

Issue	Less Than Significant or No Impact	Potential Significant Impact Adequately Addressed in MEIR	MEIR Required Additional Review: No Significant Impact	Less Than Significant Impact Due to Mitigation Measures in Project Description	New Additional Significant Impact Not Addressed in MEIR	New Additional Mitigation Measures Required
5.9 Land Use and Planning. Would the project:						
a) Physically divide an established community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create land use conflicts, e.g., by placing incompatible land uses next to each other?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Land Uses in Project Area

The majority of the Neighborhoods I and J project area is used for irrigated and non-irrigated pasture, alfalfa and irrigated farmland. A water treatment plant that is to serve all of Mountain House has been constructed in the southern portion of Neighborhood I near Byron Road. Several houses and trailers are located north of the treatment plant. Another cluster of houses and a levee are located at the northern boundary of Neighborhood I, adjoining Old River. The 60-kilovolt PG&E Weber-Herdlyn electrical line, which extends from Weber Point in Stockton to the Herdlyn substation, passes through the northern part of the project area parallel to Old River. A PG&E gas distribution line runs northwest through Neighborhoods I and J (see Figure 5.7-1).

Existing land uses surrounding the Neighborhoods I and J project area consist of the following:

- *North of Neighborhoods I and J:* Old River forms the northern boundary of Neighborhood I, adjoining the northern boundaries of Neighborhoods I, K, and L. The Livermore Yacht Club and Del’s Boat Harbor are located immediately northwest, in Alameda County. The Livermore Yacht Club is a collection of houseboats and small commercial establishments, and is located along a slough of the Sacramento-San Joaquin Delta. Del’s Boat Harbor provides boat launching and guest docking facilities, a snack bar, and fishing boat rentals. To the north of the marina facilities, in Contra

Costa County, lands are in agricultural grain crop production. The East Contra Costa County Airport is located approximately four miles northwest of the project area.

- *East of Neighborhood J:* A wastewater treatment plant that is to serve all of Mountain House is located in the Old River Industrial Park south of Neighborhood L and east of Neighborhood J. The remainder of the industrial park is undeveloped.
- *West of Neighborhood I:* Lands under agricultural production for corn, Sudan grass, winter wheat, and alfalfa are located to the west of the Neighborhood I within Alameda County.
- *South of Neighborhoods I and J:* Neighborhood H, which is approved but has not yet been developed, is just south of Neighborhoods I and J, on the south side of Byron Road. The proposed Town Center of Mountain House is located to the southeast of Neighborhood J. The only existing residential development within Mountain House is located further south in Neighborhoods E, F and G.

The northwestern edge of the City of Tracy is approximately 3.3 miles southeast of Mountain House.

Applicable Land Use Plans, Policies, and Regulations

The Neighborhoods I and J project area is subject to the San Joaquin County General Plan and the Mountain House Master Plan. Current General Plan and Master Plan designations for the project area are Very Low Density Residential (R/VL), Low and Medium Density Residential (R/L, R/M), Medium-High Density Residential (R/MH), Neighborhood Park, Regional Park, Other Open Space (OS/O), Resource Conservation (OS/RC), Public (P), and Recreation Commercial (C/R).

The County General Plan designation for lands to the east of Mountain House is General Agriculture. Lands to the west in Alameda County are designated for agricultural use. Lands to the north are within Contra Costa County and are also designated for agricultural use. Lands to the south of Neighborhoods I and J are designated for urban uses as part of the Master Plan.

The project area is also subject to the San Joaquin County Development Title, which includes zoning regulations. Lands within the project area are currently zoned as Very Low Density Residential (R-VL), Low Density Residential (R-L), Medium Density Residential (R-M), Medium-High Density Residential (R-MH), Public Facilities (PF), and Open Space (OS and OS/RC). Zoning designations are defined at the time of adoption of the Specific Plan for areas within Mountain House.

Applicable Habitat Conservation Plans and Natural Community Conservation Plans

The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJCMSHCP) has been prepared and adopted to provide a strategy for conserving agricultural lands and wildlife habitat while accommodating a growing population in the county. The SJCMSHCP is designed to establish an assessment process for conversion of land to non-open space uses when such conversion may affect the plant, fish, and wildlife species covered by the SJCMSHCP. The SJCMSHCP includes all the lands within Mountain House, but some lands outside and adjoining Mountain House are not covered by the SJCMSHCP. Some of the species of concern covered under the SJCMSHCP include San Joaquin kit fox, Swainson's hawk, western pond turtle, and burrowing owl. The ultimate goal of the SJCMSHCP is to provide 100,841 acres of "preserves" over the 50-year lifetime of the plan, with most acres purchased as conservation easements over agricultural lands.

Significant Impacts Identified in 1994 MEIR

The 1994 MEIR identified the following significant land use impact of the Master Plan:

- 1) The construction of wastewater storage ponds on Fabian Tract may be inconsistent with the Sacramento-San Joaquin Delta Protection Act. (Note: According to the 1994 MEIR, the area north of Old River, including Fabian Tract, the Mountain House project's preferred long-term wastewater reclamation site, is located in the "primary zone" of the Delta. Thus, no use of reclaimed wastewater is currently proposed for this area to the north.)

The 1994 MEIR also identified the following significant impacts regarding General Plan and Development Title consistency:

- 2) Policies of the Draft Master Plan conflict with some of the policies of the County's General Plan 2010.
- 3) Some of the Draft Master Plan design and land use standards conflict with standards in the County Development Title.

Findings Related to Significant Impacts Identified in 1994 MEIR

For the above impacts, the Master Plan was amended in accordance with some of the recommendations of the 1994 MEIR mitigation measures.

For Impact No. 1 above, the 1994 MEIR recommended that, if the preferred location for the project's wastewater irrigation and storage ponds was determined to be Fabian Tract, all recommended wastewater and biological resources mitigation measures should be complied with; alternatively, the 1994 MEIR recommended that another location for wastewater disposal be identified outside

the Delta “primary zone” or alternative wastewater treatment options (i.e., tertiary treatment) be implemented. Subsequently, the Master Plan was revised to eliminate Fabian Tract as an alternative site for wastewater reclamation or wastewater storage ponds. The selected alternative wastewater storage ponds were outside the primary zone.

For Impact No. 2 above, the 1994 MEIR recommended changes in either the County General Plan or the Mountain House Master Plan to resolve conflicts involving land use designations, permitted uses and densities, and roadway classifications, right-of-way widths, and level of service standards. It also recommended revising Master Plan policies and performance standards for regional park standards and for wildlife mitigation in accordance with other mitigation measures recommended in the 1994 MEIR. In conjunction with adoption of the Master Plan, the County adopted General Plan amendments to resolve the conflicts with the Master Plan, but found that the Master Plan was not inconsistent with regional park standards or wildlife mitigation requirements.

For Impact No. 3 above, the 1994 MEIR recommended either changing the Master Plan standards or amending the Development Title to resolve the inconsistencies that allowed more lenient standards in the Master Plan. For each such inconsistency, the County amended the Development Title to resolve the differences.

Discussion Regarding Neighborhoods I and J

a) Physically divide an established community?

Neighborhoods I and J development would not divide an established community because it would be constructed in an area that is used mainly for farming. The existing housing along Old River would experience traffic, noise, aesthetic, and other impacts due to Neighborhoods I and J development. In addition, in Neighborhood I, up to three abandoned structures and one occupied home north of the water treatment plant would be removed, and in Neighborhood J one abandoned house near the railroad tracks would be removed. (The impacts of the proposed housing removal are addressed in Section 5.12, Population and Housing.)

Other on- and off-site modifications such as road improvements and gas/electrical line relocations, would not physically divide any established communities. Neighborhoods I and J development would include relocation of the PG&E gas distribution line that runs northwest through Neighborhoods I and J; the gas line would be relocated to follow street rights-of-way, extending down Great Valley Parkway near Byron Road and turning east on Byron Road, south on Central Parkway, and south on De Anza Boulevard, and ending at the PG&E regulator station at Mascot Boulevard and Mountain House Parkway (Precision Planning, 1999). As stated in Specific Plan II (Section 8.2), the PG&E Weber-Herdlyn electrical line, which passes through the northern part of the

Neighborhood I project area parallel to Old River, would be relocated to an alignment that parallels the Mococo Railroad line.

- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

The Neighborhoods I and J project includes applications for amendments to the Mountain House Master Plan and San Joaquin County General Plan. These amendment applications address the following:

- 1) Reconfiguration of Central Parkway north of Byron Road to facilitate improved traffic distribution and access.
- 2) Reconfiguration of Neighborhoods I and J to conform to the new arterial roadway configurations described above. The proposed reconfigurations would maintain consistency with the planning principles in the Master Plan for size, densities, land uses, and circulation.
- 3) The adoption of a new zoning map that introduces Residential Medium High product into the I and J neighborhoods and a removal of the age-restriction requirement that currently exists on the Residential Medium High Density (R/MH) parcel in Neighborhood H.
- 4) A minor re-balancing of the Residential Medium High and Regional Park uses within Neighborhood K that maintains the same total acreages of those uses, but arranges them in a manner that would 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 drive to 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.

In addition, minor land use changes have been proposed for Neighborhoods I and J as compared to the original Master Plan proposal, as addressed in Chapter 3, Project Description. The environmental impacts of these changes are addressed under other topics (e.g., biology, hydrology) of this Initial Study.

The amendments proposed by the Neighborhoods I and J project are designed to avoid any conflict with the other plans, policies, and regulations that are applicable to the project.

The Master Plan has over 300 policies addressing land use, environmental issues, densities, provision of services/utilities, and other issues for development within the Mountain House community. This analysis will briefly address areas of the Master Plan where Neighborhoods I and J could be inconsistent. The requested Master Plan amendments proposed and discussed above would

reduce the project's inconsistency with major policies of the Master Plan (see Appendix C). For this reason, these major policies are not discussed below.

The discussion below reviews the main chapters of the 1994 Master Plan. For each topic, the potential for the project to conflict with goals and policies of the Master Plan is addressed. Where appropriate, reference is made to specific sections of the Initial Study where the topic is addressed in more detail.

Community Vision

This section of the Master Plan addresses the overall goals for the community as related to community character, land use, housing, and other topics. The project generally conforms to the Master Plan in terms of community character and includes a mix of land uses as proposed in the Master Plan.

Land Use

Land uses within Neighborhoods I and J generally conform to land uses identified in the Master Plan and Specific Plan II. However, more acreage would be designated as Medium-High Density Residential and less acreage would be designated as Low Density and Medium Density Residential (see Table 3-2 of Chapter 3). The overall unit count for Neighborhoods I and J would remain the same as that approved with the adoption of Specific Plan II.

Development and Design

No major design changes for Neighborhoods I and J are proposed other than the greater frontage of the golf course along Great Valley Parkway and Central Parkway.

Education, Child Care and Library Services

Refer to Section 5.13, Public Services, regarding this topic. No major changes regarding schools or library services are proposed. No schools would be located within Neighborhoods I or J since these would be age-restricted neighborhoods.

Public Health and Safety

Public health and safety are addressed herein in Section 5.7, Hazards. No policy conflicts have been identified.

Recreation and Open Space

As discussed in Section 5.14, Recreation, the Parks, Recreation, and Leisure Plan addresses Old River Regional Park and other recreational facilities within Neighborhood I. This section of the Master Plan also addresses biological resources. A number of measures are included in the Master Plan policies to address protection of special-status species. This topic is addressed in Section 5.4, Biological Resources, of the Initial Study which summarizes all the background studies completed for Neighborhoods I and J.

Protection of cultural resources is also addressed in this section of the Master Plan, which is discussed in Section 5.5, Cultural Resources, of the Initial Study. No major conflicts with the Master Plan have been identified.

Energy and Telecommunications

This section of the Master Plan addresses the provision of gas and electrical service to the community, as well as telecommunications systems. No conflicts with the Master Plan have been identified. Review of Neighborhoods I and J by PG&E and any other pipeline owners, should occur due to the existence of underground lines that could be affected by Neighborhoods I and J development and the proposed relocation of some major lines. This review is expected to occur prior to approval of Neighborhoods I and J Tentative Maps.

Transportation and Circulation

The Master Plan addresses many steps that developers within Mountain House must take regarding improvements to roadways affected by the project. This section also addresses freeway improvements, arterial intersections, roadway maintenance, parking, bicycle and pedestrian facilities, and transit. Section 5.15, Transportation/Traffic, of this Initial Study addresses all of these topics, and compares the proposed project to that which was identified in the Specific Plan II Initial Study. The main Master Plan amendment proposed by the applicant involves the change to the alignment of collector road connecting to Great Valley Parkway. Also, a trail within the 50-foot buffer between the railroad tracks and the residential uses in Neighborhood J is proposed.

Air Quality and Transportation Management

This section of the Master Plan addresses both the protection of air quality and the need for a Transportation Demand Management (TDM) program for the overall community. Air quality has been addressed in Section 5.3 of this Initial Study. No major conflicts with this section of the Master Plan have been identified and no policy changes for this topic are proposed by the applicant.

Noise

This section of the Master Plan addresses mobile and stationary noise sources at Mountain House.

No amendments are proposed to this section of the Master Plan and no major conflicts with Master Plan policy have been identified.

Potable Water Systems

This section of the Master Plan addresses water supply, water demand, water treatment, and water storage. Section 5.16, Utilities, of this Initial Study

addresses water issues. No amendments are proposed for this section of the Master Plan.

Wastewater Treatment and Collection System

This section of the Master Plan addresses wastewater generation and collection, treatment, sludge disposal, odors, and costs/permits. No amendments are proposed for this section of the Master Plan. This topic is covered in Section 5.16, Utilities, of this Initial Study.

Storm Drainage and Flood Protection

The applicant has proposed the avoidance of Dry Creek wetlands and a drainage facility that are within the jurisdiction of the U.S. Army Corps of Engineers. Rather than restoring Dry Creek in a manner similar to what was done for Mountain House Creek, the applicant is proposing total avoidance of Dry Creek. The issue of storm drainage is addressed in Section 5.8, Hydrology and Water Quality, of this Initial Study.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

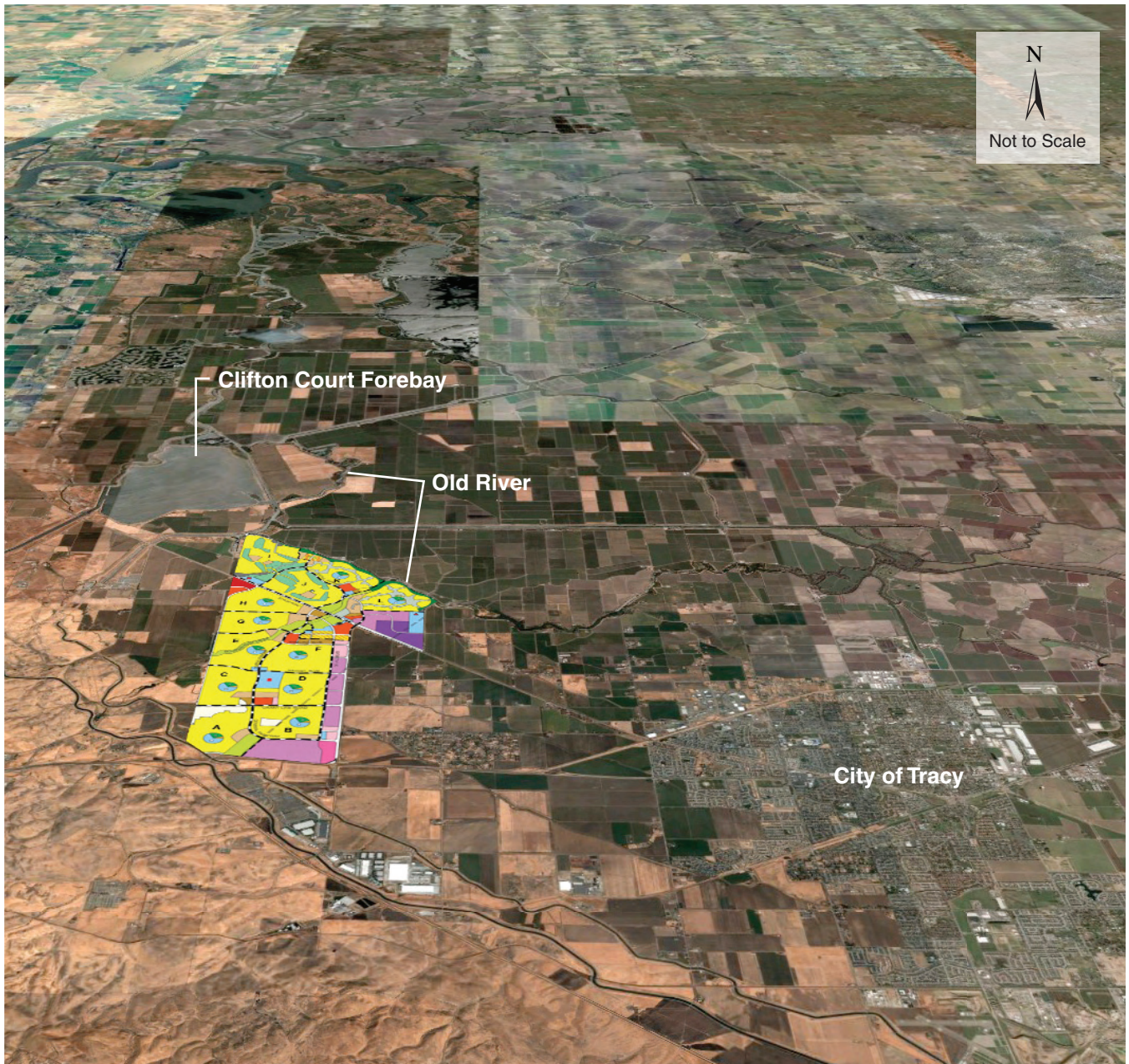
Compliance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJCMSHCP) would be achieved through the applicant's payment of the SJCMSHCP fee along with preconstruction surveys and take avoidance measures spelled out in the SJMSCP. These are consistent with the 1994 MEIR mitigation alternatives and the Master Plan. The fee associated with the SJCMSHCP is to be paid directly to the San Joaquin County Council of Governments (COG) for the SJCMSHCP. Any and all mitigation shall be further reviewed and approved by the California Department of Fish and Game and the U.S. Fish and Wildlife Service. These measures are addressed in more detail in the Section 5.4, Biological Resources, of this Initial Study.

- d) *Create land use conflicts, e.g., by placing incompatible land uses next to each other?*

Neighborhoods I and J development would not create any significant land use conflicts. The following discussion reviews proposed land uses and potential on- and off-site conflicts. See Figure 5.9-1 for an illustration of the proposed Master Plan in relation to its surroundings.

Neighborhood I Land Uses

Land uses in Neighborhood I would mainly consist of very-low, low, medium, and medium-high density housing surrounding a golf course. A neighborhood park would be located near the center of Neighborhood I, and a commercial recreation (golf clubhouse/recreation center) area and (existing) water treatment plant would be situated in the eastern and southern part of the neighborhood. Housing



Overview of Mountain House Master Plan on aerial view of general area, using Google Earth satellite photos.

Figure 5.9-1

MOUNTAIN HOUSE MASTER PLAN IN RELATION TO SURROUNDINGS

SOURCE: R. Twiss, 2006 and Google Earth

would be separated from the water treatment plant by the intervening golf course and open space (wetland) area. Low and medium density housing would adjoin an existing cluster of houses and a levee located at the northern boundary of Neighborhood I, next to Old River.

Land uses adjoining Neighborhood I would be as follows:

- *To the east:* The water treatment plant would adjoin Great Valley Parkway and medium density housing in Neighborhood J to the east. The golf course and clubhouse would border Great Valley Parkway to the east. Some low and medium density housing development would occur in Neighborhood J to the east, just north of Byron Road. Low and medium density housing in the northeastern part of Neighborhood I would adjoin medium-high density housing and a regional park in Neighborhood K to the northeast.
- *To the north:* Very-low and low density housing along the northern boundary of Neighborhood I would adjoin Old River and off-site agricultural uses to the north. Old River would also serve as a buffer between the housing and agricultural lands to the north. (See further discussion in Section 5.2, Agricultural Resources.)
- *To the south:* The water treatment plant and open space (wetland) area in Neighborhood I would adjoin the railroad tracks, Byron Road, and the general commercial area in Neighborhood H.
- *To the west:* Low and medium density housing and a street right-of-way in Neighborhood I would adjoin off-site agricultural uses to the west. A preliminary layout for Neighborhood I shows an approximately 100-foot-wide buffer area extending along the western edge of the neighborhood, separating the housing from farmland to the west. (See further discussion in Section 5.2, Agricultural Resources.)

Neighborhood I land uses would not create any conflicts with adjoining uses, either on- or off-site.

Neighborhood J Land Uses

Land uses in Neighborhood J would mainly consist of low and medium density housing surrounding a golf course, similar to Neighborhood I. A neighborhood park would be located at the center of Neighborhood J. Portions of the golf course would be located in the western, northern, and eastern parts of Neighborhood J. Land uses adjoining Neighborhood J would be as follows:

- *To the east:* Low and medium density housing in Neighborhood J would adjoin Central Parkway, the Mountain House Creek Community Park in Neighborhood L, and public facilities (fire station), a community commercial area, open space, and medium density housing in Neighborhood K. Central Parkway would separate medium density housing in Neighborhood J from the community commercial area in Neighborhood K to the northeast. The need for additional separation between the housing and the commercial

area could be addressed as necessary through design review for the two neighborhoods.

- *To the north:* The golf course in Neighborhood J would adjoin Central Parkway to the north. Medium and low density housing in Neighborhood J would also adjoin Central Parkway and medium density housing in Neighborhood K.
- *To the south:* Low and medium density housing in Neighborhood J would adjoin the railroad tracks, Byron Road, and low, medium, and medium-high density housing in Neighborhood H. The preliminary layout for Neighborhood J (see Figure 3-5) illustrates a 50-foot-wide setback/buffer between the railroad tracks and proposed housing. Access to this narrow “greenbelt” that would parallel the railroad tracks would be provided via walkways connected to the ends of cul-de-sacs and walkways between lots fronting onto the railroad right-of-way.
- *To the west:* Low and medium density housing and the golf course in Neighborhood J would adjoin Great Valley Parkway and similar golf course/residential development, as well as the existing water treatment plant, in Neighborhood I. Great Valley Parkway would separate the Neighborhood J housing from the water treatment plant.

Neighborhood J land uses would not create any conflicts with adjoining uses, either on- or off-site.

Sources of Information

Precision Planning, 1999. *Joint Gas Pipeline Relocation Plan, Trimark Communities, Mountain House Project, San Joaquin County, California.* June 15.

San Joaquin County, 1994. *Findings Regarding Impacts Identified in Final Environmental Impact Report as Potentially Significant Environmental Impacts, County of San Joaquin, California, Mountain House/Adoption of Master Plan, Specific Plan; Conforming Amendments of General Plan and Development Title; Development Agreement.*

San Joaquin County, 2000. *Mountain House Neighborhood “F” Project Initial Study and Mitigated Negative Declaration, SCH #90020776.* July.

San Joaquin County, 2003a. *Mountain House Villages E and G Project Draft Expanded Initial Study.* April.

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San Joaquin Delta Community College District, 2001. *Delta College Center at
Mountain House Draft Supplemental Environmental Impact Report*,
State Clearinghouse #2001062043. September.