

<i>Issue</i>	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
5.13 Public Services.						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks? ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

Fire Protection Services

In March 1998, the Mountain House Community Services District (MHCS D) adopted a Fire Protection Plan that defines the standards for fire protection at the Mountain House community. In May 1996, the MHCS D entered into an agreement with the Tracy Rural County Fire Protection District (TRCFPD) whereby the TRCFPD would provide fire protection and emergency medical response services at Mountain House. Since then, the TRCFPD has entered into an agreement with the City of Tracy whereby the City of Tracy Fire Department provides fire protection and emergency medical response within the boundaries of the TRCFPD and to the Mountain House community

Existing and Future Fire Stations. A permanent fire station has been constructed on Mascot Boulevard between De Anza Boulevard and Central Parkway as part of the development of Specific Plan I. An engine company with one Type I pumper engine and three-person crews, consisting of two fire fighters and one emergency medical technician (EMT), has been assigned to the station.

¹ Addressed in Section 5.14, Recreation, of this Initial Study.

The MHCSD Fire Protection Plan states that fire stations shall be located to 1) provide a maximum response time of three minutes, or 2) be within 1.5 miles of property to be protected. However, in September 2004, San Joaquin County amended its General Plan and the Mountain House Master Plan to delete these specific requirements. The two plans were amended to state that "fire stations shall be strategically located so as to offer fire protection to all portions of the community consistent with standards for comparable communities in the County." On September 1, 2004, the City of Tracy Fire Chief sent a letter to the County stating, in part, that the amendment will allow the community to work with the fire protection provider to locate fire stations at strategic locations to provide the best possible emergency services to the community.

The MHCSD Fire Protection Plan also addresses house and building construction standards, fire-fighting personnel staffing and training, public education on fire prevention, weed abatement, hazardous materials handling and storage, and mutual aid.

Ambulance Service. Ambulance service would be provided by a private ambulance service company permitted by San Joaquin County. According to the 1994 MEIR, the first permanent fire station should be equipped with an ambulance if the on-site fire fighters are responsible for emergency medical service transport to the nearest hospital emergency room or emergency care facility. To date, the Mascot Boulevard fire station does not have an ambulance but, as already noted, it does have an emergency medical technician (EMT) on staff (Karam, 2006).

Police Services

The MHCSD has an existing agreement with the San Joaquin County Sheriff's Department for law enforcement services at the Mountain House community. The agreement describes the standards for providing law enforcement. The staffing plan conforms with the San Joaquin County General Plan 2010, which specifies that the standard ratio for law enforcement shall be 1.5 sworn officers assigned to patrol duty per 1,000 residents in urban areas. As initial fulfillment of this requirement, the MHCSD paid for two officers whom the Sheriff's Department hired specifically to patrol the Mountain House community. Recently, two more officers have been hired and will begin work in January 2007. The Sheriff's Department has an office located at the Mascot Boulevard fire station (Karam, 2006).

The Master Plan (page 6.1) states that an urban level of police service consistent with standards for comparable communities within San Joaquin County as identified in the Police Protection Plan and consistent with the San Joaquin County General Plan will be provided in the Mountain House community when it reaches an urban level of development. The service agreement between the MHCSD and the Sheriff's Department calls for negotiations for an enhanced level of service to begin no later than the issuance of the first residential building permit within the boundaries of the MHCSD. The MHCSD and the Sheriff's

Department are working on developing a Police Protection Plan that will address this issue. The parties have identified the specific factors associated with the plan and schedule timelines that need to be negotiated (Karam, 2006).

Schools

The Mountain House community is located within the boundaries of the Lammersville Elementary School District (LESD) and the Tracy Unified School District (TUSD).

Elementary Schools. Wicklund Elementary School in Neighborhood F (in the Specific Plan I area) opened for the fall 2004 semester. The school's originally planned capacity was 897 students, but its capacity is now expected to be less due to restrictions on class size. Current enrollment is approximately 800 students, and the school is operating at capacity (Unsod, 2006; Karam, 2006).

Master Plan Implementation Measure 5.1.3(h) states that the second and each subsequent specific plan shall contain an evaluation of current student generation rates compared to the rates assumed in earlier specific plans. The current elementary school student generation rate is 0.42 student per housing unit (Unsod, 2006). This rate is less than the 0.676 student per household stated in Specific Plan II for very-low, low, and medium density residential land uses. Until the community is built out and occupied, the student generation calculated on current enrollment does not provide an accurate assessment (Wakefield, 2006). Therefore, for planning purposes, the student generation rate in Specific Plan II continues to be used.

Two K-8 elementary school sites are planned for Neighborhoods E and G in the Specific Plan I area. Construction of the Neighborhood E school began in October 2006 (Karam, 2006). Title to the land for the two schools is to be transferred from Trimark Communities, LLC, to the LESD before construction begins. LESD is responsible for issuing contracts for construction of the schools. The LESD will finance construction of the schools using Mello-Roos district financing pursuant to the mitigation agreement between the LESD and Trimark Communities, LLC, developer of Neighborhoods E, F, and G (as well as Specific Plan II). The LESD will determine the dates for construction of the schools based on enrollment and need. Elementary students from Neighborhoods E and G would attend Wicklund Elementary School in Neighborhood F until schools in their neighborhoods are built. If Wicklund Elementary School becomes overcrowded, students would be bused to interim facilities at the existing Lammersville School located on Grant Line Road approximately 1 mile east of Mountain House.

High Schools. High school students from Mountain House attend West High School in Tracy approximately 5 miles east of Mountain House. Currently, 149 students from the Mountain House community are attending this school. The school has a total enrollment of approximately 3,000 students and is not experiencing any capacity problems (Wakefield, 2006).

Interim high school facilities at West High School would be funded through development fees paid to the TUSD as required by the mitigation agreement between the TUSD and Trimark Communities, LLC. Students would attend West High School or other schools in the TUSD until the high school proposed for the south side of Mascot Boulevard within the Mountain House community is constructed. The TUSD would determine the phasing of construction of the high school (Wakefield, 2006). The Mountain House Master Plan states that construction would occur in phases starting when there are 650 high-school students in Mountain House, with the final phase to be completed when there are 1,800 students.

Library Services

The closest public library to the Mountain House community is located in the City of Tracy. The Master Plan calls for the provision of a public library within Mountain House to serve the new community. An implementation measure in Specific Plan II states that Mountain House shall be served by interim leased library facilities until the population necessitates construction of a permanent full-service branch library. The timing and scope of the interim facility shall be determined by the MHCSD to correspond with service need and available operational revenues and capital improvement funds. The applicant for Specific Plan II will only be responsible for participating in the funding of these facilities on a fair share basis with all other developments within the entire Mountain House community. To the greatest extent possible, the MHCSD shall coordinate with the school districts to pursue shared use of the school libraries to minimize the need for duplicative MHCSD library facilities within the community.

Child Care Facilities

The LESD has contracted with a private provider for child care services. The facility is currently housed in portable buildings at the Wicklund Elementary School in Neighborhood F. The LESD anticipates that a second child care center will be provided at the Neighborhood G elementary school (Unsod, 2006).

Significant Impacts Identified in 1994 MEIR

The 1994 MEIR identified significant public services impacts of the Master Plan related to the following:

Fire Protection and Police Services

- 1) Demand for fire protection and police services would increase until on-site services are provided.

Schools

- 1) Planned elementary/middle schools may not accommodate all the community's students.

- 2) Several proposed school sites are located close to high voltage electric power transmission lines, natural gas pipelines, and a household waste disposal area.
- 3) School sites may not conform to State and County requirements.

Findings Related to Significant Impacts Identified in 1994 MEIR

For all the above potential public service impacts, the Master Plan was amended as recommended by the 1994 MEIR mitigation measures, except that only one high school will be required within Mountain House based on the Tracy Unified School District's needs assessment.

Discussion Regarding Neighborhoods I and J

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

Fire protection?

The currently proposed development within Neighborhoods I and J would not be substantially different from that evaluated in the 1994 MEIR or the Specific Plan II Initial Study. The proposed development would allow 2,406 dwelling units, the same number allowed by the existing Neighborhoods I and J Tentative Map. These dwelling units would house approximately 4,338 residents, or about 380 fewer residents than projected by Specific Plan II for the existing approved Tentative Map. The proposed development would create about 60 more jobs than projected for the area under Specific Plan II, but this increase would not cause any changes in the impact on fire protection services.

In accordance with requirements of the MHCSO, 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 MHCSO, 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. The second fire station would be constructed at a time determined by the MHCSO to fulfill the Master Plan requirements, as well as the MHCSO's Fire Protection Plan requirements. Personnel and equipment are expected to be similar to those provided for the first fire station on Mascot Boulevard (Karam, 2006).

The Mountain House Fire Protection Plan was written to conform with the San Joaquin County General Plan. As stated above, the General Plan and the

Mountain House Master Plan were recently amended to delete distance and time response standards for fire service. The current goal of the City of Tracy Fire Department is to respond to a call within five minutes 95 percent of the time in all of its service areas. The department intends to monitor its response times at Mountain House to determine if the times are within the department's five-minute goal.

The currently proposed Neighborhoods I and J development would not have any significant impacts on fire protection services that were not addressed in the 1994 MEIR or Specific Plan II Initial Study, and no additional mitigation measures are necessary.

Police protection?

As already noted, the currently proposed development within Neighborhoods I and J would not be substantially different from that evaluated in the 1994 MEIR or the Specific Plan II Initial Study. The proposed development would allow 2,406 dwelling units, the same number allowed by the existing Neighborhoods I and J Tentative Map. These dwelling units would house approximately 4,338 residents, or about 380 fewer residents than projected by Specific Plan II for the existing approved Tentative Map. The proposed development would create about 60 more jobs than projected for the area under Specific Plan II, but this increase would not cause any changes in the impact on police services.

Specific Plan II assumed that MHCS D will provide the permanent sheriff's substation required by the Master Plan at the MHCS D Administration Building that has been built in the Town Center as part of Specific Plan II. The actual location, timing, and design parameters for the permanent substation will be addressed in the Police Protection Plan that is currently being developed by the MHCS D and the Sheriff's Department. As noted in the Setting section above, the Sheriff's Department currently has an office in the Mascot Boulevard fire station (Karam, 2006).

The Specific Plan II Initial Study indicated that, with a total buildout population of approximately 41,800 in Specific Plan I, Specific Plan II, and Specific Plan III, 63 duty officers would be required to meet Master Plan and San Joaquin County standards of 1.5 duty officers per 1,000 residents. These officers would be added gradually as the population of the Mountain House community increases over the next decade.

The currently proposed Neighborhoods I and J development would not have any significant impacts on police protection services that were not addressed in the 1994 MEIR or Specific Plan II Initial Study, and no additional mitigation measures are necessary.

Schools?

As already noted, the currently proposed development within Neighborhoods I and J would not be substantially different from that evaluated in the 1994 MEIR or the Specific Plan II Initial Study. The proposed development would allow 2,406 dwelling units, the same number allowed by the existing Neighborhoods I and J Tentative Map. These dwelling units would house approximately 4,338 residents, or about 380 fewer residents than projected by Specific Plan II for the existing approved Tentative Map. The proposed development would create about 60 more jobs than projected for the area under Specific Plan II, but this increase would not cause any changes in the impact on schools.

The main changes proposed by the current project that could affect school enrollment are 1) the replacement of some Residential Low Density and Residential Medium Density uses in Neighborhoods I and J with Residential Medium High Density uses, and 2) the deletion of the requirement that a 5-acre Residential Medium High Density site in Neighborhood H be restricted to Senior Housing. The first change would have no actual effect on school enrollment, since Neighborhoods I and J would be age-restricted communities where children would not be allowed to live. The second change has the potential to increase school enrollment slightly, since school-age children are more likely to live in a typical medium-high density residential area than in a senior housing development. While school enrollment in this 5-acre area might increase slightly, the impact would not be significant, given that the residential area in question is relatively small and Neighborhood H would have an elementary school.

As discussed in the Specific Plan II Initial Study, the LESD would build an elementary school in each neighborhood in Specific Plan II except Neighborhoods I and J, which would be age-restricted communities where children would not be allowed to live. The schools would be built when the LESD determines they are needed. Title for the land on which the schools would be built would be transferred from Trimark Communities, LLC, the applicant, to the LESD.

The currently proposed Neighborhoods I and J development would not have any significant impacts on schools that were not addressed in the 1994 MEIR or Specific Plan II Initial Study, and no additional mitigation measures are necessary.

Parks?

Refer to Section 5.14, Recreation, regarding existing and proposed park facilities.

*Other public facilities?***Libraries**

The San Joaquin County General Plan requires new communities exceeding a population of 10,000 to have a branch library, and the Master Plan contains an implementation measure to provide a 5,000-square-foot library when the population of the Mountain House community reaches 10,000. Specific Plan II states that a library would be constructed as part of the Town Center public facilities. Although specific timing, location, design, and programming for the permanent central library would be determined by the MHCSD, Specific Plan II states that the library would be constructed in phases based on the number of constructed dwelling units. As already noted, the currently proposed development within Neighborhoods I and J would produce roughly the same number of dwelling units, slightly fewer residents, and only slightly more jobs than anticipated under the existing approved Tentative Map. No new significant impacts on library services have been identified, and no mitigation measures are necessary.

Child Care Facilities

The Master Plan requires a minimum of three child care centers within the Mountain House community located at appropriate, easily accessible locations. These centers probably would be provided at elementary schools. Implementation measures in Specific Plan II state that 1) a minimum of one 1-acre site shall be provided for a child care facility within a neighborhood center or, alternatively, within a Village Center commercial area; 2) the MHCSD shall continue to coordinate with the LESD to provide child care at the neighborhood elementary schools; and 3) the MHCSD shall maintain a clearinghouse for day care information. A 1-acre parcel in each 16-acre elementary school site may be reserved at the discretion of the LESD for a possible child care center. In addition, Specific Plan II allows for child care facilities at neighborhood centers, in business parks, and adjacent to churches and commercial uses.

Neighborhoods I and J would be age-restricted neighborhoods where children would not be permitted to live; therefore, there would be no child care facilities in Neighborhoods I and J. As already noted, the currently proposed development within Neighborhoods I and J would produce roughly the same number of dwelling units, slightly fewer residents, and only slightly more jobs than anticipated under the existing approved Tentative Map. No new significant impacts on child care services have been identified, and no mitigation measures are necessary.

Conclusion

The public service facilities described above would be constructed as part of the overall development of the neighborhoods and Town Center in which they are located. In most cases, the timing of construction of the public service facilities would be tied to the population of, or number of, constructed dwelling units in the

Mountain House community. Therefore, impacts associated with construction of the public service facilities are adequately addressed in the 1994 MEIR and Specific Plan II Initial Study, and no additional mitigation measures are necessary.

Sources of Information

Karam, Gabriel, Mountain House Community Services District, 2006. Fax communication to Natalie Macris, November 17.

SWA Group, 2004. *Mountain House New Community Specific Plan II (Final Draft)*. November 5.

Unsod, Doris, District Facilities Planner, Lammersville Elementary School District, 2006. Personal communication, November 20.

Wakefield, Denise, Director of Facilities, Tracy Unified School District, 2006. Personal communication, November 20.

