

**CHAPTER SEVEN: RECREATION AND OPEN SPACE**

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## **CHAPTER SEVEN: RECREATION AND OPEN SPACE**

### **7.1 INTRODUCTION**

This chapter summarizes Master Plan provisions related to public and private open space/recreation and resource conservation, and states both the Plan Description and Implementation Measures for SP II.

Additional information may be found within this document in Chapter Three: Land Use, Chapter Four: Development and Design (including development standards), Chapter Nine: Transportation and Circulation (including other bicycle and pedestrian facilities), and Chapter 15: Storm Drainage and Flood Protection (including design and development of the Mountain House Creek Park and other open space areas).

### **7.2 PARKS AND RECREATION**

#### **7.2.1 Recreation System**

##### **Master Plan Summary**

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

The community will maintain a combined community and neighborhood park ratio of not less than five acres per 1,000 people, and will incorporate a comprehensive system of regional, community and neighborhood parks at locations that serve every part of the community. The Public Land Equity Program (PLEP) will be used to ensure the timely acquisition and dedication of all park sites.

The park system will provide community focal points that are accessible to residential neighborhoods and complement other community programs, especially schools, as well as natural resource areas that preserve and enhance wildlife habitats and corridors and create educational opportunities. The community's bicycle and pedestrian circulation system will establish linkages between residential areas and open space destinations.

The MHCS D has prepared the *Parks, Recreation and Leisure Plan*, which provides additional information on recreational planning and operations. It also supplies a definition of requirements for Conceptual, Preliminary, and Final/Construction Park Plans as used in this Specific Plan.

##### **Plan Description**

Figure 7.1: SPII Recreation and Open Space System illustrates the overall concept for parks within Specific Plan II. Tables 3.1 and 3.2 provide acreages of park uses.

Specific Plan II proposes seven Neighborhood Parks (one each for Neighborhoods C, D, H, I, J, K, and L); three Community Parks (Mountain House Creek Community Park, Central Community Park, and North Community Park); one Regional Park (Old River Regional Park); two linked nature preserves (one in Neighborhood I and one in Neighborhood J) featuring passive recreational activities such as picnicking and hiking; parks, within the Commercial Recreation area, linked to one another via a series of paths or trails; a series of lakes in Neighborhood J, associated with the nature preserve and functioning as water quality basins; and two man-made lakes (one in Neighborhood K and one in Neighborhood L), which are also designed as water quality basins.

All such facilities will be constructed either pursuant to existing Community approval policy, or as part of construction of adjacent development areas. Specific timing will be determined as part of Tentative Map approvals for areas which contain each facility.

The park provisions for the Specific Plan II Area are intended to meet the standards for acreage, usage, service area, access and total program as described in the Master Plan. Given the Master Plan standard of five acres of park land (Community Park and Neighborhood Park land combined) per 1,000 people, and a projected population of 22,200 people in Specific Plan II, the SPlI Plan Area would require 111 acres of Community Park and Neighborhood Park land. This Specific Plan allocates 35 acres to Neighborhood Parks and 82 acres to Community Parks, for a total of 117 acres. The Old River Regional Park provides an additional 88 acres of park land.

**SPlI Implementation Measures**

1. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Eleven: Parks).
2. **Land Dedication Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Public Land Equity Program and Ordinance.
3. **MHCSD Parks and Facility Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended.

MOUNTAIN HOUSE SPECIFIC PLAN II

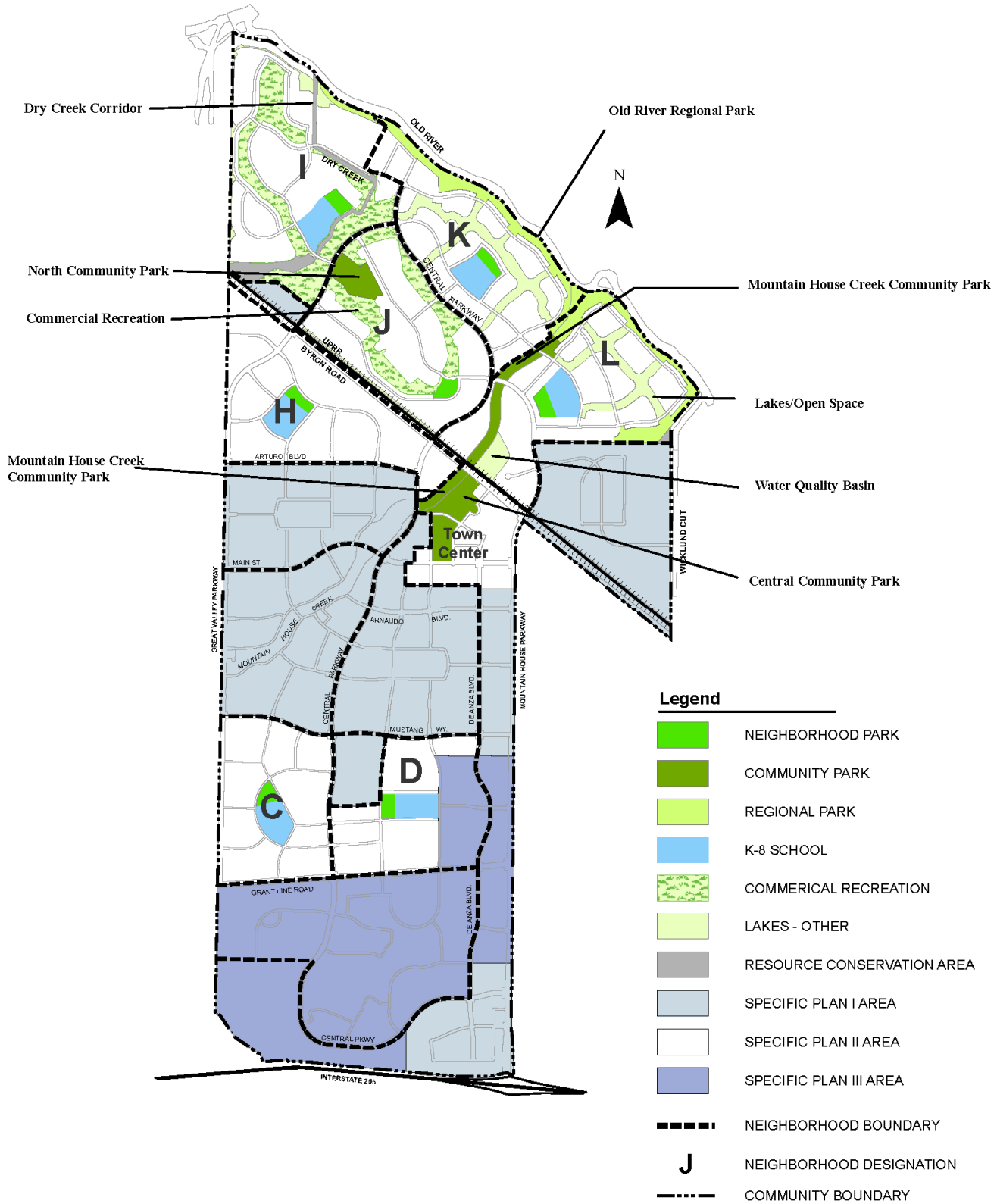


FIGURE 7.1 – SPII RECREATION AND OPEN SPACE SYSTEM

## 7.2.2 Neighborhood Parks

### Master Plan Summary

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

Within the ten family neighborhoods and the Neighborhood K mixed active adult and family neighborhood, neighborhood parks will be located adjacent to K-8 schools on a Collector street and will generally be within a half-mile of residences within the surrounding neighborhood. Bicycle and pedestrian crossing of Major Arterial streets will be minimized. School and park recreational programs will be coordinated, and approximately one-half of neighborhood park acreage will be shared with the adjacent school.

Neighborhood Parks will be sited and designed to be as visible as possible from local streets in the neighborhood, and will be designed and maintained to provide for active and passive uses.

Neighborhood Park Preliminary Plans for SP11 neighborhoods are included in this Specific Plan.

### Plan Description

Preliminary Plans for Neighborhoods C, D, H, K and L are included with Neighborhood Center Plans in Chapter Four (see Figures 4.19 to 4.25).

### SP11 Implementation Measures

1. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Eleven: Parks).
2. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended.
3. **MHCSD Design Theme Requirements.** Neighborhood parks shall be designed to be consistent with the Neighborhood Design theme selected for each applicable Neighborhood, per the requirements of the MHCSD Design Manual, as amended (Chapter Eleven: Parks) and the Master Developer Single Family Design Manual, as amended (Chapter Two: Implementation).
4. **Timing of Neighborhood Parks.** The MHCSD shall begin construction of neighborhood parks as soon as 50% of the dwelling unit permits for each neighborhood have had their final inspection. The park shall be completed no later than the time 80% of dwelling unit permits for the neighborhood have had their final inspection.

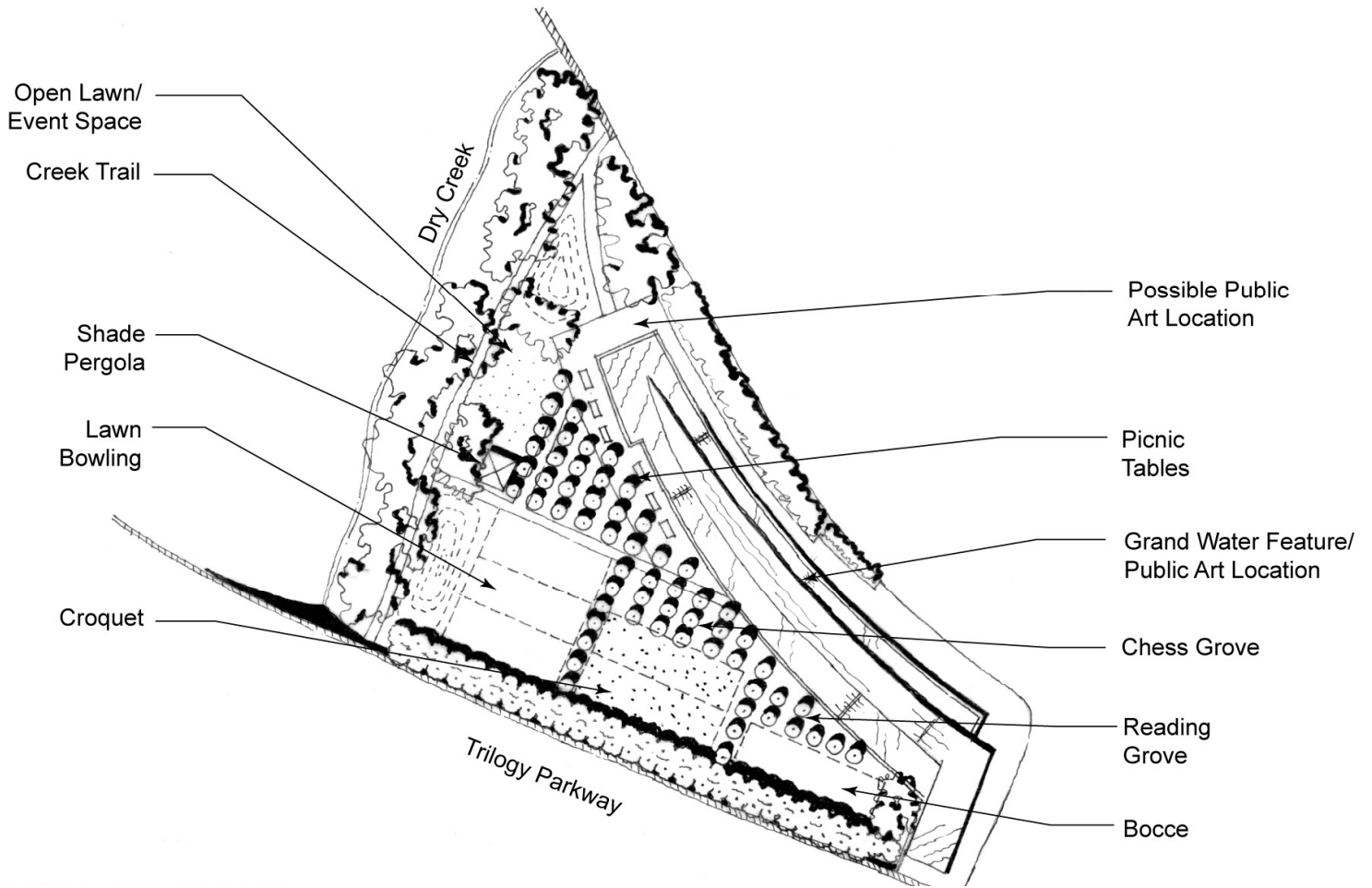


FIGURE 7.2 – NEIGHBORHOOD I NEIGHBORHOOD PARK

### 7.2.3 Community Parks

#### Master Plan Summary

The Master Plan requires Community Parks to serve the overall Community with both active and passive recreational opportunities, with facilities provided that meet the needs of the Community as it develops.

Community Parks will contain a minimum of 20 acres. Several adjacent properties, such as described for the Central Community Park complex, may each contain less than this minimum, as long as they are adjacent, and total at least 20 acres in aggregate. Each of the three Villages (i.e., four neighborhoods served by a Village Commercial Center) will also be served by a Community Park.

Community Park planning for SPII areas outside the Mountain House Creek corridor will generally follow the conceptual program summarized below:

- A Central Community Park complex which totals approximately 448.91 acres, will be developed in three distinct subareas and be located within and/or adjacent to the Town Center, reinforcing the community focus of the downtown. These subareas include a site intended for phased development with an amphitheater, and other facilities; a sports-related site; and a larger site to support a possible stadium and adequate shared parking to serve the various public uses in the area.
- A sports-related Community Park will be located north of Byron Road, adjacent to Great Valley Parkway.

Preliminary Plans for each of the SPII Community Parks are included in this Chapter.

Park programming, joint use, and other Community Park issues are discussed further in the MHCS D's *Parks, Recreation and Leisure Plan*.

#### Plan Description

SPII allocates approximately 82 acres to Community Parks, as follows:

- Central Community Park: The SPII portion of Central Community Park occupies approximately 34.14 acres, divided into two sections. Together with the adjacent 14.5-acre Specific Plan I Community Park, the Central Community Park will comprise approximately 48.91 acres and provide active recreational facilities in close proximity to the Town Center's civic, retail, higher density housing, and transit uses, as well as trail connections to the adjacent Mountain House Creek Community Park.
- The Preliminary Design for the park (see Figure 7.3: Central Community Park Concept) shows a parking lot in the south portion of the park between the ball fields and the aquatic center to be located across from the Town Hall/Library building. A pedestrian spine leads from the "Town Green" bulge on the south portion of the park, splitting the play fields, and connects to Mountain House Creek Community Park trails to the north. Additional parking lots along the northwest boundary serve both the Creek and Central Community Parks.
- North Community Park: The 20 acre North Community Park is located in Neighborhood J, adjacent to Great Valley Parkway. (See Figure 7.4: North Community Park). The park provides active recreation for neighborhoods north of Byron Road.

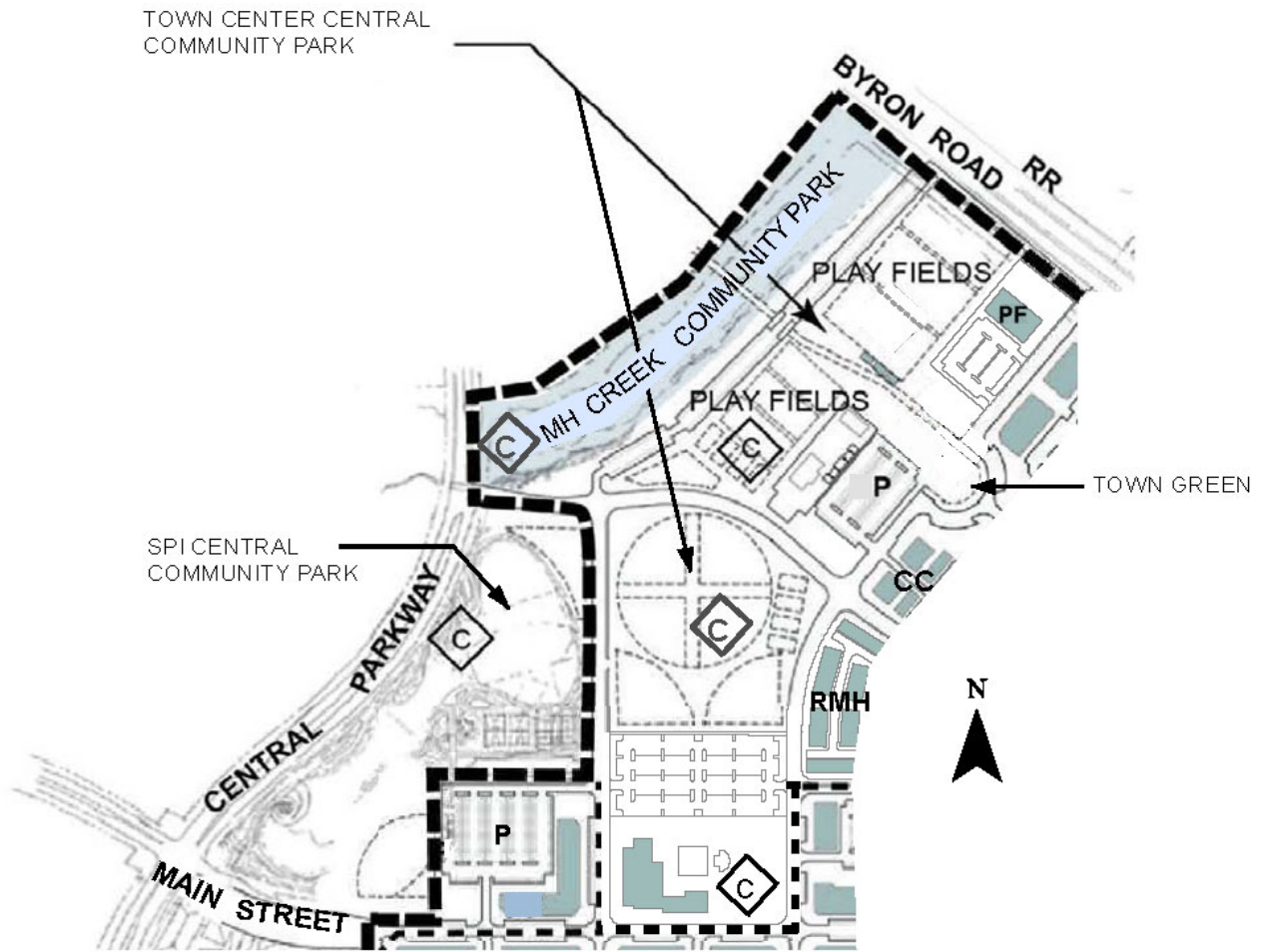
- Playfields are located to the east, with parking for vehicles and bicycles along the west boundary with access from Great Valley Parkway. Trails around and through the site connect all park uses and surrounding neighborhoods.

Mountain House Creek Community Park: See Figure 7.6 and Section 7.2.4, below.

#### **SPII Implementation Measures**

1. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Three: Parks, Trails and Open Space).
2. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 3: Parks, Trails and Open Space).
3. **Community Pool Requirements.** The North Community Park and the Central Community Park may each have one centralized community pool.
4. **Central Community Park Timing.** The Master Plan defined the Central Community Park as having three general phases. The first phase was constructed as part of Specific Plan I; the second and third phases will be part of SPII (see Figure 7.3: Central Community Park Concept). The second phase, which is to include one of the remaining two parcels, must be constructed no later than the time 80% of dwelling unit permits south of Byron Road within Specific Plan II have had their final inspection. The third parcel must be constructed no later than the time 95% of dwelling unit permits south of Byron Road within Specific Plan II have had their final inspection.
5. **North Community Park Timing.** The North Community Park must be constructed no later than the time 80% of dwelling unit permits within Neighborhoods K and L have had their final inspections.





**Legend**

■■■■■	TOWN CENTER BOUNDARY	PF	PUBLIC FACILITY
■■■■■	MIXED USE CORE	MX	MIXED USE
P	PARKING AREA	CC	COMMUNITY COMMERCIAL
◇	COMMUNITY PARK	RMH	MEDIUM HIGH DENSITY RESIDENTIAL

**FIGURE 7.3 – CENTRAL COMMUNITY PARK CONCEPT**



FIGURE 7.4 – NORTH COMMUNITY PARK

## 7.2.4 Mountain House Creek Park

### Master Plan Summary

The Master Plan proposes a design for the restoration of the Mountain House Creek corridor to a diverse riparian system dominated by native species and protected from inappropriate uses or activities, with a wildlife corridor within the creek park that will allow wildlife unobstructed access to Old River.

The Mountain House Community Park and creekside landscape along Mountain House Creek will serve as the central open space feature for the community and provide passive recreational opportunities, open space connections, wildlife habitat, and flood control. Creek design and management will integrate the multiple purposes of flood control, wildlife habitat, and recreation. Installation of recreational facilities will be provided in coordination with habitat restoration and drainage requirements.

Further information and requirements are found in the MHCSD's *Parks, Recreation and Leisure Plan, as amended*.

### Plan Description

Within SPII, the Mountain House Creek Park will be extended from Central Parkway at Town Center to its northern terminus at the Old River Regional Park in Neighborhood L (see Figure 7.6: SPII Mountain House Creek Park).

Consistent with the Master Plan, the park corridor will serve multiple functions of flood control, water quality improvement, habitat restoration, and recreation. It will be a minimum of 250 feet and a maximum of 350 feet wide, with pedestrian access as follows:

- Along the east side of the creek, the path will be at least eight feet wide, concrete, and painted with a center stripe. It will be located out of the 100-year flood channel and provide a continuous path of travel for maintenance crews and emergency vehicles.
- Along the west side of the creek, the path will be eight feet in width. It will be constructed of a hard surface such as decomposed granite, or a resin-based paving.
- Creek paths will cross Byron Road at the Central Parkway overcrossing and at the intersection of Mountain House Parkway.

In addition to development of planting, grading, site furnishings, and other elements required by the Master Plan and the MHCSD Parks, Recreation and Leisure Plan, SPII facilities will include a staging area adjacent to Central Community Park within Town Center and a pedestrian bridge adjacent to North Community Park. The staging area will supply vehicular and bicycle parking, restrooms, picnic facilities, and trail access. The bridge will facilitate access from the North Community Park to the open space/water quality basin and medium-high density housing in Neighborhood L.

### SPII Implementation Measures

1. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 3: Parks, Trails and Open Space).
2. **MHCSD Drainage Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan

Update and Development Standards (see Section 3: Storm Drainage Design Standards).

3. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (see Chapter Eleven: Parks).
4. **Byron Road Crossing.** Bicycle and Pedestrian traffic along the creek corridor shall cross Byron Road via the Central Parkway overcrossing.
  - a. Signs will be located along the creek paths and the central community park directing users to the overcrossing.
  - b. Creek paths shall connect to the multi-use path on the south side of Byron Road.
  - c. Barricades and signs shall be located to prohibit pedestrian and bicycle crossing of Byron Road from the creek paths.

MOUNTAIN HOUSE SPECIFIC PLAN II

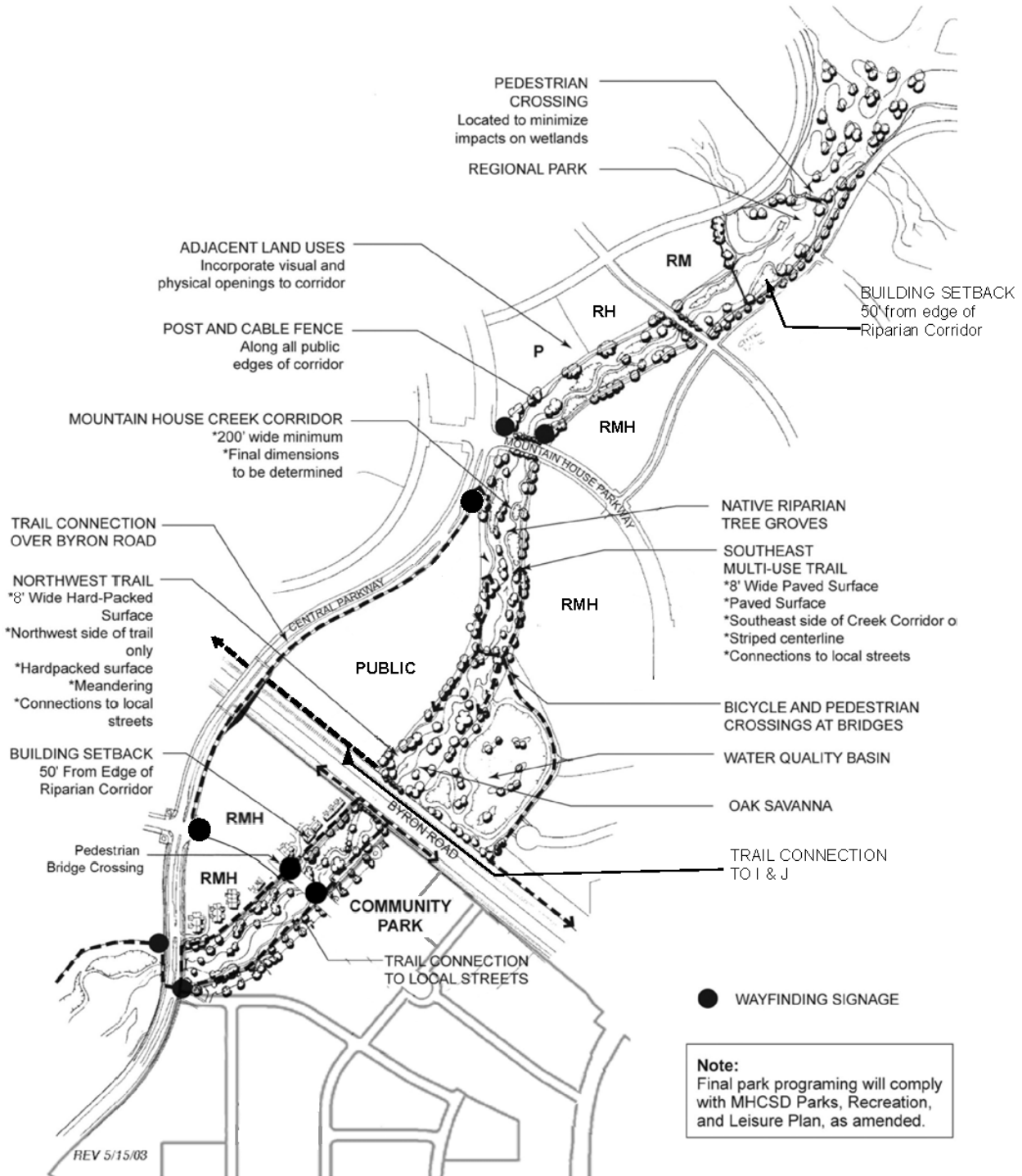


FIGURE 7.6 – SPII MOUNTAIN HOUSE CREEK PARK

## 7.2.5 Old River Regional Park

### Master Plan Summary

This Master Plan designates the area along the Old River as a regional park for recreational and wildlife habitat purposes. The waterfront linear park and wildlife preserve will offer access to the regional delta system and facilities for picnicking, boating, fishing, trails, wildlife observation, and play areas. A continuous trail along the waterfront (except where Mountain House Creek enters Old River) will provide access for hikers, bikers, and maintenance vehicles and will connect to the Mountain House Creek Park trails. Trailheads and parking will be provided in at least two locations.

Construction of the Old River Regional Park may be phased. A Preliminary Parks Plan is included with the specific plan. Strategies to provide phased park development, as well as other long-range planning and development strategies, are included in the MHCSD's *Parks, Recreation and Leisure Plan, as amended*.

### Plan Description

As depicted by Figure 7.7: Old River Regional Park (Plan) and Figure 7.8: Old River Regional Park (Section), the Old River Regional Park will be a linear, river-oriented open space extending from the northwest corner of Neighborhood K to the southeast corner of Neighborhood L. As envisioned by the Master Plan, the Regional Park will serve as a passive, river-oriented recreational open space that forms the northern boundary of the Mountain House community. The 88-acre park will be located entirely within SPII and will offer the following:

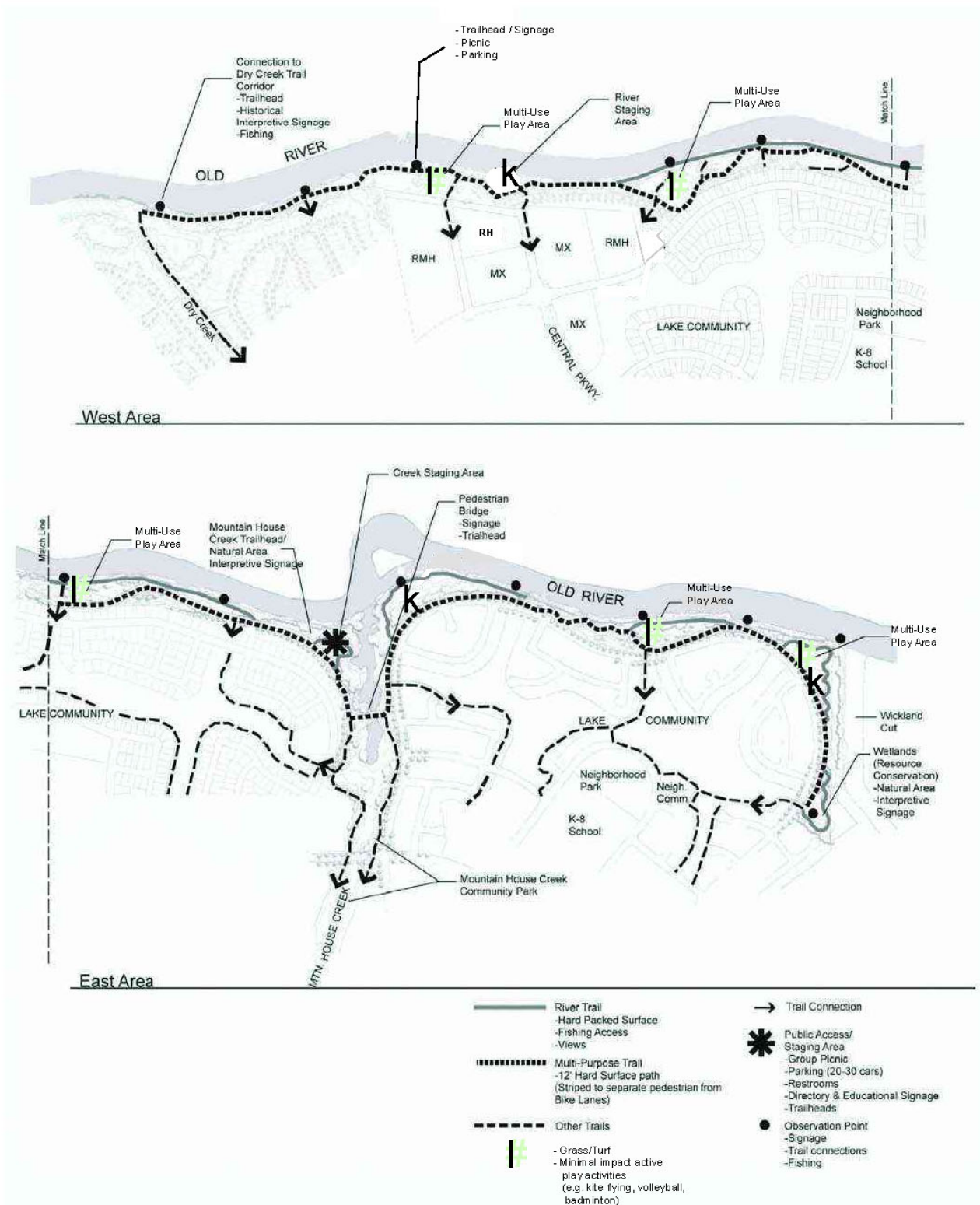
- Continuous 12-foot wide, multi-use hard surface path, with a pedestrian bridge crossing at Mountain House Creek.
- Smaller trails connecting the multi-use path to Mountain House Creek Park trails and adjacent roadways.
- Primary staging area at Old River Center, including small boat launch and parking, trailhead with picnic area, observation platform and interpretive area at the terminus of Central Parkway, and fishing dock. The boat launch will be operated by MHCSD to accommodate local recreational and wildlife-oriented boating.
- Secondary staging area at the terminus of Mountain House Creek, including interpretive signage, parking, and picnic area.
- Planting of riparian species to augment the existing vegetation adjacent to Old River, and mixed oak woodland planting within the park.
- Preservation of the 1.4-acre wetland in Neighborhood L (see Figure 7.7: Old River Regional Park).

Development of the park includes terraced fill to raise the elevation of areas adjacent to Old River and thereby improve flood control protection, water quality treatment and recreational value, including creation of increased areas of relatively flat and usable open space with the Regional Park (see Chapter 15, Section 15.7: Flood Protection). This approach will meet current flood control requirements and remove developed areas from the 100-year flood plain designation. The multi-purpose path will provide maintenance access. The existing levee will remain with its high habitat values undisturbed.

**SPII Implementation Measures**

1. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 2: Park and Recreational Facilities).
2. **MHCSD Drainage, Grading and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update and Development Standards, as amended (see Section 3: Storm Drainage Design Standards).
3. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (see Chapter Eleven: Parks).
4. **Old River Regional Park Timing.** Construction of park improvements may be completed on a phased basis to correspond with the development of Neighborhoods directly adjacent to the facility. Each minimum phase shall be defined as the entire segment of the park that is directly adjacent to an abutting Neighborhood or the Old River Center area (see Figure 4.20). The improvements to specific segment must be completed as soon as 80% of building permits within the adjacent Neighborhood or River Center area have had their final inspections.

# MOUNTAIN HOUSE SPECIFIC PLAN II



**FIGURE 7.7 – OLD RIVER REGIONAL PARK (PLAN)**



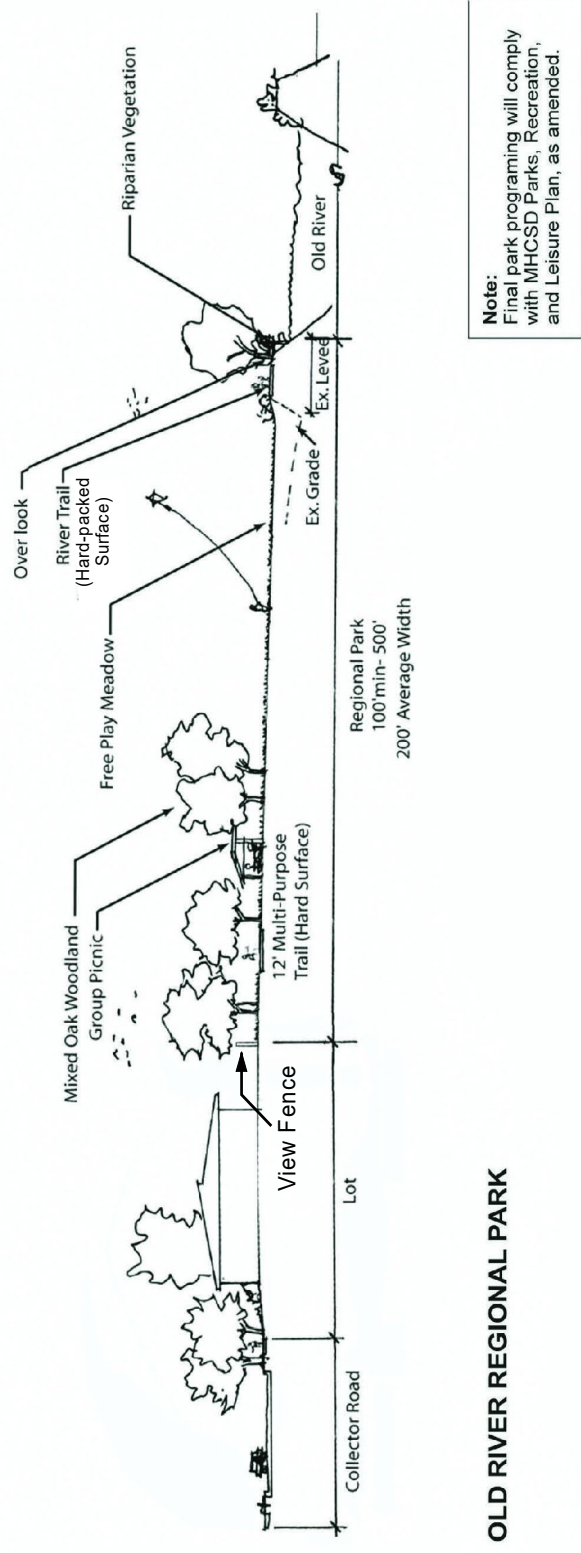
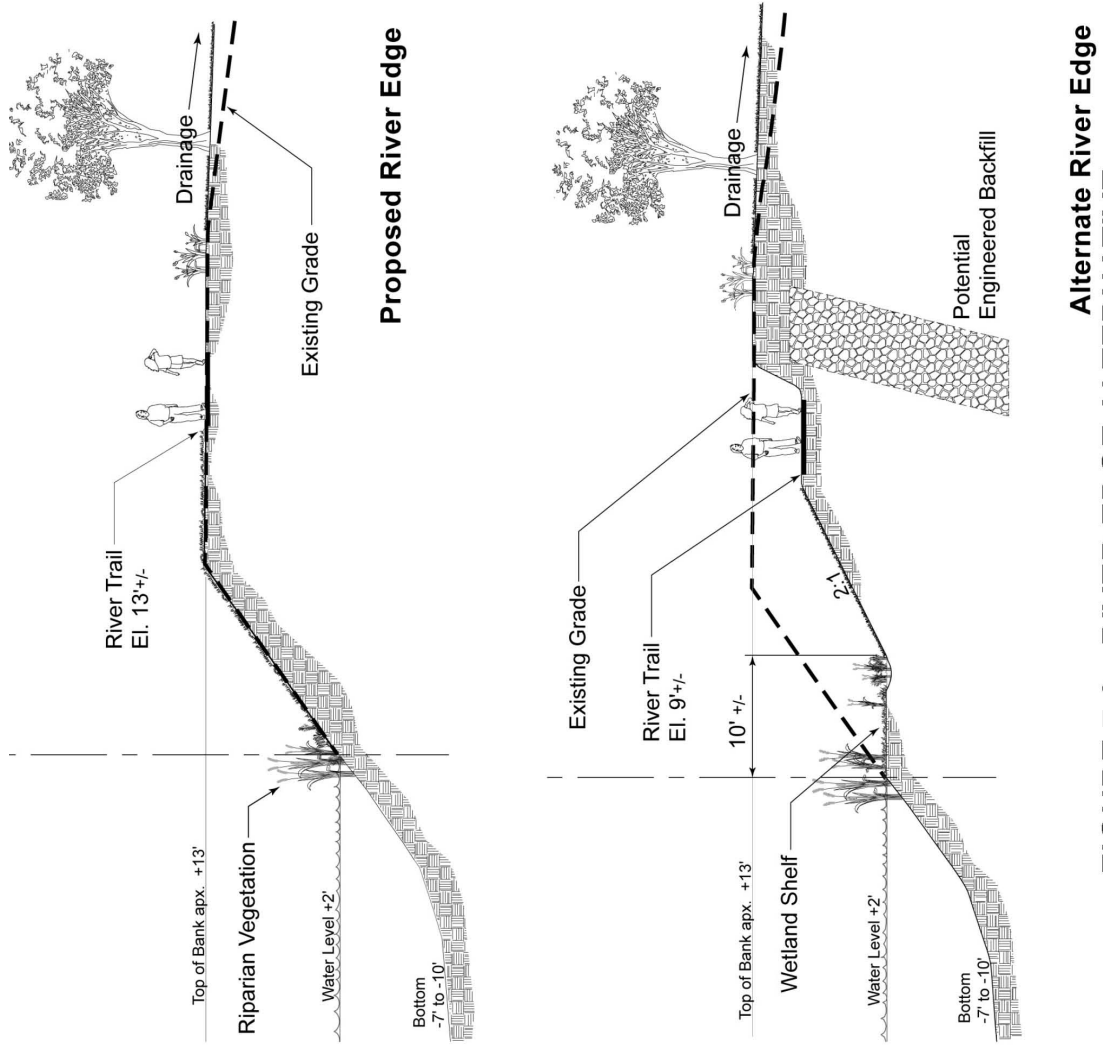


FIGURE 7.8 – OLD RIVER REGIONAL PARK (SECTION)



**NOTE:**  
THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

**FIGURE 7.9 – RIVER EDGE ALTERNATIVES**

## 7.2.6 Trails

### Master Plan Summary

The Master Plan establishes a network of paths that provide pedestrian and bicycle connections to open space and other destinations within Mountain House and connect the community to future potential regional trail alignments.

Signage and information will be provided as part of the trail system to orient users and promote better use of the pedestrian and bicycle system. Paths within Mountain House Creek Community Park, Old River Regional Park, Central Parkway and Great Valley Parkway will be interconnected to provide for easy access.

Future regional trails leading from Alameda or Contra Costa County to the community will connect to the pedestrian and bicycle network. Should the National Park Service decide to extend the De Anza Trail into the Mountain House area, the trail should be accommodated through connections to the community pedestrian and bicycle network, and be identified with signage. The most likely alignment would be to provide trail routing along proposed Class I bike lanes that parallel Great Valley Parkway from Kelso Road to Grant Line Road.

### Plan Description

SP II provides a trail system as depicted in Figure 9.2: SPII Bicycle and Pedestrian System. In addition to sidewalks, the system includes:

- Class I multi-purpose paths along Arterials. These will be eight feet wide, except for 10-foot wide paths on Great Valley Parkway (path on east side only) and 10-foot wide paths on Mountain House Parkway south of Bryon Road (path on west side only);
- Ten-foot wide multi-use trails on the northwest side, and eight-foot wide multi-use trails on the southeast side, of the Mountain House Creek Community Park;
- Class I multi-purpose paths through the Central Community Park and the Town Center;
- Class I, 12-foot wide multi-purpose path through Old River Regional Park;
- Eight-foot wide trails within Neighborhood J, along the UPRR right of way, and within Neighborhoods K and L, along the lakes/open space features; and
- Eight-foot wide and 12-foot wide trails within the nature preserves of Neighborhoods I and J.

### SPII Implementation Measures

1. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 3: Parks, Trails, and Open Space).
2. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (see Chapter Three: Streetscapes, Chapter Five: Paths, and Chapter Eleven: Parks).

3. **Coordination with Other Districts.** The MHCS D shall coordinate with the East Bay Regional Park District, the Livermore Area Recreation and Park District, and the National Park Service to allow these agencies the ability to connect such potential regional trails to the Mountain House community at on-site locations at the community boundary where planned Mountain House trails are intended to exist.

### 7.2.7 Private Recreation

#### Master Plan Summary

The Master Plan allocates privately developed recreation and encourages private recreational facilities as amenities within neighborhoods, higher density residential complexes, or commercial areas. Private recreation facilities may include pools, small parks, pocket parks/tot lots areas, community buildings or other facilities. Pocket parks will be provided in larger multi-family developments. Larger multi-family developments (not including adult or senior projects) developed with 75 or more units will include provisions for a children's play area with the development's private open space. Mini-parks of a minimum of ½ acre will be provided for single-family subdivisions located more than ½ mile from the edge of a public park.

#### Plan Description

##### *Nature Preserves*

Specific Plan II proposes two linked nature preserves, one in Neighborhood I and one in Neighborhood J, within the areas zoned as Commercial Recreation (C-R). They will be owned and maintained by a homeowners' association or by the MHCS D, provided a funding mechanism for maintenance is established to the satisfaction of the MHCS D. The nature preserves will offer passive recreational opportunities such as hiking and picnicking. They will be supplemented by adjacent and proximate active recreational uses, such as Neighborhood Parks and Community Parks, and by supportive and compatible uses within the C-R zone, such as eating establishments and small-scale outdoor entertainment. In addition, there are other parks, separate and distinct from the nature preserves, that are allowed within the C-R zone, provided they are linked to each other and to the nature preserves via trails or pathways, and meet specific requirements of the MHCS D's *Parks, Recreation, and Leisure Plan*.

##### *Other Facilities*

#### SPII Implementation Measures

1. **MHCS D Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Parks, Recreation and Leisure Plan, as amended.
2. **MHCS D Design Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Design Manual, as amended.
3. **Location and Construction of Mini Parks.** Where any portion of a proposed subdivision is located more than 1/2 of a mile from the edge of the nearest Neighborhood Park, as measured in a linear radial method, the Tentative Subdivision Map shall include a mini park. Upon completion, the park will be dedicated to the MHCS D, who will then be responsible for operation and maintenance. Mini-parks will be subject to the following minimum criteria:

**Each mini park shall contain a minimum of 1/2 acre. It should provide enough room for a small playground, a half court surface for basketball, and setbacks to buffer it from adjoining residences. A mini-park may incorporate a through connection for pedestrians.**

**No restrooms will be provided.**

**Lighting will be provided only if there is inadequate lighting from streetlights, and then it should be restricted to low level lighting for pedestrian use.**

- 4. Other Private Recreation. Larger multi-family developments (those in R/MH and R/H areas) developed with 75 or more units, shall include provisions for a children's play area with the development's private open space. Any adult or senior citizen only development will be exempt from this requirement.**

### **7.3 BIOLOGICAL RESOURCES**

#### **7.3.1 Habitat Conservation and Special Status Species**

##### **Master Plan Summary**

The Master Plan calls for combining mitigation for impacts to wildlife (primarily the Swainson's hawk) with the preservation of agricultural land, and for maintaining viable and economical agricultural productivity and enhanced wildlife values on the mitigation site(s). Reclaimed wastewater may be used to irrigate crops on lands used for habitat conservation. Habitat mitigation for Swainson's hawks, Northern harriers, and Black-shouldered kites are provided through a Habitat Management Plan (HMP) on off-site agricultural lands, riparian areas, or other areas obtained for purposes of habitat mitigation. The San Joaquin kit fox (kit fox) is a federally listed endangered and state listed threatened species, protected under both the Federal and California Endangered Species Acts. A portion of the southern half of the Master Plan area is located within the current US Fish and Wildlife Service (FWS) designated kit fox range.

The Master Plan also calls for preservation of other special- status species found within the Mountain House area. These species include Northern harrier, Black-shouldered kite, Burrowing owl, Tri-colored blackbird, Western pond turtle, Winter-run Chinook salmon, Delta smelt, Sacramento splittail, Mason's lilaeopsis and California hibiscus.

Each Specific Plan area (except Specific Plan I) will be surveyed by a qualified biologist prior to approval of the Specific Plan to generally map the location of special-status species identified in the particular Specific Plan area.

##### **Plan Description**

Since the adoption of the original Master Plan in 1994, the San Joaquin Council of Governments (SJCOG) and its member agencies have adopted and received permits for the San Joaquin County Multi-Specie Habitat Conservation Plan (HCP). The HCP is a multi-specific program which provides a long term mitigation program for a large number of local and regional species which encompasses the anticipated specie suspected to occur within the Mountain House project area.

The Mountain House project was included in the HCP, and such has been participating in the program by following pre-construction surveys and take avoidance measures, and paying applicable mitigation fees as contained in the program. Specific Plan II will also participate in the HCP and will continue to follow all applicable provisions contained in the

program pursuant to the permits authorized by both State and Federal Resource Agencies.

In addition to the HCP program, the Mountain House HMP is still recognized by the Specific Plan II program as a viable alternate Mitigation program to the HCP program if the HMP program ever needs to be implemented.

In September, 2003, a focused search for rose mallow (*Hibiscus lasiocarpus*) was undertaken in Old River via boat. This survey was negative.

### **SPII Implementation Measures**

- 1. Participation in HCP. All implementing projects shall comply with the San Joaquin County Multi-Species Habitat Restoration Plan (HCP), including all required take avoidance and pre-construction survey requirements. Alternatively, if the SJCMShCP terminates, applicants within the Specific Plan II area may proceed with the implementation of the Mountain House Habitat Management Plan, contained within the Master Specific Plan Appendix 7-B. This measure is pursuant to the terms of Section 3.11 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.**
- 2. Endangered Species Acts. In carrying out the operations of the project, the applicant shall take no action that violates the provisions of the California Endangered Species Act or the Federal Endangered Species Act. Compliance with said laws shall be the sole responsibility of the applicant, and the applicant agrees to indemnify, defend, and hold the County harmless from and against any claim or action by affected State agencies as to the project's compliance with said laws.**
- 3. Old River Levee. The existing Old River levee shall be preserved and/or enhanced to provide habitat for the western pond turtle, raptors, and other special- status species, as may be appropriate to this habitat.**

### **7.3.2 Wetlands**

#### **Master Plan Summary**

The Master Plan requires that development be carried out so that existing wetlands are preserved to the degree practicable. When loss is unavoidable, it will be compensated through mitigation. Buildings and structures will be set back from wetlands a minimum of 50 feet and protected by fencing or buffers; this setback distance should be increased where wetlands are of high value. Passive recreational uses may be permitted adjacent to wetlands, but active recreational uses will not. Runoff water from the urbanized uses within Mountain House will not be allowed to enter the Dry Creek wetlands or the adjacent jurisdictional channel.

Active and passive recreational uses near wetlands will be addressed in the MHCSD's *Parks, Recreation and Leisure Plan, as amended*. A Wetlands Management Plan is required for every Specific Plan area that includes wetlands. The plan must include setbacks for structures from wetlands.

#### **Plan Description**

Wetlands occur at several distinct locations within the boundary of Specific Plan II, including Mountain House Creek, Dry Creek, and a small area north of the wastewater treatment plant. The previously delineated wetlands within Neighborhood C were

subsequently determined by the Corps to be isolated and therefore non-jurisdictional pursuant to the SWANCC Supreme Court decision.

The isolated wetland north of the wastewater treatment plant is approximately 1.4 acres in area and is bounded by a Wicklund Cut, Old River Regional Park, the wastewater treatment plant, a collector street and a small frontage of medium density residential use. The area will be preserved and includes a 50-foot buffer from adjacent residential uses. A larger freshwater wetland exists near the head of Dry Creek, adjacent to Byron Road. This wetland, plus an adjacent upland next to Byron Road area is approximately 13.4 acres in area. Both of the preserved wetlands and adjacent buffer zones are designated as Open Space/Resource Conservation on Figure 3.1: SPII Land Use.

Within the proposed Mountain House Creek corridor, wetlands will be established to offset any loss of wetlands due to construction of the multi-use corridor. The creek corridor is comprised of excavated channels that include emergent marsh, seasonal wetlands and riparian scrub wetlands in the lower elevations. A mid-level terrace includes scattered water quality basins that function as wetlands as well as oak woodland and grassland savannah habitats bordering the lower level riparian wetlands. An upper terrace borders the mid-level terrace, and includes pedestrian paths within native oak woodland and grassland habitats area. The Mountain House Creek corridor ranges in width from 200 feet to approximately 600 feet. North of Byron Road, the corridor averages approximately 250 feet in width.

Figure 7.10: Dry Creek Open Space illustrates typical cross-sections for Dry Creek. The jurisdictional ditch downstream of the Dry Creek wetlands will be left undisturbed. The capacity of the ditch may be expanded by adding engineered fill outside of the jurisdictional area and above the ordinary high water mark, in order to accommodate 100 year storm flows from off-site sources. No on-site stormwater will be discharged into the Dry Creek wetlands or its downstream ditch. A pedestrian trail may be allowed within the expanded ditch corridor provided it does not result in disturbance of the jurisdictional area.

### **SPII Implementation Measures**

1. **Wetlands Mitigation.** Wetlands mitigation shall provide for creation of wetlands to replace those which would be lost, if any. Mitigation, if required by the Clean Water Act, shall occur within the Mountain House and Dry Creek corridors. All mitigation will be as required by the provisions of the Clean Water Act.
2. **Buffering.** Where preserved wetlands provide valuable habitat to wildlife, protective fencing, screening or buffers shall be provided where necessary to minimize disruption of habitat areas. The type of protection will vary depending on the type and function of the wetland, the adjoining land use and the terrain.
3. **Fencing Requirements.** Buffer zones along wetland restoration areas shall be temporarily fenced during construction so as to minimize the potential for inadvertent impacts from construction activities. Following construction, permanent barriers and/or fencing shall be installed to preclude access and damage from wheeled vehicles such as motorcycles and ORVs. Any fencing that is located within the drainage facilities shall be designed to prevent debris accumulation or otherwise impact water surface elevations.

4. **Maintenance Requirements.** The wetlands shall be retained as self-sustaining, requiring only minimal long-term maintenance to repair barriers or fences, and remove debris resulting from use of the area by residents.
5. **Required Approvals.** Any proposed modifications to wetlands or waters of the U.S. should be prepared in compliance with the Clean Water Act prior to construction of these features.



MOUNTAIN HOUSE SPECIFIC PLAN II

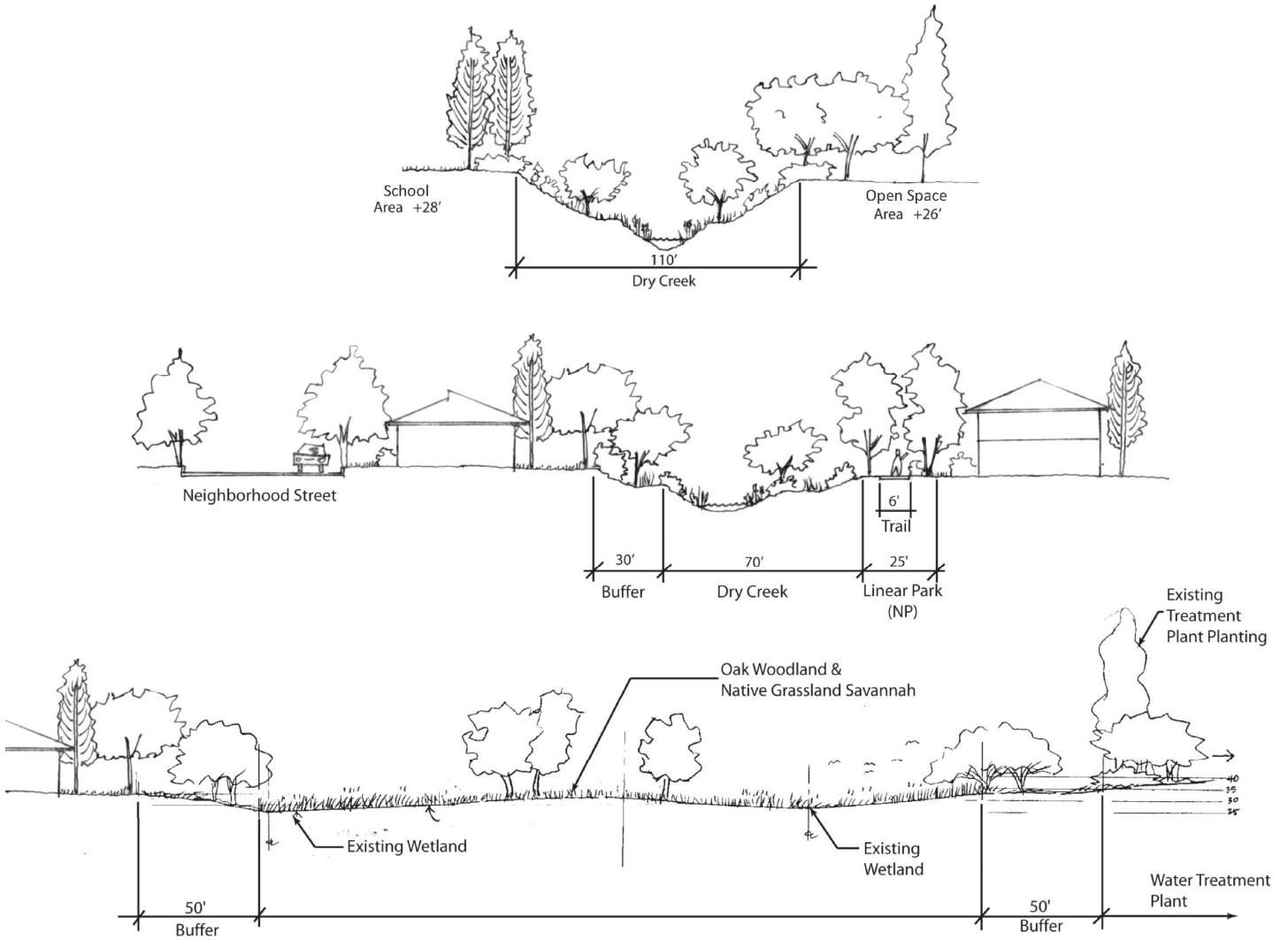


FIGURE 7.10 – DRY CREEK OPEN SPACE

### 7.3.3 Tree Mapping and Conservation

#### Master Plan Summary

The Master Plan requires the preservation, whenever possible, of the visual quality of healthy trees within and adjacent to the Mountain House community to the greatest extent practical.

Land uses should be compatible with the preservation program for mature trees.

#### SPII Implementation Measures

1. **Existing Tree Preservation.** Existing healthy mature trees, particularly those located along Mountain House Parkway and Grant Line Roads, shall be preserved and incorporated into the landscape design of the community to the greatest extent practical. Land uses should be compatible with the preservation program for mature trees.
2. **Design of Roadways.** The design of major roadways, widening or reconstruction of existing major roadways, and local streets shall address the preservation of mature trees in good condition.
3. **Horticultural Practices.** Existing trees deemed feasible for preservation shall be preserved by following good horticultural practices to maintain existing drainage, ventilation, and solar conditions. These measures shall include keeping pavement well away from the drip lines of trees designated for preservation.
4. **County Tree Survey Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, as amended, regarding tree surveys (see Chapter 9-857.2M, Major Subdivisions: Requirements for Application).

### 7.3.4 Off-Site Biological Impacts

#### Master Plan Summary

The Master Plan requires that off-site improvements, such as pipelines for water or wastewater, storage ponds, establishment or relocation of irrigation canals or irrigation systems, also be considered to avoid adverse affect sensitive biological resources.

#### Plan Description

The Master Plan requirements related to off-site biological impacts will be implemented by SPII through the implementation measures listed below.

#### SPII Implementation Measures

1. **Biological Surveys and/or Plans for Off-site Biological Impacts.** Off-site improvement projects required as part of the implementation of the Mountain House community shall comply with the requirements of the SJCMShCP including take-avoidance and pre-construction survey protocols. All such projects shall comply with the requirements of the Federal Endangered Species Act and the California Endangered Species Act.

## 7.4 CULTURAL RESOURCES

### Master Plan Summary

The Master Plan requires that significant cultural resources and historic structures be identified and, where possible, preserved by integrating into new development or relocation. Additional archaeological surveys will be conducted as part of Specific Plans in areas of development that have not been subjected to intensive archaeological reconnaissance.

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

### Plan Description

An intensive cultural resources investigation of the SPII area was carried out by a team of archeologists (see Peak & Associates: *Resources Studies for the Proposed Mountain House Specific Plan II Area*). Of the nineteen cultural resources located within the area, all nineteen have been evaluated and found to be ineligible for listing in the California Register.

The investigation included re-recording of fourteen previously identified resources consisting of residences with associated outbuildings, and a single residence, to verify that conditions had changed enough to warrant re-recording. Two other previously identified resources were re-recorded as the original recorders of these resources did not have complete access to these sites.

Three newly identified cultural resources from the historic period were discovered during the reconnaissance. Field investigation, including trenching and excavation, revealed that none are eligible for the California Register.

### SPII Implementation Measures

1. **County Construction Related Requirements. All implementing projects shall comply with the applicable provisions regarding cultural resource construction protocols of the San Joaquin County Development Title, as amended, regarding cultural resource surveys:**
  - a. **Chapter 9-1053, Historic Resource Preservation; and**
  - b. **Chapter 9-Chapter 9-857.2M, Major Subdivisions: Requirements for Application.**

## 7.5 PHASING AND COSTS

### Master Plan Summary

The Master Plan requires the timing, phasing and responsibilities for regional park improvements to be addressed by the MHCSD's *Parks, Recreation and Leisure Plan, as amended*. Construction of the regional park may occur in phases. The regional park, as well as public art, will likely be funded from impact fees levied throughout Mountain House

It is assumed that development of the regional park will begin approximately mid way through residential buildout.

The Master Plan assumes that the golf course will be built when there is a sufficient population base and demand to support the facilities.

**SPII Implementation Measures**

1. **Phasing and Costs.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCS D and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCS D Capital Improvement Program, and applicable development fee Ordinances.

**7.6 OPERATIONS AND MAINTENANCE**

**Master Plan Summary**

Maintenance of parks and recreational facilities will be provided by the community operating out of community on-site facilities. Personnel and equipment will be combined for the maintenance of parks and other public facilities to create the most efficient and cost effective program possible. Ultimately it is anticipated that several staff persons will be needed strictly for the upkeep of park and open space areas in the community. The same personnel may be used to maintain the off-site mitigation areas.

**Plan Description**

The Master Plan requirements related to operations and maintenance will be implemented by SPII through the implementation measure listed below.

**SPII Implementation Measures**

1. **Operations and Maintenance.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCS D and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCS D Capital Improvement Program, and applicable development fee Ordinances.
2. **I/J Park Maintenance.** All parks within the boundaries of Neighborhood I and J, including the linear park network, shall be maintained by a financing/maintenance entity acceptable to the MHCS D.