

## CHAPTER TWO: SPECIFIC PLAN CONCEPT

The Master Plan, Chapter Two: Community Vision defines the goals and objectives of the Mountain House new community. This Specific Plan is intended to lay the foundation of the long-term vision for the overall community. This will be done by adhering to the provisions of the Master Plan as closely as possible throughout the community's development. The Specific Plan has been structured as a first phase that will set the stage for successful development of the community.

As described in Chapter One, the Specific Plan Area consists of three subareas. Several factors led to this configuration and the resulting land use distribution.

- a) The Central Mountain House subarea is located to establish a balanced community in the first phase, minimize the need for cancellation of Williamson Act contracts, and minimize the costs of initial infrastructure. This subarea contains residential neighborhoods, with housing and residential-serving uses such as schools, parks, and retail services.

The first neighborhoods have been selected so that the Mountain House Creek amenities and the Town Center could be developed as soon as possible. They are also located to provide contiguous growth in a number of directions which will enhance the flexibility of the growth pattern without adding extra costs.

- b) This Specific Plan designates ample land for employment uses in order to provide a wide range of job sites, allow flexible parcelization, and attract new businesses early in the growth of the community. To facilitate these goals, more than enough employment acres are designated than needed to achieve the number of jobs for a jobs-housing balance during the buildout of Specific Plan I.

The Mountain House Business Park is included to maximize the possibility of attracting employment uses which will be important to establishing a jobs-housing balance and enhancing fiscal viability. The business park includes a freeway commercial area to serve the demands of freeway travelers.

The northern portion of the Old River Industrial Park has been included to allow for job generation in the low density and lower paying categories. This park will also provide spaces for the wastewater treatment plant, community-serving businesses and corporation yards.