

**CHAPTER FIVE**  
**EDUCATION, CHILD CARE**  
**AND LIBRARY SERVICES**

**CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES**

<b>5.1</b>	<b>EDUCATION</b>	<b>5.1</b>
5.1.1	Introduction	5.1
5.1.2	Assumptions	5.1
5.1.3	School Facilities	5.2
5.1.4	School Siting Criteria	5.6
5.1.5	School Support Facilities and Services	5.9
5.1.6	Integration of School and Community Facilities	5.9
<b>5.2</b>	<b>CHILD CARE FACILITIES</b>	<b>5.10</b>
<b>5.3</b>	<b>LIBRARY SERVICES</b>	<b>5.11</b>
<b>5.4</b>	<b>PHASING AND COSTS</b>	<b>5.12</b>
5.4.1	School Phasing	5.12
5.4.2	Library Phasing	5.13
5.4.3	Capital Facility Costs	5.14
5.4.4	Operations and Maintenance	5.14
<b>5.5</b>	<b>SPECIFIC PLAN REQUIREMENTS</b>	<b>5.15</b>
<b>LIST OF FIGURES</b>		
	Figure 5.1: Neighborhood Park and School Diagram	5.4
<b>LIST OF TABLES</b>		
	Table 5.1: Student Generation	5.2
	Table 5.2: K-8 Students at Neighborhood Buildout	5.2

## **CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES**

### **5.1 EDUCATION**

#### **5.1.1 Introduction**

This section describes the objectives, policies and programs related to the provision of school facilities and services for kindergarten through twelfth grade. Chapter Three: Land Use, also contains provisions relating to schools.

#### **5.1.2 Assumptions**

- a) **Serving School District:** The serving school district for the Master Plan is the Lammersville Unified School District (formerly the Lammersville Elementary School District) for grades K-8 and for grades 9-12. The Master Plan utilizes the current districts' grade structure of K-8 elementary schools and a 9-12 high school.
- b) **School Construction/Availability:** The School Districts will provide the schools as needed. Interim facilities at existing schools will also be provided before the first on-site schools are completed.
- c) **Student Generation:** Table 5.1: Student Generation, and Table 5.2: K-8 Students at Neighborhood Buildout show the assumed student generation per dwelling unit and the ultimate number of students at buildout for each of the Master Plan residential land use designations. The generation rates used were provided by the School Districts with the exception of the K-8 rates for Medium High and High Residential densities. Based upon comparison with other districts, these rates have been estimated at 50% of the medium and low density generation rates.

Table 5.1: Student Generation						
Master Plan	Average Units	Dwelling Units	K-8 Students	K-8 Students	9-12 Students	9-12 Students
Residential Land Use	Per Acre	At Buildout	Per Unit	At buildout	Per Unit	At buildout
RVL: Very Low	2.00	106	0.676	72	0.179	19
RL: Low	4.50	5,382	0.676	3638	0.179	963
RM: Medium	6.00	5,967	0.676	4034	0.179	1,068
RMH: Medium High	14.00	2,717	0.338	918	0.0432	117
RH: High	20.00	1,242	0.338	420	0.0432	54
MX: Mixed Use		200	0.338	68	0.0432	9
Senior Housing		0	0	0		0
<b>TOTAL</b>		<b>15,614</b>		<b>9,149</b>		<b>2,230</b>

Note: Active Adult housing projects in RL, RM, and RMH designated sites are excluded from this table.  
 Second Units, additional Town Center Units and Density Bonus Units are not included in this Table.

Table 5.2 shows the K-8 student generation at buildout of each of the ten family residential Neighborhoods lettered A-H and K-L.

Table 5.2: K-8 Students at Neighborhood Buildout													
Neighborhood	A/B	C	D	E	F	G	H	I	J	K	L	I-205 Mixed Use	Town Center
K-8 Students	1144	775	769	836	864	717	875	892	343	534	713	114	92

Note: These figures are approximate and may be modified by Specific Plans and minor plan amendments

- d) Role of the MHCSD: While all school facility plans and requirements require the final approval authority of the School Districts, it is intended that MHCSD play a supporting and assisting role where feasible.

### 5.1.3 School Facilities

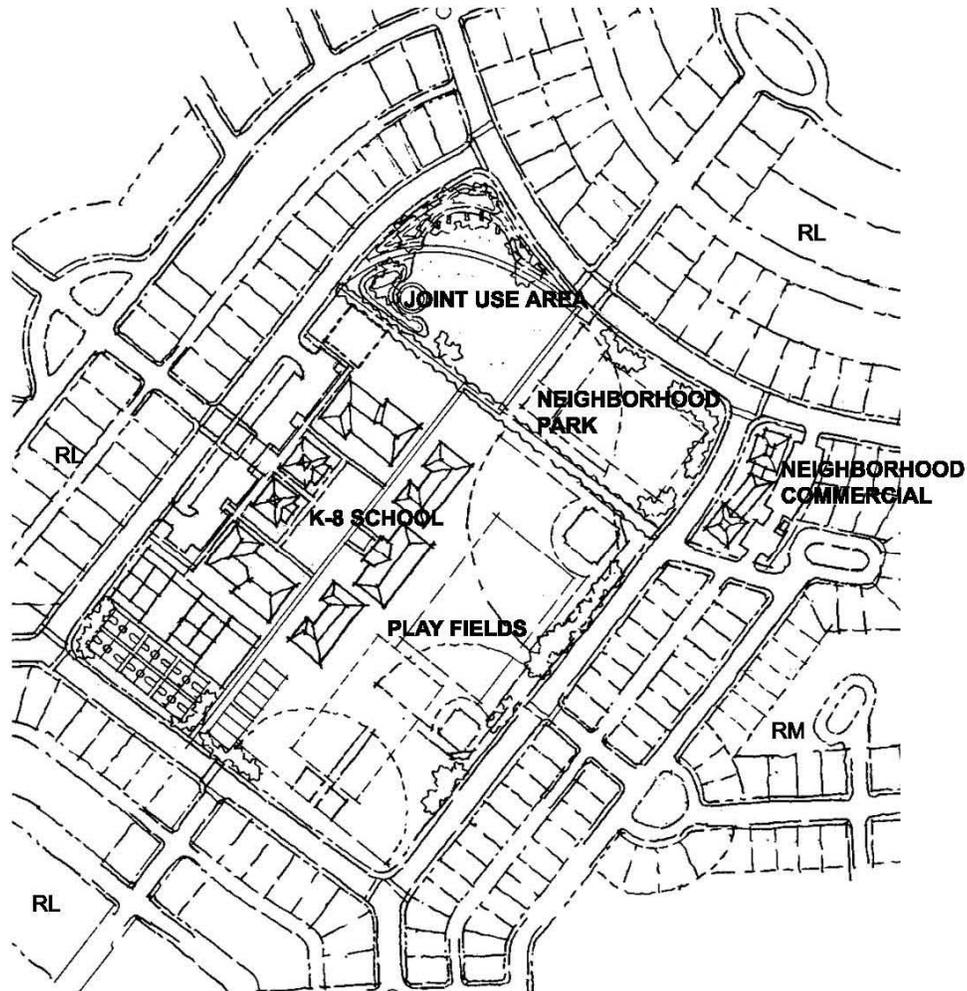
The following section describes provisions for the planning and provision of adequate and safe school facilities and services based upon State, County and School District standards (see Figure 5.1: Neighborhood Park and School Diagram).

**Objective:** To ensure the adequate number, student capacity, acreage, and configuration of new K-8 and 9-12 school facilities.

**Policies:**

- a) A sufficient number of school sites shall be designated to meet State and School District criteria for capacity, location, acreage, shape, access, and surrounding land use.
- b) Ten K-8 schools shall be sited to serve the nine proposed family neighborhoods, and the two proposed mixed active adult and family neighborhoods which will share one K-8 school between them.
- c) One high school shall be sited to provide efficient access to all portions of the community and serve the expected distribution of high school students.

- d) Within each Neighborhood Center, the school shall be located as far as practical from the Neighborhood Commercial area. The core facilities and classrooms shall be separated from commercial areas using playfields and park uses as a buffer. Access to school and commercial uses shall be from different streets. In addition, there shall be no direct pedestrian access between the school site and the Neighborhood Commercial.
- e) Each new K-8 school shall have shared use of an adjacent 2.4 acres of Neighborhood parkland for athletic fields. The Neighborhood Park shall be designed to maximize joint use between the school and park, and be designed so that park access and active use areas are separated from school access and buildings by ballfields, free play areas, or other low intensity uses. Alternatively, school and park areas shall be designed with a visible demarcation between uses. Such demarcation shall consist of landscaping, such as a row of trees, or low fencing, and shall incorporate openings allowing convenient pedestrian access.
- f) The architectural character of the high school may be the same as one of the Neighborhoods, or may vary. The intent is to create a major institutional complex, serving as a focus for community activity and identity.
- g) All school sites shall have frontage on a minimum of two intersecting streets so that there is adequate street frontage to separate bus and parent/student drop off.
- h) The complex should reflect the architectural heritage of the San Joaquin Valley. Special consideration should be given to the climatic conditions and protection of students from prevailing heat and winds.



Not to Scale

**FIGURE 5.1 - NEIGHBORHOOD PARK AND SCHOOL DIAGRAM**

**Implementation:**

- a) K-8 School Plans. An "Educational Specification Process" for the first K-8 school shall be completed by Lammersville Elementary School District (LESD) and the results incorporated into the first Neighborhood Center Special Purpose Plan. Furthermore, prior to preparation of a School Facilities Master Plan the LESD and Tracy Joint Union High School District (TJUHSD) shall complete an Educational Specification Process as established by the California Department of Education, to determine the design and ultimate floor plan of the K-8 and 9-12 school facilities in Mountain House.
- b) School Facilities Master Plan. After completion of the Education Specification Plan for the first Neighborhood, but prior to submittal of the first Development Permit, the Tracy Joint Union High and Lammersville Elementary School Districts shall prepare and the County shall approve a School Facilities Master Plan for each district (in the case of Tracy Joint Union High School District, an "addendum" to their current district Master Plan shall be prepared) that addresses student needs over a 10 year planning horizon. The School Facilities Master Plan shall incorporate findings from the Education Specification Process and shall develop detailed cost estimates and shall specify the schedule for the phased funding, planning, design, approvals, construction and opening of school facilities and provision of other required mitigations. It shall also address interim facilities needs prior to construction of permanent facilities.
- c) Interim Facilities. Adequate interim facilities, including relocatable classrooms and support facilities will be provided at existing schools before the first on-site schools are completed.
- d) School Sites. The exact size (acreage) of K-8 and 9-12 schools' sites shall be determined at the point of school design. Approximate acreages and configurations are as follows:
  - Each new K-8 site shall contain up to 16 acres in a generally rectangular shape. Each site shall be master planned to Elementary School District standards to accommodate the eventual buildout and student generation of its Neighborhood (targeted to an optimum of approximately 750 K-8 students, with a maximum of 870 K-8 students per Neighborhood); and
  - The 9-12 site shall contain up to 46.5 acres in a generally rectangular shape. The site shall be master planned according to High School District standards to accommodate the eventual buildout and student generation of the six closest residential Neighborhoods (up to approximately 2,300 to 2,400 students).
- e) Adjacent Parkland. Each new K-8 school shall have shared use of an adjacent 2.4 acres of Neighborhood parkland for athletic fields. This

parkland has the potential of increasing the total usable area of the school to 18.4 acres.

- f) Land. Land for schools shall be provided as described by the Public Financing Plan.
- g) Funding. Funding sources for school facilities including interim facilities and buses at existing off-site schools shall be identified in the Public Financing Plan.
- h) Student Generation Rates. The second and each subsequent Specific Plan shall contain an evaluation of current student generation rates against those assumed in earlier Specific Plans. If rates are higher, more schools and facilities may be required. If they are lower, fewer students may attend each school. This data may require a revision of the School Facilities Master Plan. The land use plan containing 10 K-8 schools and high school shall not be modified to change the number of schools without a Master Plan revision.
- i) State Funding. The Districts shall pursue State funding to the maximum extent possible after consideration of the facility phasing plan proposed in the School Facilities Master Plan and to the extent that the eligibility of existing District facilities is not negatively impacted.
- j) Local Funding. Developers in Mountain House shall provide full school mitigation. Credit for revenues from the State and other sources shall be used to decrease the financial obligation of the developers when received. "Full school mitigation" shall be determined through the Education Specification Process ("Process") and shall mean the entire cost per student for K-8 and high school facilities, interim facilities, support facilities, and vehicles attributable to growth. Except for construction cost inflators agreed upon during the Process, these costs shall not increase in future years without agreement with developers.

#### 5.1.4 School Siting Criteria

The following school site location standards are compiled from the provisions of this Master Plan and from Title 5 California Code of Regulations, Chapter 1 of Division 13 Section 14001 et seq., Education Code 39001 et seq., Public Resource Code 21151.8, San Joaquin County General Plan 2010, and local School District criteria.

Chapter Three: Land Use, provides additional provisions for Neighborhood structure and land use relationships.

**Objective:** To ensure that schools are located to efficiently serve the student population of each residential Neighborhood.

**Objective:** To locate school sites to avoid health and safety problems while reinforcing the Neighborhood concept and the joint use of parks and other community amenities.

**Policies:**

- a) K-8 school sites shall be located centrally within Neighborhoods to facilitate pedestrian circulation and reinforce the Neighborhood structure of Mountain House (see Chapter Three: Land Use).
- b) The 9-12 school site shall be located to efficiently serve the community and maximize joint use of parklands.
- c) All school sites shall be located to avoid public health and safety hazards and land use conflicts.
- d) The following site location standards shall be met in locating school sites. These criteria are subject to change as State regulations change, and are subject to concurrence and approval by the appropriate School District and the County.
  - Neighborhood Schools: K-8 sites shall be centrally located within the community's nine family Neighborhoods, and the Neighborhood K mixed active adult and family neighborhood, to minimize walking distances. The exception is the Neighborhood J mixed active adult and family neighborhood where students from Neighborhood J will attend the K-8 school in Neighborhood K. All K-8 site locations shall require the substantial majority of the serving residential Neighborhood to be within 3/4 miles walking distance of the site. The site for the 9-12 school should be located so as to facilitate reasonable proximity to all residential portions of the Master Plan area, and if feasible, to be generally within two miles walking distance of the 9-12 site.
  - Adjacent Land Uses: Surrounding land uses shall be compatible with schools and shall not pose a potential health or safety risk. Adjacency to intensive commercial, industrial, and agricultural uses shall be avoided and the design of nearby commercial uses shall be coordinated with the School District. School sites shall not be immediately adjacent to each other.
  - School sites shall be located to enable joint use of parks, libraries, museums, and other public services whenever possible. Schools and parks shall be adjacent whenever possible.
  - Access and Driveway Visibility: Sites shall provide minimum peripheral (typically 200 feet) visibility from planned site driveways. Sites shall be easily accessible from Arterial roads (in accordance with Highway Design Manual Table 201.1). Sites shall comply with School Bus requirements for driveways. The preferred configuration is to have streets and sidewalks adjacent on only two sides of the school site. To ensure response by the California Highway Patrol in the event of bus accidents, schools should be located on publicly maintained roads.

- K-8 sites shall be located with direct access to at least one Collector street, as well as have direct or indirect access to a second Collector or secondary road. The 9-12 site shall be located directly on a minor Arterial or larger street with direct or indirect access to a secondary road.
- Powerlines: All portions of school sites shall maintain the following distances from the edge of an existing or proposed power easement:
  - 100 feet for 50-133 kV line;
  - 150 feet for 220-230 kV line; and
  - 350 feet for 500-550 kV line.
- Railroad Tracks: Distance to any portion of a school site from a railroad track easement shall normally be at least 1,000 feet. Less distance may be allowed as determined by local risk analysis study to ensure that cargo, speed, grade, curves, type of track pose no injury or damage risk on the school site.
- Sound Level: Adjacency to freeways, roads, airports, and other noise generators shall be considered to determine that sound will not affect the educational program on the school site. A maximum of 60 db Ldn or CNEL is recommended for any exterior portion of the school site. Where necessary, noise levels shall be mitigated with noise barriers.
- Flooding: All school sites shall be outside the 100-year floodplain.
- Geologic Conditions: School sites shall not contain an active earthquake fault or fault trace. School sites shall not be located in an area subject to moderate or high liquefaction or landslide.
- Public Services and Utilities: School sites shall have timely access to all services sized to the needs of the School District including water, fire flow, sewer, drainage, phone, electric, and cable connections. Solid waste disposal and fire and police protection shall also be determined to be adequate.
- School sites shall be located using the State Department of Education process and in accordance with the provisions of this Master Plan.

**Implementation:**

- a) School Locations. The approximate locations of the 9-12 school and the K-8 schools shall be as designated on the land use map in this Master Plan (see Figure 3.5: Master Plan Designations).
- b) Commercial and Traffic Locations. Location of commercial designations and traffic signalization near school sites shall be in compliance with State standards and incorporate School District design input.

### 5.1.5 School Support Facilities and Services

The school system is expected to require additional facilities and services such as busing, administrative office space, and certain interim facilities, such as relocatable classrooms at existing schools. In some cases these facilities may be on an interim basis at one location until more permanent facilities are needed and funded at another location. In other cases the need for services such as busing will eventually be minimized as students reside within safe walking distance of schools.

**Objective:** To provide for adequate school facility support needs to serve the school system.

**Policy:**

- a) Adequate interim and permanent school facility support needs, and certain identified operation and transportation impacts shall be provided.

**Implementation:**

- a) Interim Facilities. Interim relocatable classrooms and support facility needs at the existing off-site schools shall be provided to house students based on student generation rates as contained either in the Master Plan or in the School Facilities Master Plan until adequate school capacity is open.
- b) Interim Vehicles. Interim use of buses and other special vehicles shall be provided for student transportation service based on student generation rates as contained either in the Master Plan or in the School Facilities Master Plan. Once schools within safe walking distance are open buses and other support vehicle needs shall be supplied as required. Shared use with any public transit shall be maximized.
- c) Service Support Center. Approximately five acres (phased), including construction of a Service Support Center (e.g. transportation, warehouse, maintenance yard, etc.) shall be provided at the Old River Industrial Park Public Facilities area or at a location(s) acceptable to the School Districts.
- d) Administrative Offices. Acreage and facilities for interim and permanent School District Administrative Offices shall be provided as specified in the School Facilities Master Plan.

### 5.1.6 Integration of School and Community Facilities

Designing for integration of school and other community facilities for compatible joint operation allows for efficiency in use and shared maintenance costs. In addition, joint or coordinated adjacent facilities and services allows for convenient one-stop use and access. The community provides opportunities for linkage of School Districts with other public services as provided by the MHCSD which can be explored to the benefit of the entire community.

**Objective:** To promote efficient use of community facilities.

**Policy:**

- a) The integration of educational facilities with parks and other community uses and services shall be encouraged wherever feasible and acceptable to the School Districts and the County Parks and Recreation Department.

**Implementation:**

- a) Links with Other Users. Links between school facilities and other services/users shall be promoted for such activities as adult education, child care, senior citizens, civic groups, parks and recreation, community sports complexes and community-wide communication systems.
- b) Participations with Districts. Participation with the School Districts shall be promoted in areas of facility lease/ownership, facility and landscape maintenance, vehicle storage and maintenance, and other areas.

## 5.2 CHILD CARE FACILITIES

**Objective:** To encourage the development of day and extended child care facilities within Mountain House.

**Policy:**

- a) Day and after school child care facilities shall be encouraged to locate within the community at sites which are easily accessible to residents and workers, and which are appropriate for child care uses.

**Implementation:**

- a) Child Care Centers. A minimum of three one-acre Child Care sites shall be provided. The sites will be equitably placed throughout the community. These sites will utilize acreage set aside within the Neighborhood Center or alternatively, provided within the Village Center commercial areas with the exception of the first Neighborhood Center which will include a child care site. Sites located within Neighborhood Centers shall be specifically located at the time the Special Purpose Plan for the Neighborhood Center is prepared. Sites provided as part of Village Centers shall be specifically delineated in the Special Purpose Plan for the Village Center.
- b) Land Set Aside. If the operator of the child care facility is a non-profit organization, the land shall be dedicated at no cost to the organization as described in the public lands equity transfer program in the Public Financing Plan. If a private or non-profit organization is selected as the child care operator, the lands will be sold or leased by the private land owner at a discounted value, with the conditional agreement that the operator will provide a minimum number of spaces for low income families. The first child care site shall be made available to a qualified provider no later than upon completion of the first phase of the first K-8 school.

- c) Coordination with School District. Child care centers within Neighborhood Centers shall be coordinated with the Lammersville School District.
- d) Other Child Care Facilities. Other child care facilities shall be allowed to locate at each of the schools, Neighborhood Centers, in business parks, and adjacent to churches and commercial uses.
- e) Clearinghouse. A clearinghouse for day care information shall be provided by maintaining current files on day care providers for use by community residents.
- f) Costs. As child care centers are intended to be self-sustaining, it is assumed that all costs associated with development, operations and maintenance will be paid by private operators.

### 5.3 LIBRARY SERVICES

Library services are currently provided by the Stockton-San Joaquin County Library System. Branch libraries are located in Thornton, Linden, Tracy, Manteca, Ripon, Escalon and throughout the City of Stockton. The City of Lodi has its own public library.

Mountain House is intended to provide branch libraries to meet the requirements of the Stockton-San Joaquin County Public Library System.

#### **Assumptions:**

- a) The San Joaquin County General Plan requires new communities exceeding a population of 10,000 to have a branch library. The facility must be approved by the Stockton-San Joaquin County Public Library staff as part of the planning process. It is assumed that at least one library facility shall be available to the Mountain House community.

**Objective:** To provide library services to all residents of Mountain House.

#### **Policy:**

- a) Mountain House shall encourage cultural and educational opportunities through a public library suitable for the community.

#### **Implementation:**

- a) Library Facilities. The first phase of an on-site library with a minimum of 5,000 square feet shall be provided when the population reaches approximately 10,000 residents. By full buildout, a complete library totaling 21,000 square feet and with a seating capacity of 220 shall be constructed in Mountain House. The library shall meet the specifications of the "Standards for Branch Library Buildings" Study and will contain a minimum of 118,000 volumes including 176 periodicals and 2,000 audio and visual recordings. Books shall be provided at a ratio of two per capita and other facilities on a prorated basis.

- b) Interim Facilities. Initially, Mountain House shall be served by a bookmobile and interim leased facilities until the population necessitates the construction of a full- service branch library.
- c) Library Location. The Mountain House Library shall be located in or adjacent to the Town Center or in a Community Commercial area where convenient access is available.
- d) Library Staffing. Staffing services which are provided on a County-wide basis shall be supplemented by volunteers. The library shall be developed and operated in coordination with school needs.

## 5.4 PHASING AND COSTS

### 5.4.1 School Phasing

The order and timing of school facilities is dependent upon where, when and how fast development occurs. School facility construction plans are phased and will be triggered by development milestones according to the school plans. Phased permanent core facilities and classrooms may also be supplemented by relocatable classrooms according to State and School District standards and needs.

Until school facilities within the community are constructed, interim facilities will be provided at existing off-site schools. Transportation vehicles and support facilities shall be provided as specified in the School Facilities Master Plan.

**Objective:** To ensure the adequate and timely funding and provision of interim and permanent school facilities, operation and transportation services and necessary infrastructure.

#### **Policies**

- a) Funding and provision of school sites, facilities and services shall maintain pace with development and enrollment on a Neighborhood basis.
- b) Timing requirements for phased provision of new school facilities shall be tied to residential development, enrollment experienced, and projected enrollment equaling a percentage of the ultimate school design capacity as approved by the School District.

#### **Implementation:**

- a) School Facilities Master Plan. As described in the County General Plan, the school district's School Facilities Master Plan shall accurately document its existing facilities, provide future school facilities projections (both short and long term), demonstrate the use of the current and projected revenues which are anticipated to meet those needs, document the district's reasonable good faith efforts to seek all available funding,

and provide a current representation regarding the prospects for seeking and/or obtaining funds in the reasonably foreseeable future.

- b) Phasing of Schools and Infrastructure. School sites and public infrastructure and services shall be provided to allow opening of schools as scheduled in the school plan. This will include requiring installation of sidewalks along all streets at the time of construction to ensure that there will always be safe routes to an existing school as the Neighborhood builds out.
- c) K-8 School Openings. Although subsequent mitigation agreements with school districts will determine specific mitigation and phasing requirements, the following shall be targets for phased openings of each new K-8 school as determined by the school district:
- Opening Phase 1 of the first K-8 when there are approximately 225 students;
  - Opening Phase 2 of the first K-8 when there are approximately 600-700 students;
  - Opening Phase 1 of each additional new K-8 when the most recently opened K-8 is near capacity; and
  - Opening of Phase 2 of each additional new K-8 when it nears capacity or when there are approximately 600-700 students on each new Phase 1 site.
- d) High School Openings. Although subsequent mitigation agreements with the School District will determine specific mitigation and phasing requirements, the following shall be targets for phased opening of the new 9-12 school as determined by the school district:
- Opening Phase I of the first 9-12 when there are approximately 650 students;
  - Opening Phase II when there are approximately 1,200 students; and
  - Opening Phase III when there are about 1,800 students.

#### **5.4.2 Library Phasing**

The bookmobile will be funded along with leased facilities for library operations to serve the initial residents in the community. The first phase of the central library facility will be built when approximately 3,500 residential units have been constructed, the second phase when 7,500 units are completed, the third phase when 11,000 units are completed, and the fourth and final phase when 14,500 units are completed.

### **5.4.3 Capital Facility Costs**

#### **Schools**

The total cost of K-12 school facilities required to maintain the standards set forth in this chapter is approximately \$131.8 million. Of this total, \$72.7 million will be needed for K-8 core facilities, vehicles and equipment; \$54.9 million relates to high school facilities, vehicles and equipment; and \$4.2 million will be used to pay for temporary and permanent administrative space, food service facilities, and corporation yards. These cost estimates assume dedication of improved school sites.

Section 5.4.1: School Phasing, sets forth the school facility phasing program for Mountain House. Generally, school facilities will be phased based on student generation with the objective of minimal temporary facilities usage for K-8 students. Because there is a minimum number of high school students that must be generated prior to opening a new school, there is more dependence on temporary housing at existing 9-12 facilities prior to opening the first phase of a new high school in Mountain House.

There is a conservative cost allowance for school buses and other vehicles considering that the Neighborhoods have been designed so that most students are within walking distance of their school. The proposed community transit system will also provide service between schools for magnet and special education programs.

A detailed breakdown of school facility costs and phasing assumptions is provided in the Public Financing Plan (PFP).

#### **Library**

More than \$7 million have been included in the cost estimates for library facilities. The cost estimate assumes that the library site will be dedicated. Funding for a central library includes a 21,000 square foot central facility, a minimum of 118,000 books and periodicals, and a bookmobile.

### **5.4.4 Operations and Maintenance**

#### **Schools**

School operations in California are primarily funded by a State allocation to each school district that is determined based on average daily attendance (ADA) at district facilities. Because ADA, and therefore State funding, will increase as Mountain House develops, it is assumed that this revenue source will pay for operational costs associated with the new schools. However, in the first couple of years prior to student generation and a corresponding increase in State funding, detailed facility plans must be prepared for both K-8 and 9-12 facilities.

The cost of these plans will exceed the proportional ADA funding that will be available from the initial enrolled student population. In addition, Lammersville Elementary School District will need to hire a facility planner to assist in the

planning process that will be required to provide K-8 facilities in Mountain House. In order to provide funding for this planning process, \$100,000 is included as a lump sum in the facility cost estimates. Due to the lack of alternative funding sources in the early years mechanisms for school operations, the Master Developer will be required to front money to cover these planning costs.

Based on the anticipated absorption schedule and financing plan, after the first two years there will be developer fees generated and Mello-Roos Districts formed to fund K-8 school facilities. These mechanisms will generate revenue that LESD can use to continue to fund the facility planner position. If revenues from these sources are insufficient or absorption in the first two years occurs more slowly than expected, the Master Developer may be required to contribute additional funds to cover the interim shortfall. The Master Developer shall be reimbursed for such contributions from fee revenues, Mello-Roos proceeds and/or other sources of funding available in future years. The School Facilities Master Plan will provide an estimate of the total reimbursement to the Master Developer, and the first Mello-Roos bond issued to fund school facilities shall generate sufficient proceeds to provide the Master Developer reimbursement. After the first elementary school has reached one-half of its planned capacity, LESD must meet with the Master Developer and discuss alternatives if the facility planner position is not fully funded from fee revenues or Mello-Roos proceeds.

### **Library**

Library services will be provided by the Stockton-San Joaquin County Library System for the branch library in Mountain House. The Library System receives a share of property tax revenues collected within the County to fund these services which include, among other things, library and bookmobile staffing and operations.

## **5.5 SPECIFIC PLAN REQUIREMENTS**

The following list is a compilation of all Specific Plan requirements contained in this chapter.

- a) Student Generation Rates. The second and each subsequent Specific Plan shall contain an evaluation of current student generation rates against those assumed in earlier Specific Plans. If rates are higher, more schools and facilities may be required. If they are lower, fewer students may attend each school. This data may require a revision of the School Facilities Master Plan. The land use plan containing K-8 schools and one high school shall not be modified to change the number of schools without a Master Plan revision.

