

<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
5.14 Recreation.						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting

No recreational facilities currently exist within Neighborhoods I or J. Neighborhood F to the south contains an approximately 5-acre neighborhood park. Old River, which forms the northern boundary of Neighborhood I, offers recreational opportunities such as Del’s Boat Harbor, which is located immediately northwest in Alameda County and provides boat launching and guest docking facilities, a snack bar, and fishing boat rentals.

Significant Impacts Identified in 1994 MEIR

The 1994 MEIR identified the following significant recreation impacts of the Master Plan:

- 1) Regional park facilities proposed for the Mountain House community would neither meet County General Plan standards nor be adequate for residents’ needs.
- 2) Parks may not be available to the first residents.

Findings Related to Significant Impacts Identified in 1994 MEIR

For the above potential recreation impacts, the Master Plan was amended as recommended in the 1994 MEIR mitigation measures, except that no additional regional park land was added within or outside the Mountain House community. The findings of the 1994 MEIR concluded that adequate recreational facilities were provided by local and neighborhood facilities, and that the developer would be paying for development and maintenance of the proposed on-site 70-acre regional park at Old River. The 70-acre regional park originally proposed in the Master Plan was expanded to 82 acres in Specific Plan II due to removal of the originally proposed marina.

Discussion Regarding Neighborhoods I and J

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The currently proposed development within Neighborhoods I and J, including proposed parks and recreational facilities, 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 provide parks and recreational facilities, including a golf course, two neighborhood parks, and a portion of the future regional park along Old River. 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 parks and recreational facilities.

Proposed Parks and Recreational Facilities

Neighborhood Parks and Small Open Space Areas. Current plans for Neighborhoods I and J propose an approximately 5-acre neighborhood park for each neighborhood, along with small open space areas to provide amenities and focal points for areas within each neighborhood. The total neighborhood park acreage for Neighborhoods I and J has been increased from 10.06 acres to 12.8 acres.

Neighborhoods I and J would be age-restricted neighborhoods where no children would be permitted to live and no elementary schools would be built. The parks in Neighborhoods I and J would be configured to provide recreation activities oriented to seniors. Neighborhood I would have a 1.43-acre park located at the southeastern edge of the neighborhood, a 0.32-acre focal point park near Dry Creek, and a 2.4-acre linear park alongside Dry Creek to provide pedestrian access to the creek. Neighborhood J would have a 1.09-acre park in the center of the neighborhood and a 1.59-acre linear pedestrian strip extending west from the park. An additional 5.96 acres of linear parks would extend south and along the railroad tracks, parallel to Byron Road. The west end of the pedestrian strip connects to the recreation center along Great Valley Parkway. The parks and paths in Neighborhoods I and J would be maintained by the homeowners association for these two neighborhoods (or a financing/maintenance entity approved by the Mountain House Community Services District), not by the Mountain House Community Services District as in other neighborhoods.

Conceptual plans for the neighborhood parks in Neighborhoods I and J are presented in the amendments for Specific Plan II. See Figure 3-13 for the proposed neighborhood park layout and Figure 5.14-1 for sections illustrating the linear park along Dry Creek.

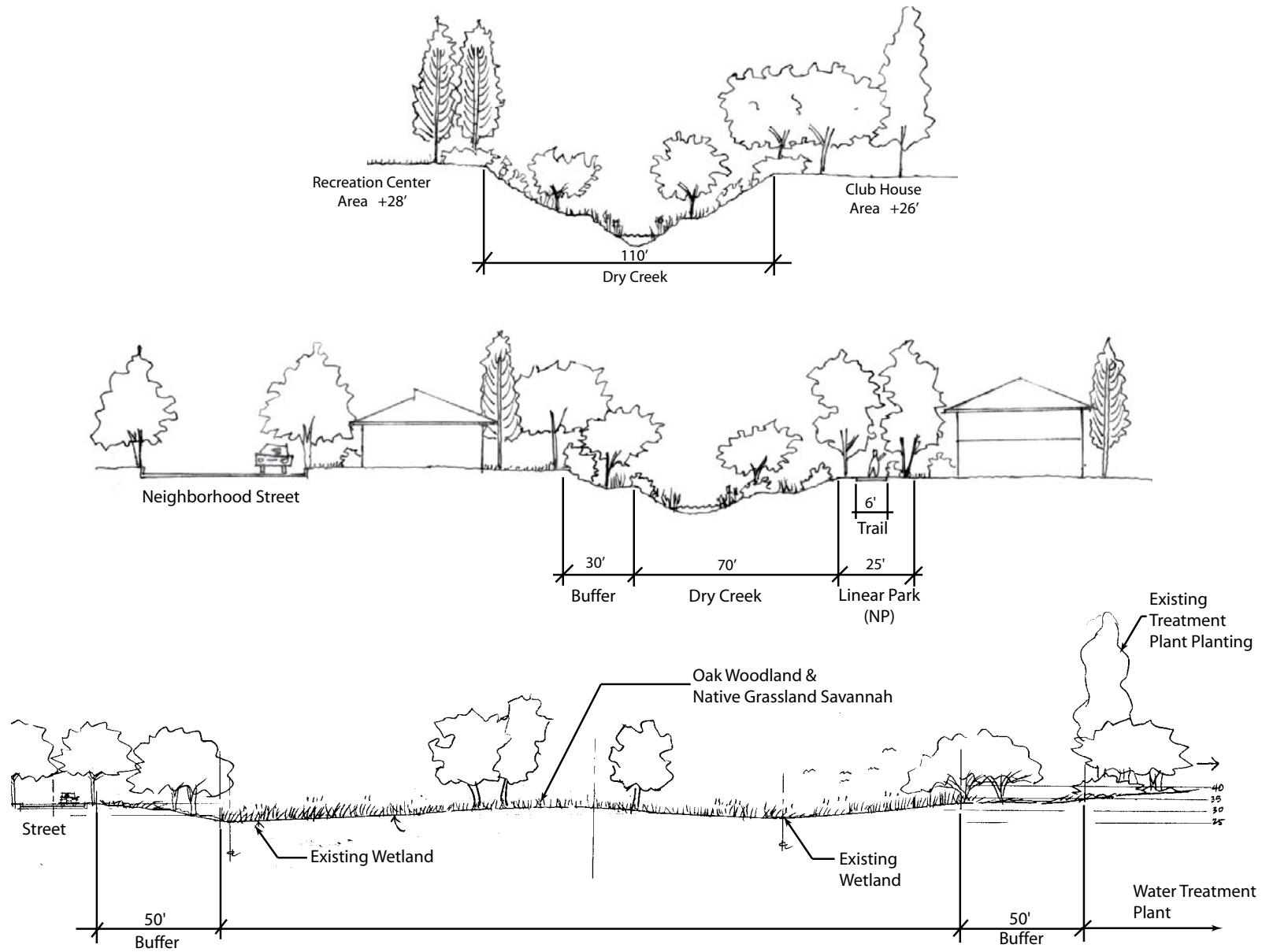


Figure 5.14-1

DRY CREEK OPEN SPACE

SOURCE: SWA 2006



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Portion of Regional Park. The currently proposed development within Neighborhoods I and J would include an approximately 5-acre portion of the primary regional park for the Mountain House community. The regional park (82 total acres) 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).

Golf Course. One 18-hole, semi-public golf course would be provided in Neighborhoods I and J. A golf /recreation center would also be provided west of Great Valley Parkway in Neighborhood I.

Bike Paths and Sidewalks. Class I, II, and III bike paths would be provided throughout the two neighborhoods. In addition, pedestrian sidewalks would be located along streets, and pedestrian connections are proposed at the termination points of many cul-de-sacs.

Proposed Changes to Master Plan and Specific Plan II

Compared to the existing Master Plan, the currently proposed development includes the following changes to the park and recreational features of Neighborhoods I and J:

- 1) Enlargement of the recreation amenity area. Compared to the existing approved Tentative Map for Neighborhoods I and J, the currently proposed changes would result in an approximately 31-acre increase in the area dedicated to parks, recreational facilities, and open space areas (i.e., neighborhood park, regional park, recreation commercial [recreation center/clubhouse], and open space/golf course/dry creek/detention basin areas). (See Table 3-2 in Chapter 3, Project Description.)
- 2) Access to the golf clubhouse from public roads without the need to travel through the gated entry to the residential community. The golf course would be accessible for public play.
- 3) Development of a park system that creates a single continuous public connection between the North Community Park (on the east side of Central Parkway) and Old River Regional Park (see Figure 5.14-2). This park/trail system would abut the unloaded collector road right-of-way, minimizing street crossings. This predominantly linear feature would also provide access to small parks and focal points. While the homeowners association would own and maintain the park system, dedicated easements would be provided to allow public access.
- 4) The addition of a trail within the 50-foot buffer between the railroad tracks and the residential uses in Neighborhood J.

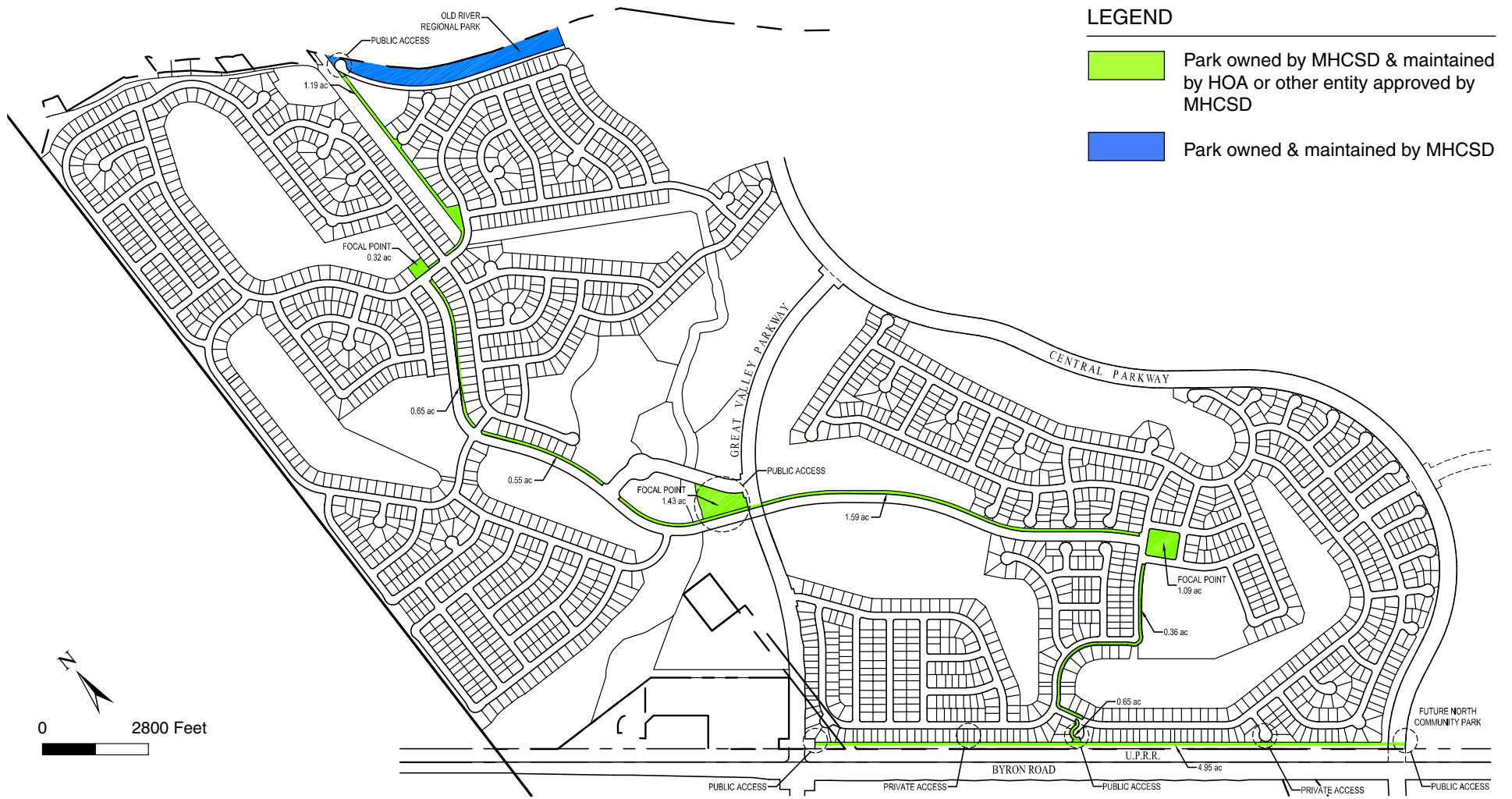


Figure 5.14.2

NEIGHBORHOOD AND LINEAR PARKS IN NEIGHBORHOODS I AND J

SOURCE: CBC, 2007



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The currently proposed project also includes a minor re-balancing of the Residential Medium High and Regional Park uses within Neighborhood K, but this change would not affect the total acreage of regional park use. The change would accommodate an access road to existing and future Old River lots from an extension off Central Parkway.

Conclusion

Currently proposed plans for Neighborhoods I and J provide a significant array of park and recreational facilities. No significant impact on existing neighborhood and regional parks or other recreational facilities, either at the Mountain House community or off-site, is expected such that substantial physical deterioration of the facility would occur. The Master Plan and Specific Plan II include an implementation measure requiring the Mountain House Community Services District (MHCS D) to begin construction of each neighborhood park as soon as 50 percent of the dwelling units in that neighborhood receive their final inspections. Each park must be completed before 80 percent of the dwelling units for that neighborhood receive their final inspections. These requirements could result in residents of a new neighborhood using the neighborhood parks in previously constructed neighborhoods, depending on the actual timing of the construction of the parks. The period between initial residential occupation of a neighborhood and completion of its neighborhood park is estimated to be 1 to 2 years. However, the temporary potential overuse of existing neighborhood parks should not substantially accelerate their physical deterioration.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The parks and recreational facilities described above would be constructed as part of the overall construction of Neighborhoods I and J. No existing recreational facilities would be expanded. In most cases, the timing for construction of the new parks would be tied to completion of the specific percentages of dwelling units and buildings. No significant impacts associated with construction of new parks and recreation facilities are expected other than those associated with construction of the neighborhoods as a whole. Construction impacts would be short-term and include movement of earth for excavation and fill, delivery of construction materials, and generation of dust and noise from operating equipment. These construction impacts were addressed in the 1994 MEIR.

Existing Master Plan Provisions for Construction of Recreational Facilities

Implementation measures in the Master Plan could affect the design of recreational facilities that would be provided for Neighborhoods I and J. These implementation measures are addressed in the following paragraphs.

Master Plan Implementation Measure 7.2.6(c) states that residents of the neighborhood in which the park is proposed shall be surveyed to determine which facilities and improvements are most needed and desired. Chapter 3 of the Mountain House Parks, Recreation and Leisure Plan includes a public outreach and publicity program. As part of this program, the MHCSD may establish a Parks and Recreation Committee to advise the General Manager (of the MHCSD) on leisure issues. The plan also includes neighborhood outreach to encourage neighborhood involvement in planning for programs and facilities by holding periodic meetings at community centers once they are built. This public outreach and publicity program satisfies the intent of Master Plan Implementation Measure 7.2.6(c).

Master Plan Implementation Measure 7.2.8(p) states that when paths cross Byron Road and the adjacent railroad tracks, the paths shall be grade-separated.

Master Plan Implementation Measure 7.2.9(b) states that early access to Old River shall be provided during development of Specific Plan I, but no later than the issuance of the 2,000th building permit. Plans for early access have been submitted by Trimark Communities, LLC, the applicant for Specific Plan II, to the MHCSD (Teed-Bose, 2004; Karam, 2006).

Conclusion

Implementation of currently proposed plans for Neighborhoods I and J would require construction of recreation facilities that are an integral part of the overall Mountain House community addressed by the Master Plan, Specific Plan II, and the 1994 MEIR and approved by the San Joaquin Board of Supervisors. Construction impacts would be temporary and would consist of noise and dust from construction equipment and traffic impacts associated with truck traffic delivering construction materials. Construction of parks and recreation facilities would be concurrent with construction of housing and other amenities in the neighborhoods where the recreational facilities would be located. These construction impacts were adequately addressed in the 1994 MEIR, and new design considerations discussed above are adequately addressed in Specific Plan II or the Mountain House Parks, Recreation and Leisure Plan. No new recreational impacts have been identified as compared to the 1994 MEIR.

Sources of Information

Karam, Gabriel, Mountain House Community Services District, 2006. Fax communication to Natalie Macris, November 22.

Mountain House Community Services District / SWA Group, 2004. *Mountain House Parks, Recreation and Leisure Plan*. August 10.

Teed-Bose, Eric, Trimark Communities, LLC, 2004. E-mail communication to Robert Mills, Mills Associates, August 4.

