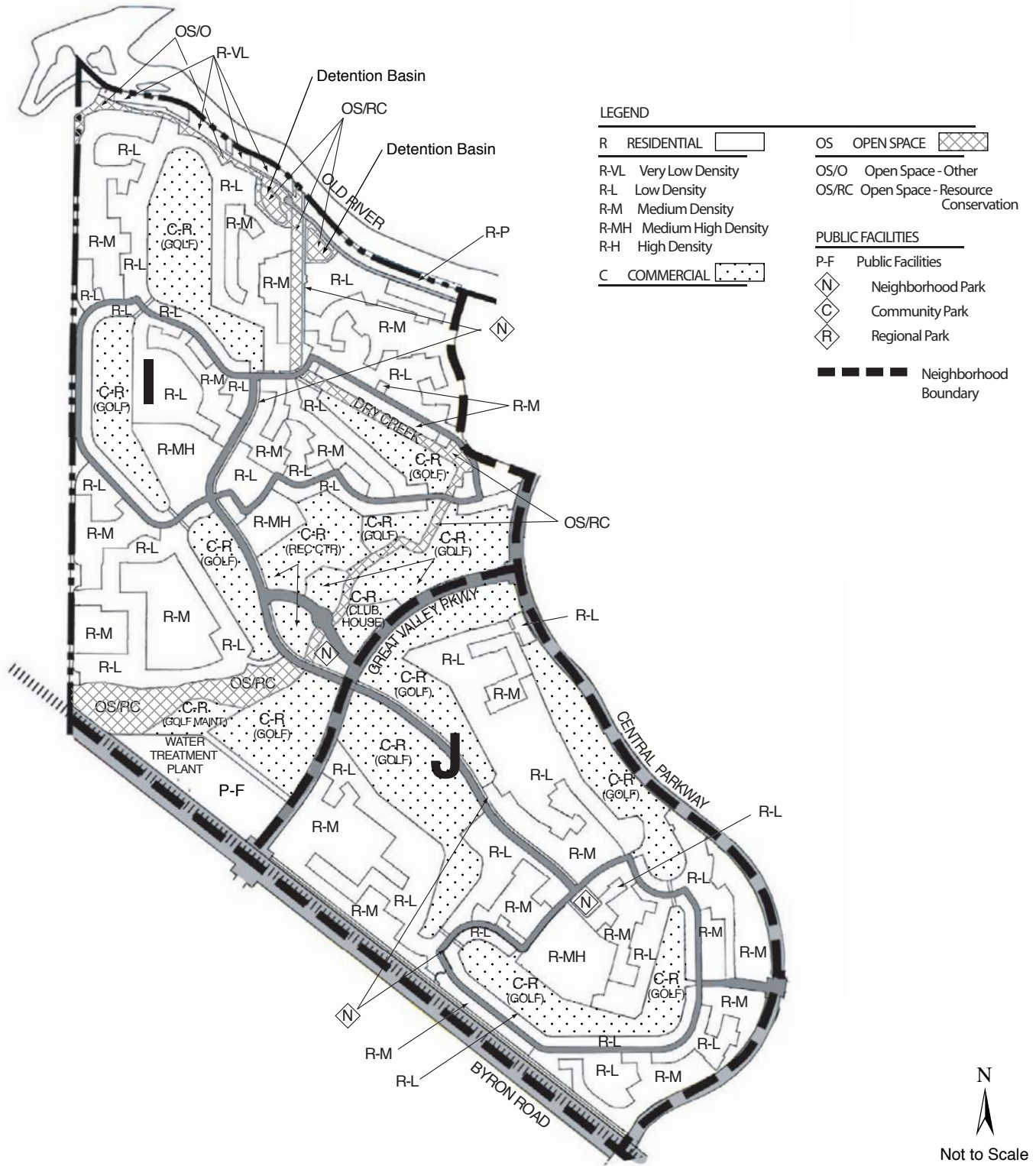


Figure 3-4
NEIGHBORHOODS I & J LAND USE

SOURCE: SWA 2006



RESIDENTIAL SUMMARY

SIZE	AREA (sf)	# LOTS	PERCENT
48' x 100'	4800	768	37.2%
58' x 100'	5800	765	37.1%
68' x 100'	6800	360	17.4%
75' x 100'	7500	165	8.0%
15,000	15000	6	0.3%
MULTI-FAMILY	-	342	-
TOTAL		2406	100%

SOURCE: CBG, Inc.



Figure 3-5
PRELIMINARY LAYOUT FOR NEIGHBORHOODS I AND J

Parks, Recreation, and Community Facilities

- 18 acres of regional and neighborhood parks, including a linear park/trail system through Neighborhoods I and J connecting the North Community;
- Park located southeast of Neighborhood J to Old River Regional Park located east of Neighborhood I;
- 41.1 acres of preserved wetlands, jurisdictional waterways and storm water detention/open space; and
- One 18-hole golf course and clubhouse/recreation center totaling 222 acres, including storm water quality features.

Transportation and Infrastructure

- Landscaped roadways to interconnect community;
- Extensions of bicycle/pedestrian trails; and
- Expansions of all required infrastructure and utilities (e.g., water and wastewater lines, etc.).

Specific Plan II allows the construction of up to 2,615 residential units on 507 acres. The Revised I and J Map would subdivide this same area into a total of 2,070 single-family lots and three lots for multi-family dwelling units,¹ for a total of 2,406 dwelling units. The existing approved I and J Tentative Map also would create 2,406 residential units, so the Revised I and J Map would not change the number of units that would be developed.

The Revised I and J Map would set aside for 222 acres of recreational uses, including an 18-hole golf course and a golf club house² that would accommodate public play, and a recreational center for the use of homeowners within the active adult communities contained in Neighborhoods I and J. Open space uses totaling 59 acres are also proposed, consisting of Neighborhood and Regional Park lands, preservation of the Dry Creek jurisdictional area, and other resource conservation uses. Public uses totaling almost 48 acres would include the dedication of portions of the Great Valley Parkway and Central Parkway arterial streets pursuant to the Public Lands Equity Program (PLEP) and land set aside for the water treatment plant.

The specific residential types accommodated by the proposed project are included in Table 3-3. Master Plan and Specific Plan II amendments are proposed to retain internal consistency between the Revised I and J Map and these higher level entitlements. These amendments are primarily graphical changes that would make the land plans within the Master Plan and Specific Plan II consistent with the Revised I and J Map.

¹ Assumes that 28 acres of Residential Medium-High Density is developed with 336 dwelling units, or an average density of 12.0 dwelling units per acre.

² This golf club house would be open to the general public.

Table 3-3
RESIDENTIAL LAND USE SUMMARY FOR NEIGHBORHOODS I AND J
 (Percentages of Each Lot Type)

Lot Size Category (Square Feet)	Minimum Lot Dimensions	Number of Lots/ Dwelling Units	Percent of Total
4,800	48 feet x 100 feet	768	31.9
5,800	58 feet x 100 feet	766	31.8
6,800	68 feet x 100 feet	365	15.2
7,500	75 feet x 100 feet	166	6.9
15,000	Varies	5	0.2
Subtotal – Single Family		2,064	86.0
Attached	Varies	336	14.0
Total		2,406	100.0

Source: Shea Mountain House, 2006.

The only substantive revisions to Specific Plan II policies, implementation measures or plan description are the following:

- Replacement of some Residential Low Density uses and Residential Medium Density uses in Neighborhood I and J with Residential Medium-High Density uses (Specific Plan II, Tables 3.1, 3.2, 3.3 and 3.5);
- The deletion of the requirement that a 5-acre Residential Medium-High Density site in Neighborhood H be restricted to Senior Housing (Specific Plan II, Table 3.2, Section 3.3.8, and Implementation Measure 1);
- The addition of a trail within the 50-foot buffer between the railroad tracks and the residential uses in Neighborhood J;
- The diversion of storm water runoff to water quality features located in the golf course rather than to Dry Creek; and
- The avoidance of disturbances to Dry Creek rather than its restoration as a watercourse.

Mountain House Master Plan amendments are also being processed so that the revised Land Use Plan proposed as part of the Revised I and J Map will conform to the Master Plan. No major revisions to the types or method of providing infrastructure are proposed; rather, the amendments reflect the revisions to collector road alignments and the land use reconfigurations.

2. Residential Portion of Development

The Revised I and J Map would include a total of 468.1 acres set aside to allow the development of 2,406 residential units. The I and J neighborhoods would remain an age-restricted development centered around a golf course. The nature of these neighborhoods would also remain predominantly Residential Low Density (3.75 to 4.75 dwelling units per acre (du/ac)) and Residential Medium Density (5.7 to 7.0 du/ac) single-family detached residences. However, a portion of the property is now proposed to be developed with Residential Medium-High

Density (RMH) units in the range of 12 to 14 du/ac. As a result of adding this product type to the mix within the I and J neighborhoods, the age restriction on the 5.0-acre R-MH site within Neighborhood H is proposed to be removed.

Within Neighborhood I, there is an existing Residential Very Low Density development area that would not be changed (other than access) as part of the Revised I and J Map. This area, referred to as the Old River neighborhood, includes 14 lots and 10 residences along Old River. The units within this neighborhood are shown as the Very Low Density Residential area to ensure that these units are included in the overall unit count. Shea Mountain House also controls five lots within this area.

Residential Uses Shown on Tentative Subdivision Maps

Residential lots of Neighborhoods I and J (see Figure 3-5) would generally have access from two-lane collector and local roads, with some lots fronting on cul-de-sacs. One project-proposed revision to the existing approved Tentative Map relates to the local circulation between the two neighborhoods. Currently, these two neighborhoods are bifurcated by the Great Valley Parkway arterial, with pedestrian and vehicular (including golf carts) access between the two neighborhoods occurring at a three at-grade crossings of the arterial. The proposed project includes a separated-grade, unloaded collector road (i.e., no driveway access onto the collector) with an adjacent multi-use trail bridging Great Valley Parkway. The siting of individual homes within each lot has not occurred at this stage of the development; however, this analysis assumes buildout of all residential lots.

Residential Population

Using the same population assumptions as those used in the February 2005 Mountain House New Community Specific Plan II document, the residential development proposed by the project would result in an on-site population of about 4,340 persons for Neighborhoods I and J (see Table 3-4). This is identical to the population projected for the existing Neighborhood I and J Tentative Map.

Table 3-4
PROJECTED RESIDENTIAL POPULATION FOR NEIGHBORHOODS I AND J

Land Use	Dwelling Units	Persons Per Unit	Total Population
Very Low Density Residential	5	3.12	16
Low Density Residential (Age-Restricted)	1,012	1.8	1,822
Medium Density Residential (Age-Restricted)	1,053	1.8	1,895
Medium-High Density Residential (Age-Restricted)	336	1.8	605
Total	2,406		4,338

Source: San Joaquin County Community Development Department, 2006

3. Non-Residential Portion of Development

The Revised I and J Map includes 328.8 acres of non-residential uses, including 199 acres of golf course and clubhouse facilities, a 23.21-acre Recreation Center parcel, 12.8 acres of neighborhood parks, a 5.2-acre portion of the Old River Regional Park, and 41.1 acres set aside for Dry Creek and/or as resource conservation areas. The remaining non-residential uses consist of 36.4 acres of arterial streets and 11.1 acres of the water treatment plant site (see Table 3-1).

Job Generation

Total employment generated from the area within the Revised I and J Map is anticipated to be 168 jobs, which is generally consistent with the adopted Specific Plan II expectations. Job generation from the proposed recreational component of the Revised I and J Maps would be 100 jobs, while the maintenance and operation of various public facilities and open space are expected to generate an additional 68 jobs (see Tables 3-5 and 3-6). About 60 more jobs are projected with the currently proposed project as compared to the Specific Plan II projections due to the fact that job generation for Recreation Commercial is based on similar age-restricted communities rather than an established ratio of jobs per acre.

**Table 3-5
JOB GENERATION BY LAND USE FOR
REVISED I AND J MAP**

Land Use	Jobs/Acre ^a	Acres	Total Jobs
Recreation Commercial (Golf, Club, Rec. Center)	NA ^b	222.2	100 ^b
Neighborhood and Regional Parks, Open Space & Detention	0.2	59.1	12
Public Facilities	5.0	11.1	56
Total		292.4	168

Note: NA = Not applicable.

^a Ratios taken from Table 3.1 of the *Mountain House New Community Master Plan* (as amended 2000).

^b Job generation for Recreation Commercial is based on similar age-restricted communities rather than an established ratio of jobs/acre. Source: San Joaquin County Community Development Dept., 2006.

**Table 3-6
COMPARISON OF JOBS ESTIMATED FOR
REVISED I AND J MAP TO PROJECTED JOBS
IDENTIFIED IN MASTER PLAN AND
SPECIFIC PLAN II**

Planning Document	Total Acres of Non-Residential Uses	Total Jobs
Revised I and J Map	292 acres	168
Master Plan and Specific Plan II	247 acres	106

Note: Master Plan and Specific Plan II each identify acres for each neighborhood in Table 3-2 and the job generation by land use in Table 3-1.

Source: San Joaquin County Community Development Dept., 2006

4. Drainage

The Mountain House Community Services District (MHCS D) prepared a Storm Water Master Plan Update Addendum No. 1 (May 2004) that provides hydrological and hydraulic data for the design of project-related storm drain trunk lines, Mountain House Creek improvements, and water quality treatment/detention basins for the entire Mountain House community. This plan was evaluated in the Initial Study/Mitigated Negative Declaration prepared for Neighborhoods E and G in 2003. A second Addendum to the Storm Water Master Plan Update has been prepared in conjunction with the Revised I and J Map. A summary of the changes to the storm water plan are summarized below.

Avoidance of the Dry Creek Jurisdictional Area

As part of the Storm Water Master Plan Update Addendum No. 1 (May 2004), restoration improvements to Dry Creek were anticipated to provide treatment for the first flush of runoff from upstream areas of Mountain House. These restoration improvements to Dry Creek would have been required to comply with the provisions of the Clean Water Act. An application to the U.S. Army Corps of Engineers was made for the proposed Dry Creek Restoration Project in June, 2005. In response to that application, the Corps and the Environmental Protection Agency commented that the creek restoration project could not be supported because total avoidance of the jurisdictional area is a less environmentally damaging alternative in their view.

In order to accommodate the desires of these resource agencies, the proposed plan avoids any disturbances or discharges to the Dry Creek jurisdictional area and now uses the golf course and detention basin area as the exclusive areas for storm water treatment. Under the current proposal, in the downstream reaches of the Dry Creek jurisdictional area, slopes would be created outside of the jurisdictional area in conjunction with raising the elevations of the adjacent residential areas. All storm water discharges from the developed areas would now bypass the Dry Creek jurisdictional area, which would only accept flows from its historic undeveloped drainage basin (i.e., primarily in Alameda County). The built-up slopes adjacent to the jurisdictional area would be landscaped and would contain a trail in certain locations. The slopes adjacent to the jurisdictional area would also act as an expanded ditch that would contain enough capacity to detain flows from greater than a two-year event. Storm events that are in excess of this threshold would result in an overland release of storm water that would be channeled through the seventeenth fairway of the golf course and into a detention basin. This detention basin would ultimately gravity-flow to the lakes planned within Neighborhood K.

Detained flows would be pumped from the downstream Dry Creek jurisdictional area into Old River in accordance with historical practices. The proposed project includes re-construction of the existing pump facility in a manner that does not change its capacity but increases its reliability.

Detention and Water Quality Treatment Areas within Golf Course Areas

The proposed Addendum to the Storm Water Master Plan Update discusses improvements to the proposed golf course areas in Neighborhoods I and J. These improvements include water quality Best Management Practices (BMPs) to treat storm water from adjacent residential and non-residential urbanized land uses within Mountain House. Possible water quality BMPs to be implemented in the golf course areas include biofilters, wet ponds, constructed wetlands, and micropool extended detention basins.

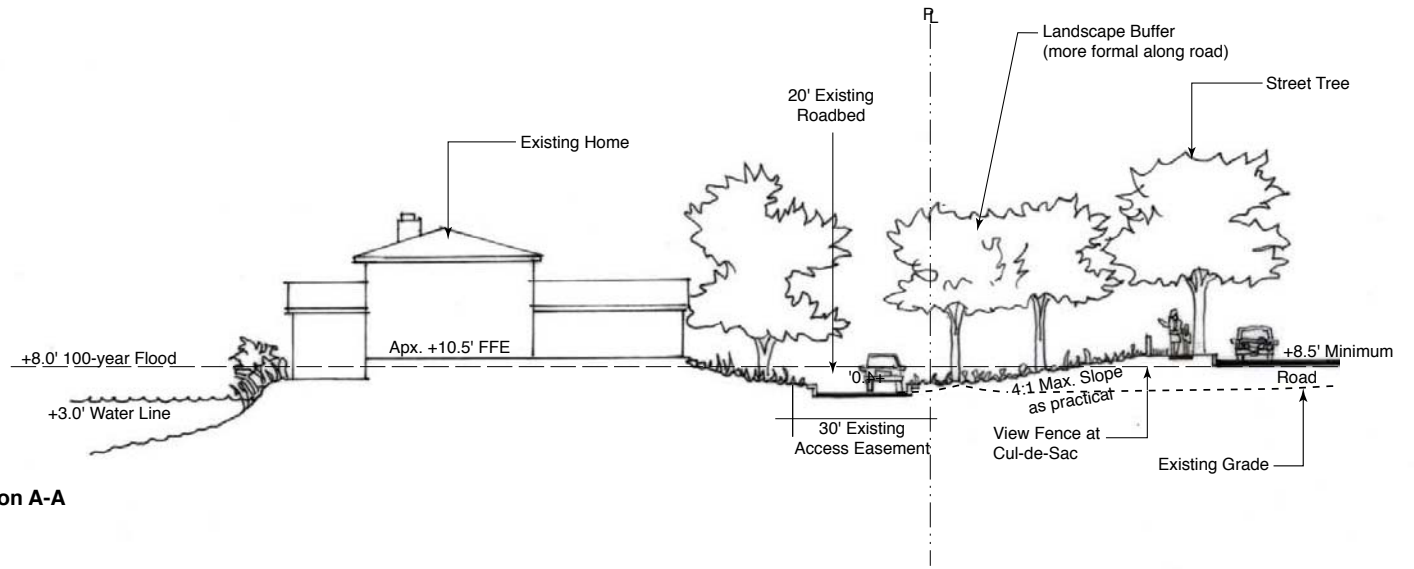
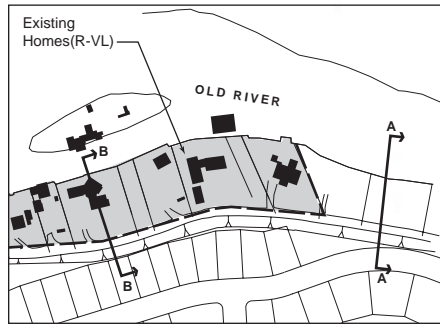
Erosion protection measures would also be implemented in future golf course areas at drainage facility outlets where there is a potential for erosion. Typical erosion control measures that may be used include soil reinforcement materials, turf reinforcement materials, rip rap, and/or cobble.

Flood detention within the future golf course areas would be achieved with the construction of a series of interconnected wet ponds and/or detention basins that would also serve for the treatment of storm water. These storm water facilities would be designed to ultimately drain either directly to lakes in Neighborhood K or to one or more detention basins near the northernmost portion of Neighborhood I (see Figure 3-4). From the Neighborhood I detention basin, drainage would be pumped to the lakes in Neighborhood K. Lakes in Neighborhood K are designed to outfall to Mountain House Creek in accordance with the existing 404 permit for the Mountain House Creek Restoration Project. Mountain House Creek ultimately becomes a tributary to Old River.

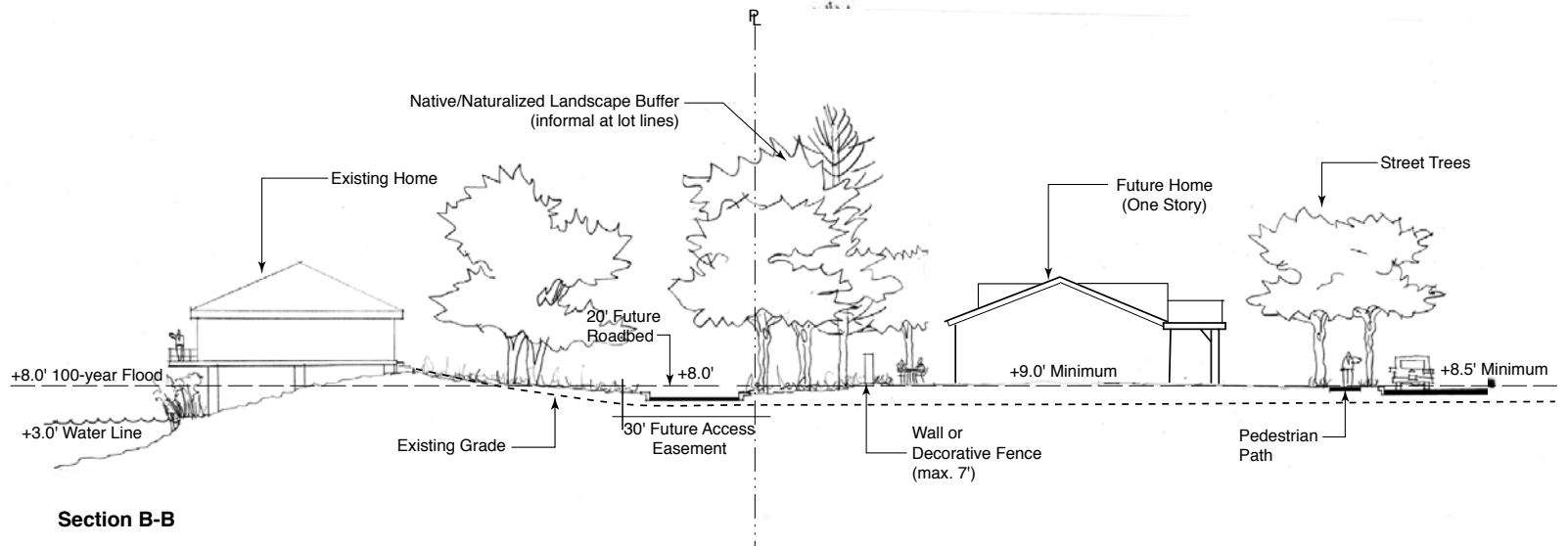
In accordance with the MHCS D's Storm Water Master Plan Update, and subject to additional detailed investigation and engineering, the applicant would construct a series of interim storm water protection ditches and berms, as well as permanent storm water conveyance facilities. These facilities and measures would include the following:

- Providing temporary drainage swales on an "as-needed" basis for each phase to intercept and convey surface water sheet flows to a terminal discharge conveyance location in accordance with the MHCS D Storm Water Master Plan Update.
- Avoiding storm water discharges from the urbanized area into the Dry Creek drainage corridor, as well as avoiding other fill activities in this jurisdictional area.
- Constructing two water storage and water quality lakes within Neighborhoods K and L to intercept, treat, and store "nuisance"³ and flood flows that originate in Neighborhoods H, I, J, K and L, per the MHCS D Storm Water Master Plan Update. These lakes would store water year-round for aesthetic and recreational purposes, and would be connected to Mountain House Creek via overflow weirs during large storm events.
- Regrading the areas north of Byron Road to raise habitable structures above the 100-year floodplain. This work would include filling the area south of the levee to an elevation such that homesites would be above the existing Federal Emergency Management Agency (FEMA) flood zone area, while leaving golf, road, lake and other non-habitable land uses at lower elevations to convey and store flood flows out to Old River per the MHCS D Storm Water Master Plan Update (see Figure 3-6). This work would be consistent with the approved Conditional Letter of Map Revision issued by FEMA on November 29, 2005.

³ "Nuisance" flows are defined as typical irrigation runoff or other flows generated by normal residential use.



Section A-A



Section B-B

Figure 3-6

OLD RIVER HOMESITES SECTIONS

SOURCE: SWA 2006



AMY SKEWES-COX
ENVIRONMENTAL PLANNING

- Constructing storm water conveyance pipes within roadway corridors as required by the MHCS D to convey both on- and off-site sheet flow and intract runoff flows.⁴
- Constructing a series of water quality facilities needed to treat storm water urban flows prior to discharge into Mountain House Creek or Dry Creek. These would be localized facilities within open space areas of Neighborhoods K and L, Dry Creek, Mountain House Creek, and the golf course.

All facilities would be designed and constructed to MHCS D and Central Valley Regional Water Quality Control Board (CVRWQCB) standards.

5. Water Lines and Agricultural Irrigation

The MHCS D would provide domestic water to the project. The MHCS D water treatment plant is located on the north side of Byron Road within Neighborhood I southwest of the project area. The applicant would construct all required water facilities. The Byron Bethany Irrigation District (BBID), under contractual relations with the MHCS D, is providing raw water supply to the MHCS D. Facilities anticipated to be constructed by the applicant to provide water service to Specific Plan II include the balance of backbone water facilities on the applicant's lands, consistent with the MHCS D adopted Water Service Master Plan. However, specific requirements would be determined by the MHCS D as part of subsequent engineering design and approvals. The main water-related facilities include the following:

- Phased expansions of the existing water treatment plant,⁵ including additional raw and treated water storage facilities, necessary to serve the balance of lands within Specific Plan I, II and III.
- Construction of additional off-site treated water storage facilities directly north of the community college in Neighborhood A/B and at the water treatment plant, per the MHCS D Water Master Plan; and
- Construction of treated water distribution lines and pump stations from the treatment plant.

The areas north of Byron Road were previously annexed into the BBID and would be served by the MHCS D.

Several farm irrigation facilities currently exist in the proposed project area and related Tentative Subdivision Map sites. They include irrigation distribution canals and drainage conveyance pipelines and ditches, and surface runoff tailwater ditches. These tailwater ditches temporarily collect irrigation water

⁴ "Intract runoff flows" refer to flows that fall within the urbanized area of the Mountain House Community Services District.

⁵ The full buildout of the water treatment plant was evaluated in a separate environmental document and is not the subject of this Initial Study.

runoff and detain excess water prior to discharge into runoff conveyance lines. Water flows in these ditches temporarily during the irrigation season.

Irrigation service to the subdivision sites would be terminated from its delivery points prior to site development, and any irrigation facilities would be removed. Improvement plans, which reflect termination of irrigation service, would be reviewed by the MHCSD. Additional detailed information regarding farm irrigation is included in the Specific Plan II Farm Irrigation and Drainage Reports completed by Condor in 2004 (Condor, 2004), and is also addressed under "Hydrology and Water Quality" in Chapter 5 of this Initial Study.

6. Wastewater Lines

The MHCSD would provide wastewater service to the project. The MHCSD operates a wastewater treatment plant located north of Byron Road, southeast of the project area. To serve the proposed project area, additional pipeline extensions from the existing backbone line located north of Byron Road, including some lift stations, would be installed and extended. Smaller sewer lines would be constructed under roadways to serve individual homes and businesses.

A variety of wastewater disposal options are being considered for the project. These include the following:

- Year-round discharge to Old River for all of treated wastewater pursuant to the existing permit from the CVRWQCB;
- Year-round discharge to users outside the limits of the MHCSD as allowed by separate permit and environmental analysis, including discharge and conveyance to the East Altamont Energy Facility in Alameda County;⁶
- Land reclamation (spray irrigation with treated wastewater – see Figure 3-16) consistent with Central Valley Regional Water Quality Control Board Order 98-109; and
- Potential land reclamation on MHCSD parks, open space, and the golf course area.

At this time, one or more of the above options may be implemented but no final decision has been made. The December 2004 Specific Plan II Initial Study evaluated off-site use of reclaimed wastewater as related to potential changes from what was evaluated in the 1994 MEIR.

⁶ The East Altamont Energy Facility is proposed in Alameda County at the northwest edge of Mountain House. This power plant (to generate electricity) could use reclaimed wastewater from the MHCSD. The project was fully assessed in a document entitled "East Altamont Energy Center – Application for Certification (01-AFC-4), Alameda County, Final Commission Decision" by the California Energy Commission (August 2003). The status of this project is unknown at this time, according to the California Energy Commission, but the project is considered still valid.

7. Roads, Transit and Other Transportation Improvements

The main circulation plan for the Revised I and J Map is shown in Figure 3-1. Roadway improvements for the project are expected to be identified by the MHCSD and the San Joaquin County Community Development Department by way of conditions of approval for the Tentative Subdivision Map. Specific improvements are envisioned to be built in phases according to levels of service and access requirements for each incremental phase of the subject subdivision. Actual improvements for the site are anticipated to be constructed either by the MHCSD via developers' payment of roadway impact fees, or by the applicant with fee credits being taken against actual improvements being constructed. The proposed improvements for project-related roads include the following.

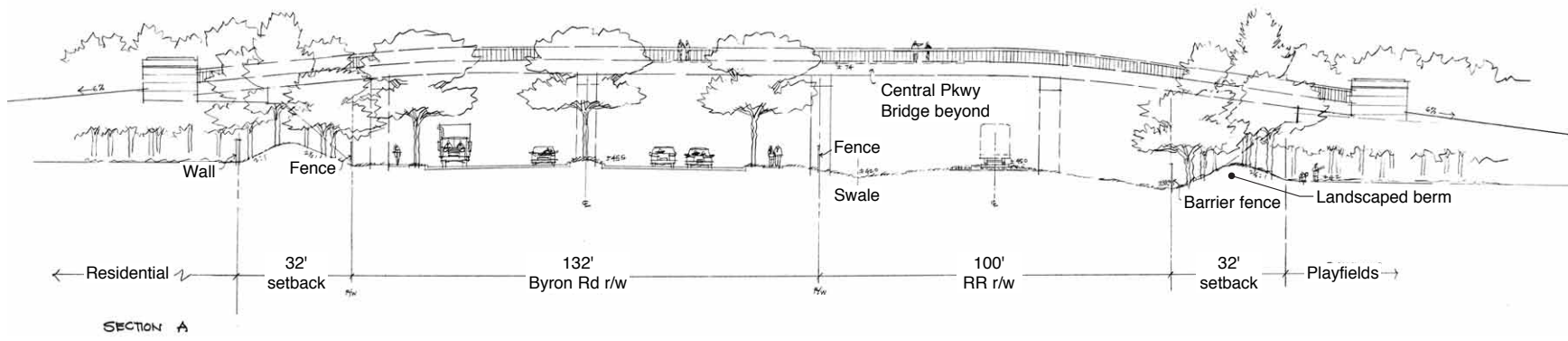
North-South Arterials

Great Valley Parkway. Great Valley Parkway would be extended from Byron Road to its northern terminus at Central Parkway. Great Valley Parkway is expected to be a four-lane divided arterial roadway for its entire length.

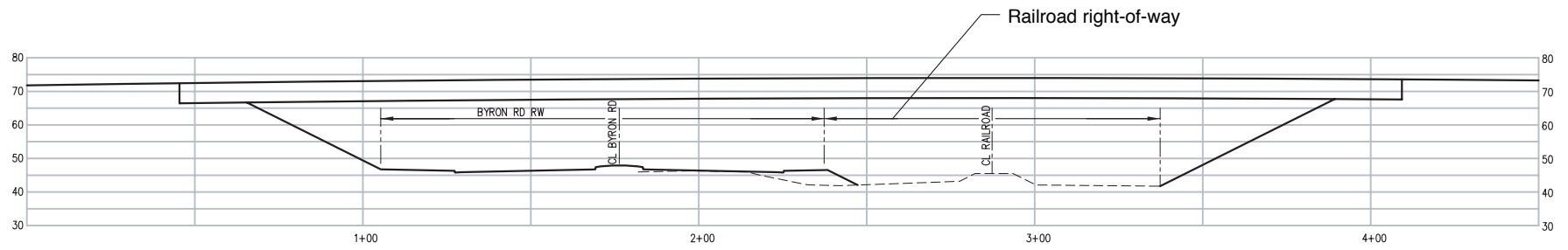
Central Parkway. This four-lane north-south arterial at the center of the Mountain House community (dividing Neighborhoods C and D and forming the western edge of the Town Center) currently terminates at DeAnza Boulevard near the boundary between Neighborhoods H and G. Central Parkway would be extended to the north, to its terminus at the Mixed Use Parcel in Neighborhood K. A flyover, currently under design, would be provided for Central Parkway where it crosses Byron Road (see Figure 3-7).

Byron Road. Byron Road is planned as a six-lane arterial road. The road would be constructed on a phased basis during the development of the Specific Plan II area, with the first phase of improvements anticipated as part of the development of Neighborhoods H, I, and J. These improvements would also involve the improvement of two new at-grade crossings of the existing Union Pacific Railroad line parallel to Byron Road, in addition to the grade-separated crossing at Central Parkway. The existing crossings at Wicklund Road and Henderson Road would ultimately be closed once the new permanent crossings are constructed. These new crossings would be constructed as traffic demand warrants, and would be subject to review and approval of the Public Utilities Commission.

Other Internal Roads. New internal streets within the Revised I and J Map areas would be constructed as the project builds out. Most of these would be collector street connections to arterial roads, and interconnected collector and local streets and alleys within each neighborhood, with some local streets terminating at cul-de-sacs. The most significant change from the existing approved Tentative Map for these neighborhoods would be the collector road running perpendicular to the Great Valley Parkway arterial that bifurcates Neighborhoods I and J. This collector road, tentatively named Trilogy Boulevard, would be



Not to scale



Scale: 1" = 50'

Figure 3-7

CENTRAL PARKWAY FLYOVER

SOURCE: CBG



AMY SKEWES-COX
ENVIRONMENTAL PLANNING

unloaded (i.e., no private driveways would connect directly to this street) and would span the crossing of Great Valley Parkway with a separated grade. This bridge across Great Valley Parkway would be subject to all applicable community approvals.

Trilogy Boulevard is also planned to contain a multi-use trail along the length of its right-of-way. The maps for Neighborhoods I and J show the proposed layout of collector streets (see Figures 3-5 and 3-8).

Transit. Transit stops are proposed along various routes as shown in Figure 3-9. Bus stop shelters are also proposed at a variety of locations within Neighborhoods I and J, as warranted pursuant to the requirements of the MHCSD Transportation Demand Management (TDM) and Transit Plan.

Pedestrian and Bike Trails. Class I, II, and Class III bike paths are proposed throughout Neighborhoods I and J (see Figure 3-10). In addition, pedestrian sidewalks would be located along streets and pedestrian connections are proposed at the termination points of many cul-de-sacs.

8. Telephone Service

Telephone and cable service would be provided by the MHCSD, which currently subcontracts with AT&T (formerly Pacific Bell and SBC) for telephone service and Charter Communications for cable television and broadband.

9. Electrical/Gas Service

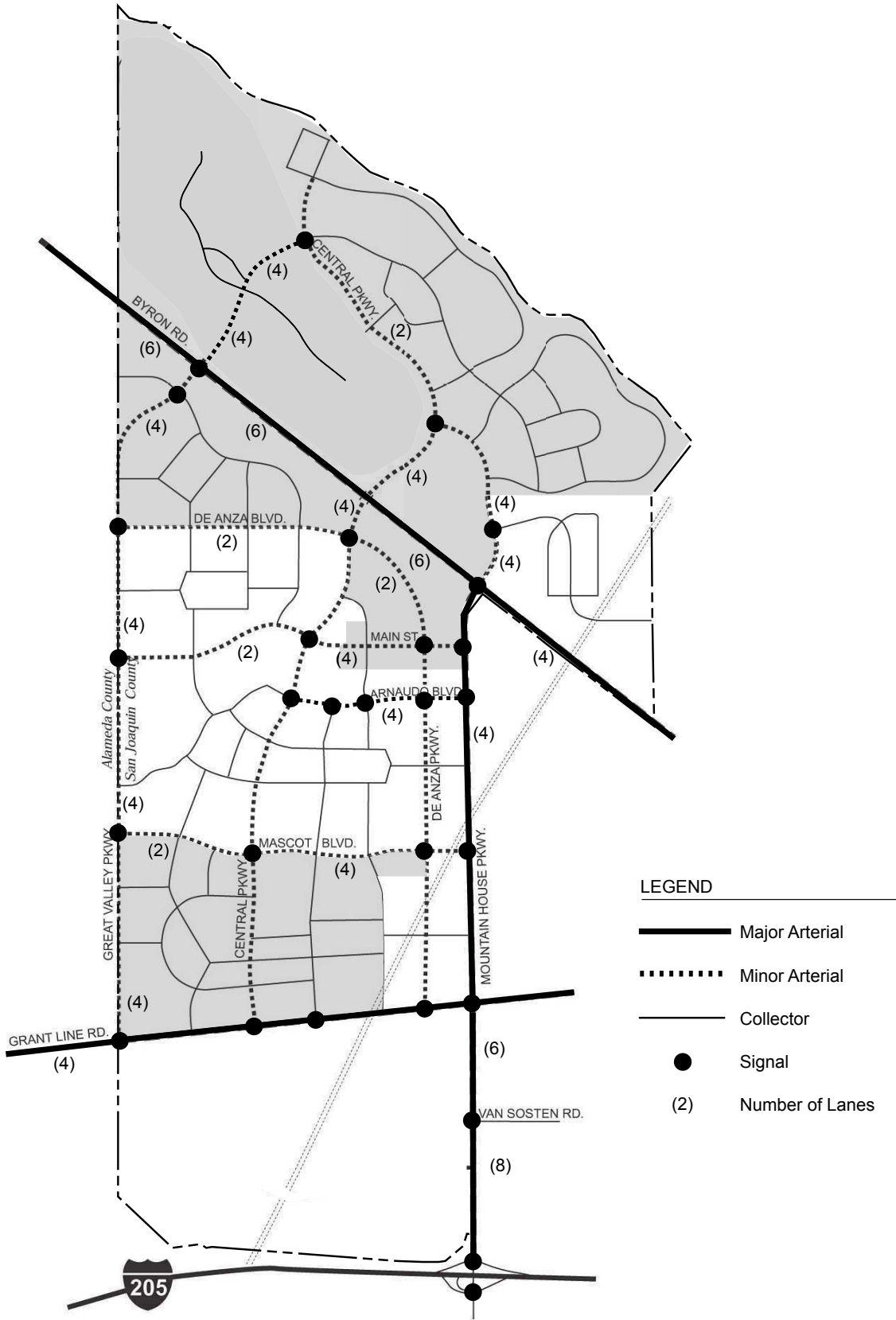
Electricity is to be provided by the Modesto Irrigation District and gas service is to be provided by Pacific Gas & Electric Company (PG&E). These two companies would be responsible for constructing the necessary infrastructure for these services. A Modesto Irrigation District substation has been constructed outside Mountain House on the south side of Kelso Road in Alameda County. Construction of this substation was the subject of a separate environmental review document (Ashby, 2000).

The existing 60 KV Weber-Herdlyn transmission facility operated by PG&E currently bisects the I and J neighborhoods. This line is proposed to be rerouted along the Alameda County line to Byron Road where it will run on overhead poles in the same alignment as an existing 12 KV PG&E transmission facility. Neither of these facilities serve uses within the MHCSD.

10. Pipelines, Power Lines, and Railroad Tracks

The Union Pacific Railroad line, which traverses the community along Byron Road, is being treated as a future active line that may serve light commuter rail and other freight services. A specific combination of berm and sound wall treatments would be used to achieve proper attenuation for noise-sensitive land uses along the north side of the rail line. These treatments would be installed wherever residential uses are proposed adjacent to the line.

N
 Not to Scale



LEGEND

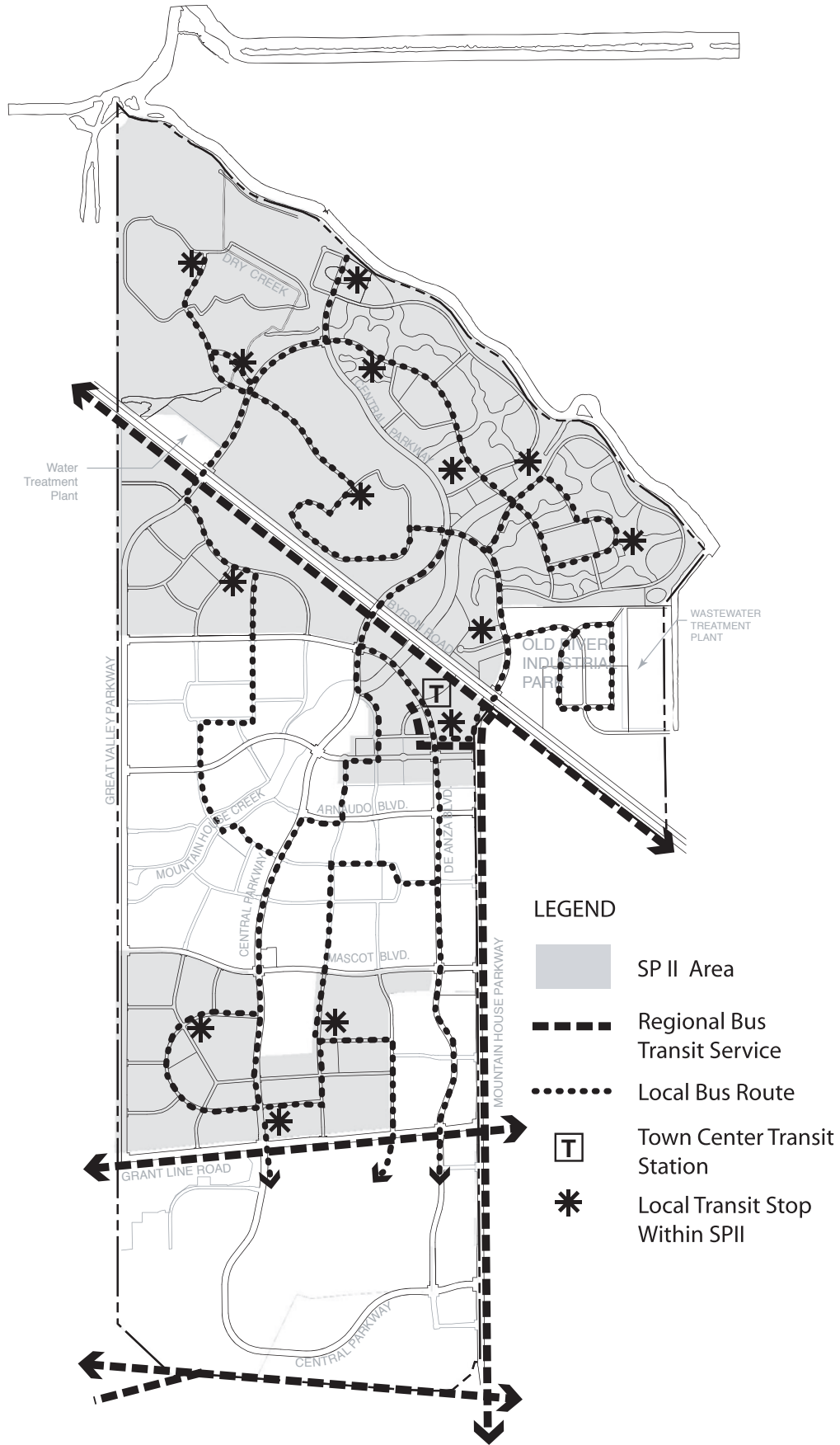
- Major Arterial
- Minor Arterial
- Collector
- Signal
- (2) Number of Lanes

Figure 3-8

ROADWAY SYSTEM

SOURCE: SWA 2006

N
 Not to Scale



- LEGEND**
- SP II Area
 - Regional Bus Transit Service
 - Local Bus Route
 - T Town Center Transit Station
 - * Local Transit Stop Within SP II

Figure 3-9

TRANSIT SYSTEM

SOURCE: SWA 2006

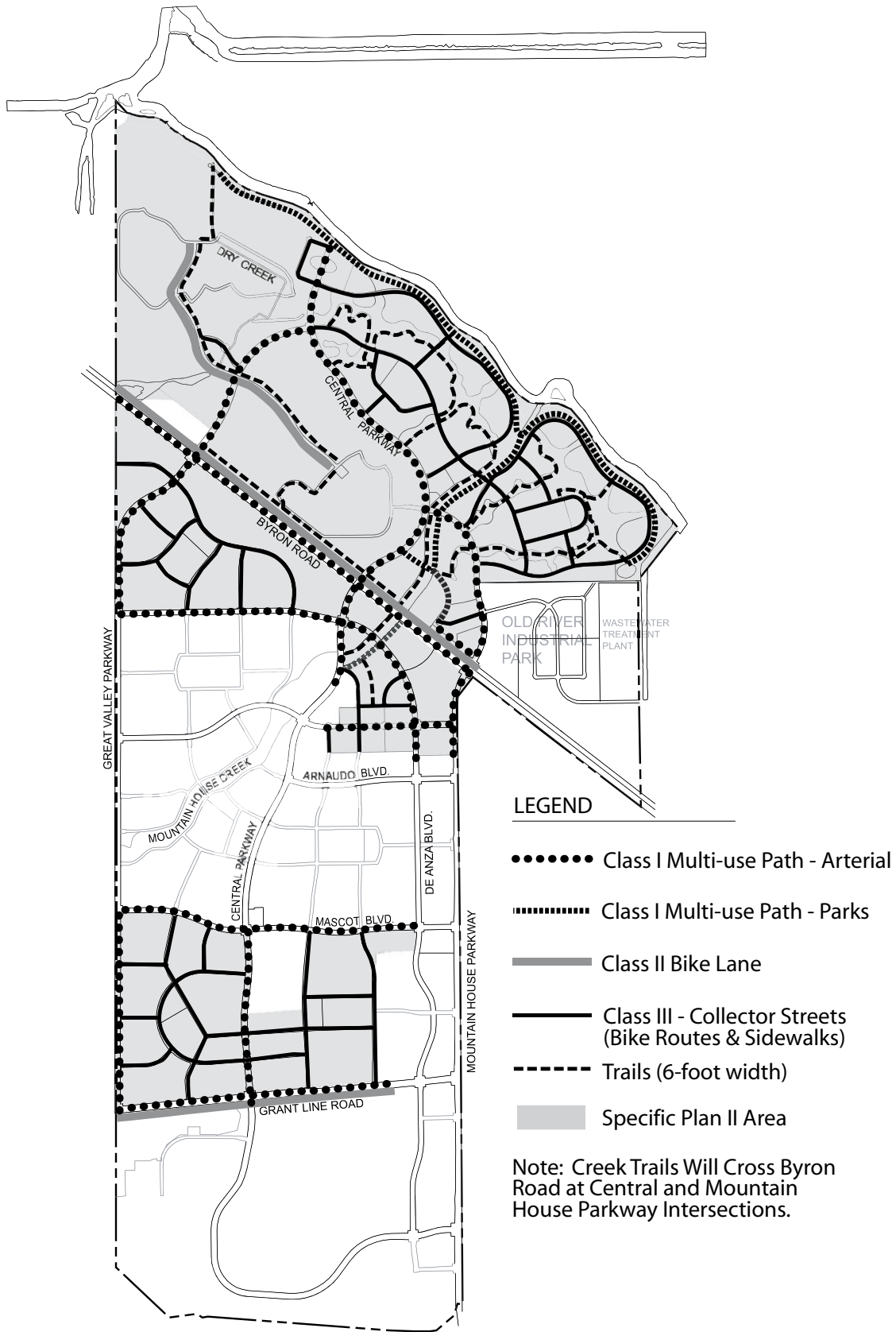


Figure 3-10

BICYCLE AND PEDESTRIAN SYSTEM

SOURCE: SWA 2006



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The following fuel-related pipelines near the boundaries of the proposed project were analyzed in conjunction with the Master EIR and the Initial Study dated December 2004 prepared in conjunction with the adoption of Specific Plan II:

- Chevron/Texaco and the Kinder Morgan petroleum pipelines within the Byron Road and Union Pacific Railroad corridor.
- A PG&E gas distribution line that runs northwest through the future Neighborhoods I and J.

All existing pipelines, except for the PG&E gas distribution line, are anticipated to remain in their existing alignments. No development is being proposed directly adjacent to the Byron/Union Pacific Railroad corridor pipelines, and all school facilities are sited to conform to state regulations for safety. The existing PG&E gas distribution line would be rerouted to follow future MHCS D arterial roadway alignments as development in the pipeline area occurs per the Facilities Agreement between the MHCS D and PG&E.

11. Parks and Open Space

Neighborhoods I and J would include a portion of the primary regional park for the entire Mountain House community. This 82-acre parkland would be located along Old River at the far northern end of Mountain House, extending from the eastern edge of the existing low density residential neighborhood adjacent to the river eastward to the northern end of Old River Industrial Park (part of Specific Plan I) (see Figures 3-11 and 3-12). Within Neighborhoods I and J, a total of 5.2 acres of regional park would be provided. The regional park would include a series of passive recreational improvements such as bike lanes, pedestrian trails, scenic overlooks, interpretive areas and signage, fishing platforms, minor river-related concessions, picnic facilities, and a publicly owned and operated boat launch facility. The main access and parking would be through Neighborhood K. Trail access to Old River Regional Park would be available from Neighborhood I, as shown in Figure 3-10.

The applicant has proposed age-restricted neighborhood parks totaling approximately 12 acres for Neighborhoods I and J combined (see Figure 3-13). Construction of the neighborhood parks would commence no later than at the issuance of 50 percent of the residential building permits for the neighborhood, and would be completed no later than the time of issuance of 80 percent of the residential building permits.

Small open space areas are proposed within Neighborhoods I and J to provide amenities and focal points for areas within each neighborhood. Also, a Golf/Recreation Center would be provided to the west of Great Valley Parkway in Neighborhood I (see Figure 3-14).

12. Community Edge Treatments

All community edge treatments required by the Master Plan would be provided. The edges include the Western Community Edge along the Alameda County line

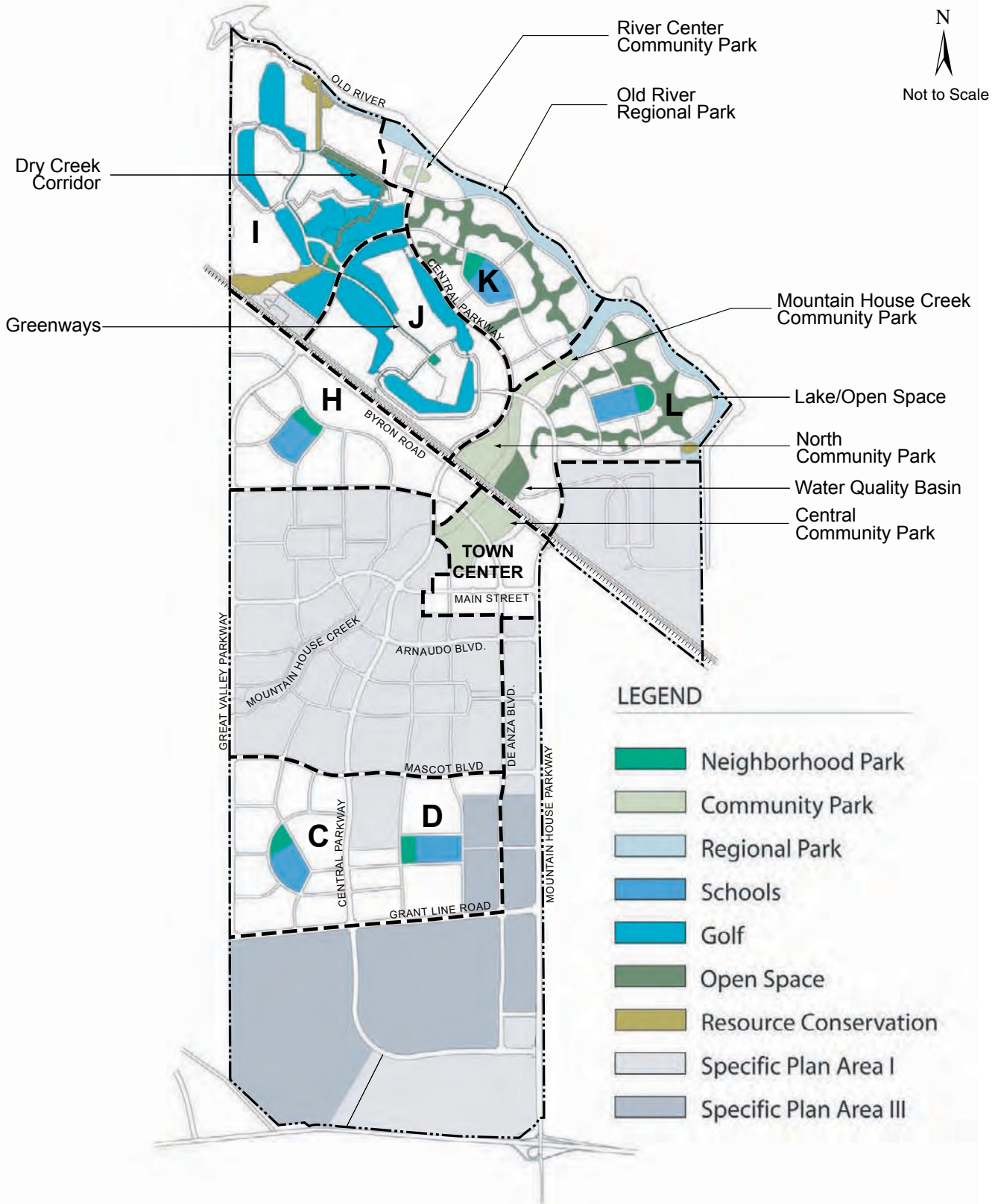
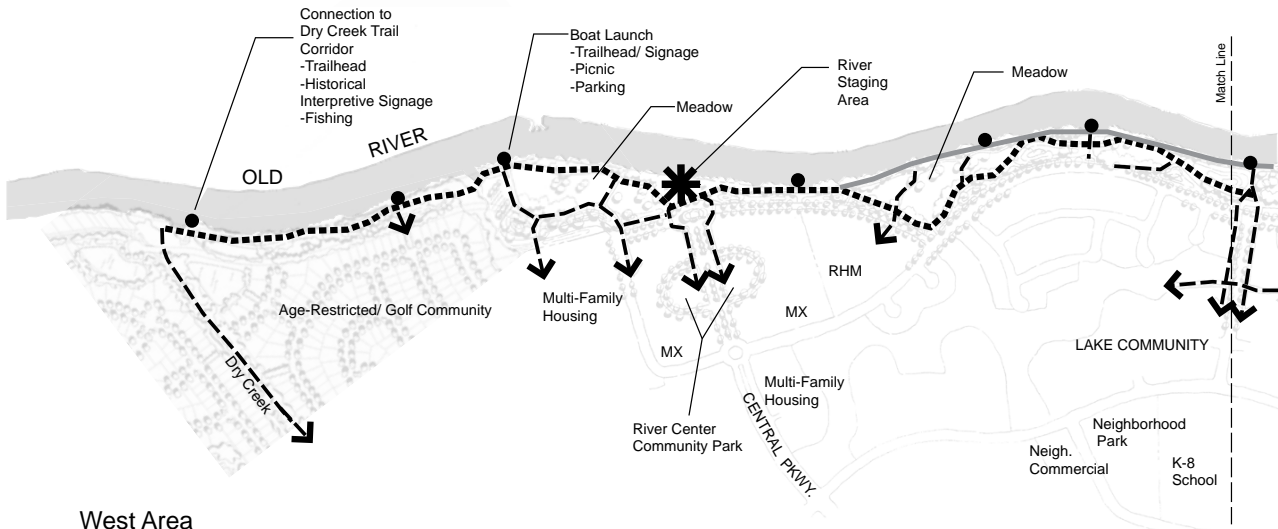


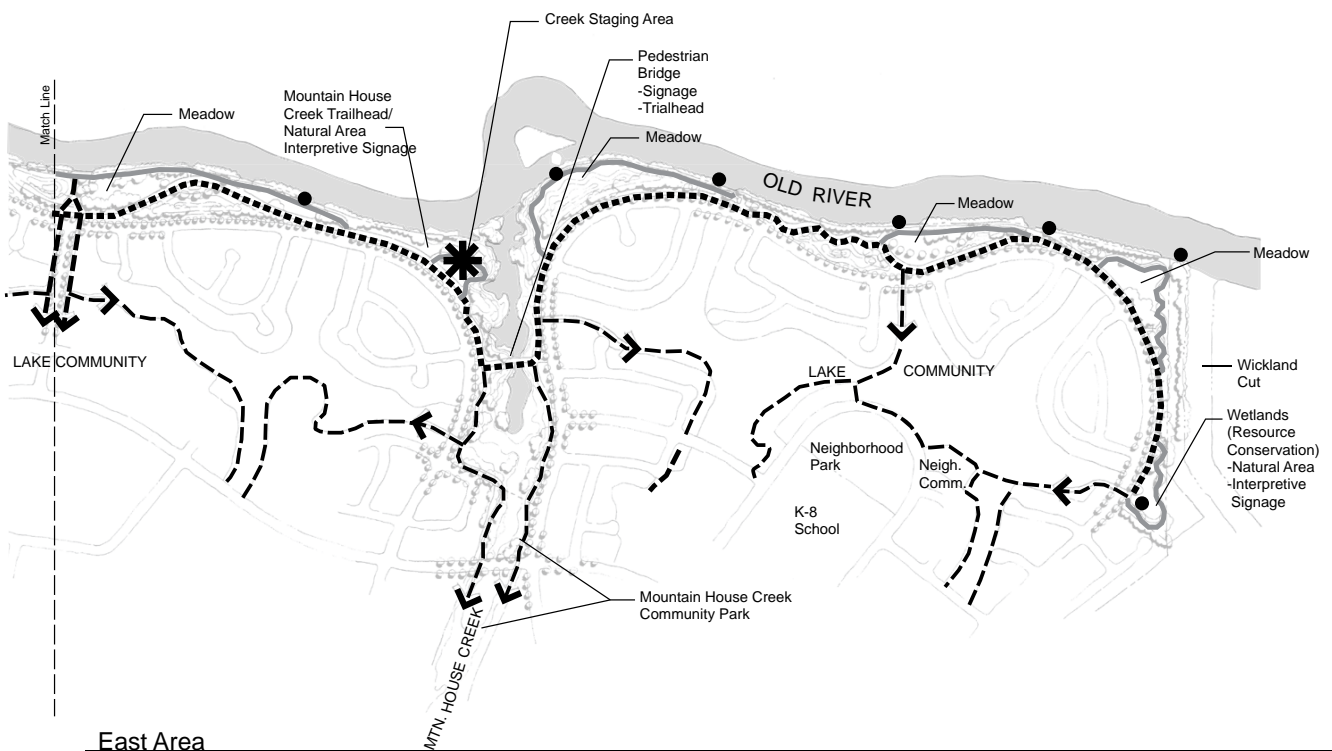
Figure 3-11

SOURCE: SWA 2006

RECREATION AND OPEN SPACE CONCEPT



West Area



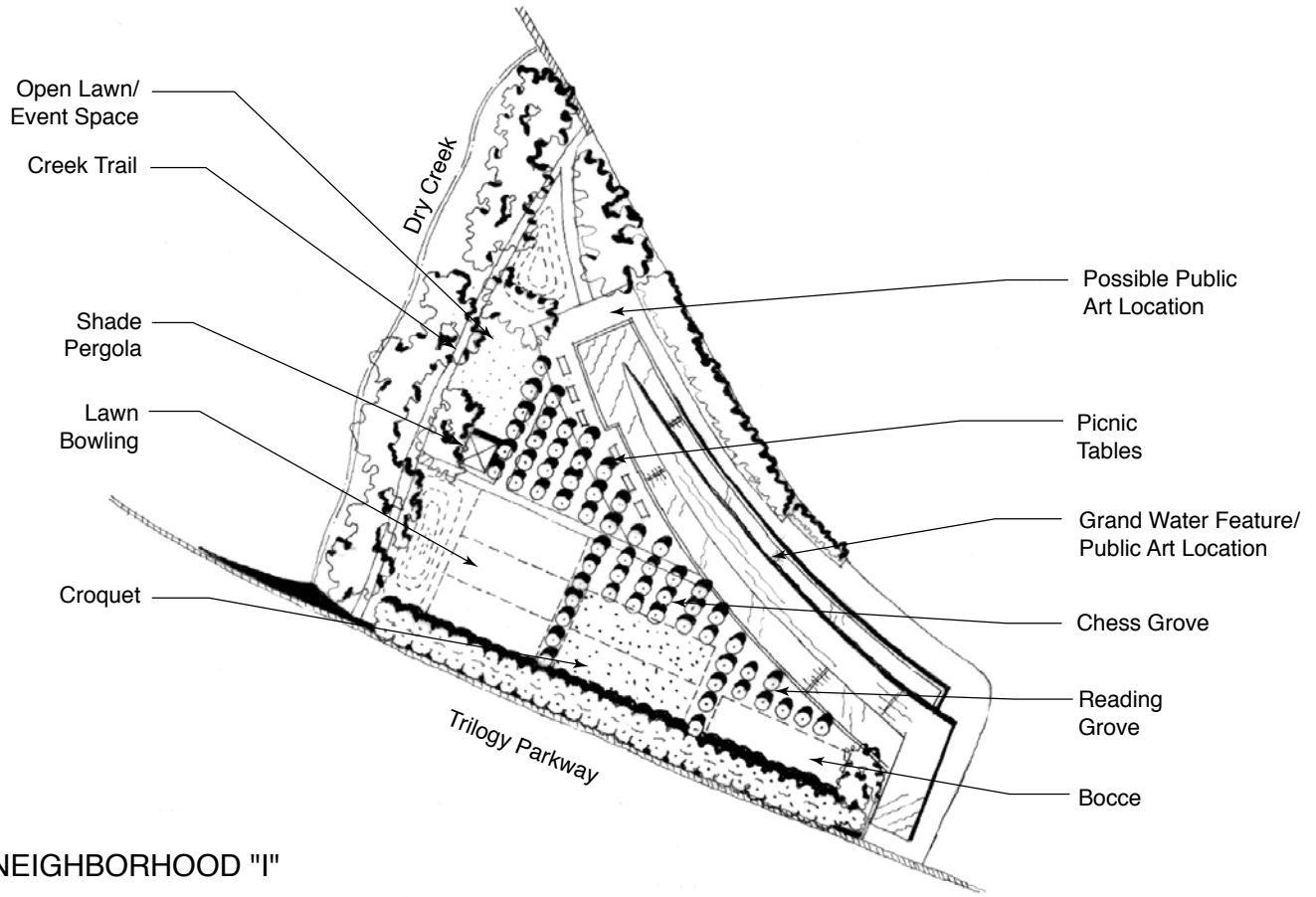
East Area

- River Trail
 -Hard Packed Surface
 -Fishing Access
 -Views
- Multi-Purpose Trail
 -12' Hard Surface path
 (Striped to separate pedestrian from Bike Lanes)
- Other Trails
- Trail Connection
- Public Access/ Staging Area
 -Group Picnic
 -Parking (20-30 cars)
 -Restrooms
 -Directory & Educational Signage
 -Trailheads
- Observation Point
 -Signage
 -Trail connections
 -Fishing

Figure 3-12

OLD RIVER REGIONAL PARK

SOURCE: SWA 2006



NEIGHBORHOOD "I"



NEIGHBORHOOD "J"

Figure 3-13

SOURCE: SWA 2006

AGE RESTRICTED PARKS

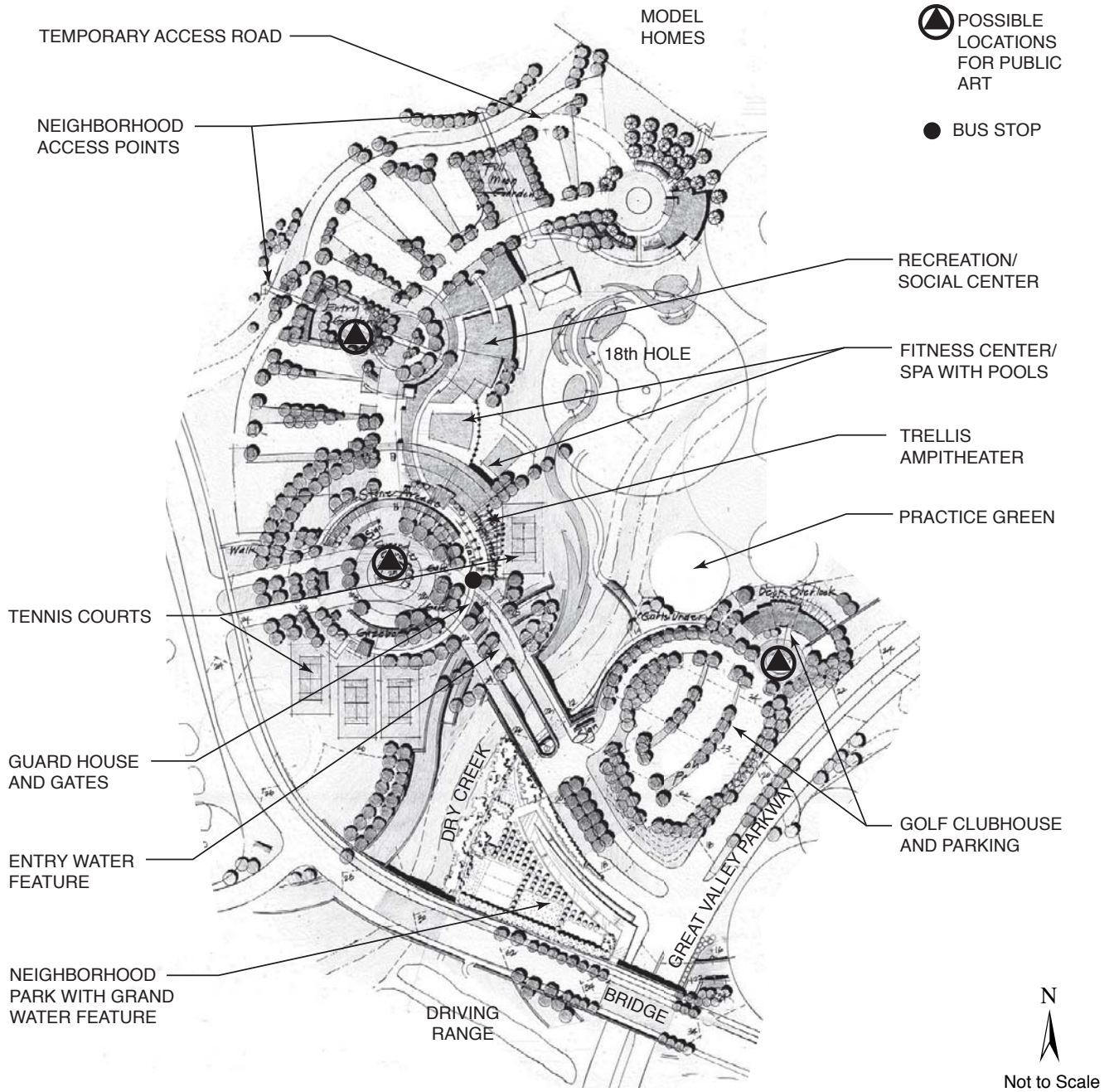


Figure 3-14

NEIGHBORHOOD I & J GOLF/REC. CENTER

SOURCE: SWA 2006

and the Northern Community Edge along Old River in Neighborhood I (see Figure 3-15). Edge treatments would likely be implemented on a phased basis as a given phase of development within Specific Plan II abuts a community edge area. No community edge treatments are required for Neighborhood J. Community edges would be maintained by the homeowners association or a financing/maintenance entity acceptable to the Mountain House Community Services District.

13. Public Safety

Per requirements of the MHCSD, the Master Plan, and future Conditions of Approval for the Tentative Subdivision Maps north of Specific Plan I, the applicant would be funding, and possibly constructing on behalf of the MHCSD, the second permanent fire station (with equipment) as part of the implementation of Specific Plan II. This facility is envisioned to be located north of Byron Road, near the intersection of future Mountain House Parkway and Central Parkway in Neighborhood K just east of Neighborhood J, as recommended by the MHCSD's fire protection provider, the Tracy Rural County Fire Protection District (which has contracted with Tracy Fire to provide fire protection services to Mountain House). The second fire station would be constructed at a time determined by the MHCSD to fulfill the Master Plan requirements, as well as the MHCSD's Fire Protection Plan requirements.

Police services and ambulance services would be provided by the MHCSD through contracts with service agencies. The San Joaquin County Sheriff's Department would provide police services, and ambulance services would be determined by the MHCSD. Further, it is assumed that a permanent law enforcement substation, as required by the Master Plan, would be constructed as part of the MHCSD Administrative Building that has been built in the Town Center, or at another location as determined by the MHCSD.

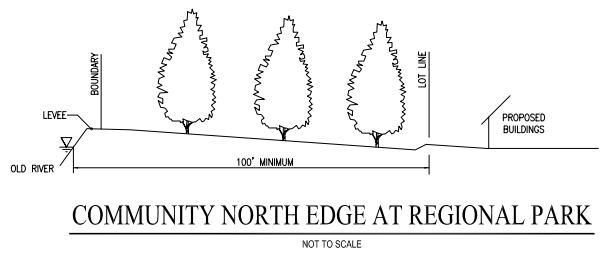
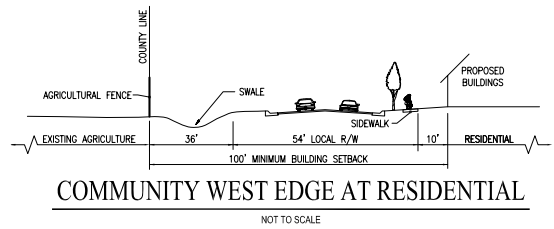
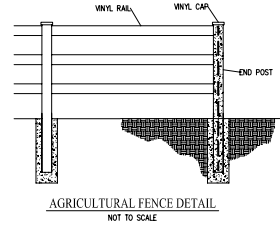
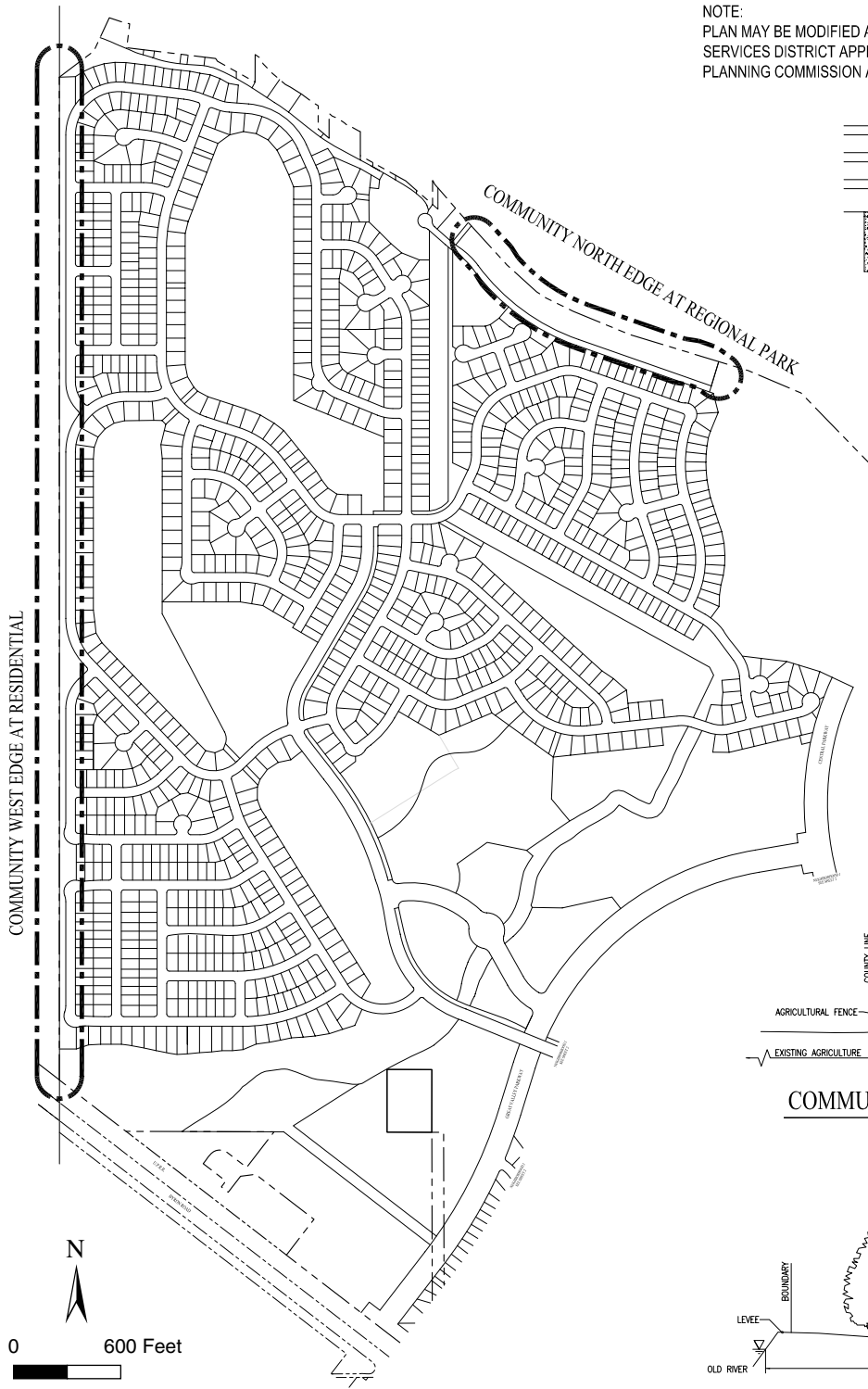
14. Off-Site Development

Improvements such as the water and wastewater plants, the raw water pump station and conveyance line, and Modesto Irrigation District electrical substation have been the subject of separate environmental review and are now constructed.

Off-site locations for water storage tanks were being considered and were evaluated in the Initial Study for Specific Plan II.

One option for wastewater disposal includes spray irrigation with treated wastewater (land reclamation) onto lands to the east and west of Mountain House (see Figure 3-16). In addition, off-site storage sites may be created, subject to agreements with landowners and the affected irrigation districts, and approvals by the Regional Water Quality Control Board (RWQCB) and other agencies.

NOTE:
 PLAN MAY BE MODIFIED AS PART OF SUBSEQUENT PREPARATION AND COMMUNITY SERVICES DISTRICT APPROVAL OF IMPROVEMENT PLANS AND WILL NOT REQUIRE PLANNING COMMISSION AND COUNTY BOARD OF SUPERVISOR APPROVAL.



Note: The Community West Edge and Community North Edge shall conform to the MHCSD Design Manual, Chapter 10.

Figure 3-15
COMMUNITY EDGE TREATMENT - NEIGHBORHOOD I

SOURCE: CBG 2006

N
Not to Scale



Figure 3-16

POTENTIAL RECEIVING FIELDS FOR RECLAIMED WATER

SOURCE: SWA 2006

15. Changes in the Project from the Project Assessed in the 2004 Initial Study and the 1999 MEIR

This section provides a comparison of the new Neighborhood I and J proposal to the adopted Tentative Map for Neighborhoods I and J (which was evaluated as part of the project assessed in the 2004 Initial Study on Specific Plan II). This section also provides a comparison with the adopted Master Plan pursuant to CEQA Guidelines Section 15177 ("Subsequent Projects within the Scope of the MEIR").

When the Master Plan for the Mountain House community was prepared and adopted in 1994, the Master Plan identified overall areas for development throughout the new community. However, certain details were not known at that time and were always anticipated to be developed at the time of Specific Plans and Tentative Subdivision Maps. For this reason, the comparison below focuses on the more general type of information available at the time of preparation of the Master Plan. (The major differences between the adopted and proposed Tentative Maps for Neighborhoods I and J are addressed on pages 3-1 and 3-2 of this chapter of the Initial Study.)

Land Use Differences

Residential Units. A number of minor changes in land use densities are proposed within the two individual neighborhoods. Table 3-7 provides a comparison overview of the projected residential units for Neighborhoods I and J with that projected for the Master Plan (as compared with what was approved for the I and J Tentative Maps in 2005).

Table 3-7
COMPARISON OF PROPOSED PROJECT
RESIDENTIAL UNITS TO MASTER PLAN
RESIDENTIAL UNITS

Neighborhood	Master Plan Expected Units	Currently Proposed Units	Difference (Proposed vs. Existing)
I	1,498	1,302	-196
J	1,117	1,104	-13
Total	2,615^a	2,406	-209

^a Does not include second units.
Source: A. Skewes-Cox, 2006.

Neighborhood I has significantly fewer units than proposed in the Master Plan, and Neighborhood J has only 13 fewer units. These areas are both now planned as age-restricted neighborhoods. These two neighborhoods also have different boundaries from those originally shown in the Master Plan. The overall difference in total units is about 200 fewer units than what was projected in the Master Plan. As shown in Table 3-2, fewer acres would be designated for Residential Medium Density and Residential Low Density use, while more acres would be designated for Residential Medium-High Density use, as compared to designations under the adopted Specific Plan II.

Population. As shown in Table 3-8, Neighborhoods I and J would have about 380 fewer people residing in these neighborhoods as compared to what was projected in the Master Plan. The difference is primarily due to the age-restricted units proposed as compared to what was expected for this area in the Master Plan. Each of these units would have fewer persons per household.

C. CONCLUSION

While there are differences in land use densities, population, and job generation between the Master Plan and what is now proposed for Neighborhoods I and J, these differences are not considered significant. The environmental analysis contained in Chapter 5 of this Initial Study accounts for the land use changes to determine if significant environmental impacts not originally identified in the 1994 MEIR on the Master Plan could occur with development of Neighborhoods I and J.

**Table 3-8
COMPARISON OF PROJECTED POPULATION FOR REVISED I & J MAPS TO PROJECTED POPULATION FOR MASTER PLAN AND SPECIFIC PLAN II**

Neighborhood	Revised I & J Maps Projected Population	Master Plan & Specific Plan II Projected Population	Difference (Proposed vs. Existing)
I	2,352	2,711	-359
J	1,988	2,009	-21
Total	4,340	4,720	-380

Note: Master Plan and Specific Plan II identify assumed persons per dwelling unit in Table 3-1 and Table 3-3, respectively.
Source: SJCCDD, 2006.