

ADDENDUM TO THE SAN JOAQUIN COUNTY GENERAL PLAN, MOUNTAIN HOUSE MASTER PLAN, SPECIFIC PLAN II AMENDMENTS, ZONE RECLASSIFICATION AND REVISIONS TO APPROVED ACTIONS FOR NEIGHBORHOODS I, J, K, AND L

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List of Acronyms and Abbreviations

1994 MEIR	1994 Mountain House Master Plan Final EIR
2035 General Plan	San Joaquin County 2035 General Plan
AB 52	Assembly Bill 52
ADT	Average Daily Traffic
Basin Plan	Water Quality Control Plan
BBID	Byron Bethany Irrigation District
BMPs	Best Management Practices
CARB	California Air Resources Board
CBC	California Building Code
CC	Community Commercial
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
County	County of San Joaquin
C-R	Recreational Commercial
DEIR	2035 General Plan Draft EIR
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEIR	Final Environmental Impact Report
GHGs	Greenhouse Gases
gpd	Gallons Per Day
I-L	Limited Industrial
LOS	Level of Service
LUSD	Lammersville Unified School District
Master Plan	Mountain House Master Plan
MDWD	maximum daily water demand
MGD	Million Gallons per Day
MHCSD	Mountain House Community Services District
MHD	Mountain House Developers, LLC
NCR	Natural and Cultural Resources
NPDES	National Pollutant Discharge Elimination System
PCBs	Polychlorinated Biphenyls
PG&E	Pacific Gas and Electric Company
PM	Particulate Matter
PRC	Public Resources Code
RMH	Residential Medium High
sf	Square Feet
SJCOG	San Joaquin County Council of Governments

SJVAPCD	San Joaquin Valley Air Pollution Control District
SR	State Route
SWPPP	Storm Water Pollution Prevention Plan
VMT	Vehicle Miles Traveled
Williamson Act	California Land Conservation Act of 1965

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1.1 Project Overview

This Addendum to the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II Amendments, Zone Reclassification and Revisions to Approved Actions for Neighborhoods I, J, K and L (Addendum) evaluates the proposed amendments to the San Joaquin County General Plan, Mountain House Master Plan (Master Plan), Specific Plan II, and Rezoning (these amendments are referred to, collectively, as the project). Specifically, the project includes amendments to Neighborhoods I, J, K, and L in the Mountain House development. This chapter explains the project overview, provides the purpose of the Addendum, establishes the context and scope of the Addendum, and provides references to relevant previous environmental review documents and reports. San Joaquin County (County) is the lead agency for the project for purposes of environmental review under the California Environmental Quality Act (CEQA). *Lead agency* is defined by CEQA Guidelines Section 21067 as “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.”

As of July 1, 2024, the City of Mountain House will have land use jurisdiction over the project, and therefore, may provide the final approvals if not completed by San Joaquin County by that date.

1.2 Purpose of this Addendum

Pursuant to CEQA and its implementing guidelines, San Joaquin County has prepared this Addendum to the *1994 Mountain House Master Plan Final EIR* (1994 MEIR) and the *2004 Mountain House Specific Plan II Initial Study* (Amy Skewes-Cox 2004) to address amendments to the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II and a Zone Reclassification as described in Chapter 2, *Project Description*.

The purpose and scope of this Addendum is as follows: (1) describe the project; (2) evaluate the potential environmental impacts of the change in land uses; and (3) determine whether there are any new significant impacts not previously addressed in the 1994 MEIR or Specific Plan II Initial Study or whether significant impacts previously identified in the 1994 MEIR or Specific Plan II Initial Study would be substantially increased.

In accordance with CEQA, an addendum to an environmental impact report (EIR) is prepared for minor technical changes or additions to an EIR that do not raise important new issues about significant impacts on the environment. As described in Public Resources Code (PRC) Section 21166 and State CEQA Guidelines Sections 15162 and 15164, preparation of an EIR addendum is appropriate where none of the conditions calling for preparation of a subsequent EIR or supplement to an EIR have occurred, such as the following:

1. Substantial changes are proposed in the project that would require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that would require major revisions of the previous EIR or negative declaration due

to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, or the negative declaration was adopted becomes available and shows any of the following:
 - a. The project would have one or more significant effects not discussed in the previous EIR or negative declaration.
 - b. Significant effects previously examined would be substantially more severe than shown in the previous EIR.
 - c. Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (State CEQA Guidelines §15162).

None of the above conditions calling for preparation of a subsequent or supplemental EIR would occur as a result of the project. Therefore, approval of the project and this Addendum is consistent with the provisions of CEQA and the County's procedures for the implementation of CEQA and the 1994 MEIR and 2004 Specific Plan II Initial Study (IS). The project also would not result in new impacts not previously analyzed in the 1994 MEIR and 2004 Specific Plan II IS, and further environmental documentation for the approval of the project is not required.

1.3 Addendum Contents and Organization

This Addendum was prepared in conformance with State CEQA Guidelines and includes the following sections.

- Chapter 1, *Introduction*, provides a project overview, describes the purpose of the Addendum, describes the document's contents and organization, and lists documents incorporated by reference.
- Chapter 2, *Project Description*, describes the project location, project objectives, components of the project during operation and construction, and project approvals.
- Chapter 3, *Environmental Checklist for Supplemental Environmental Review*, evaluates the environmental impacts associated with the project.
- Chapter 4, *Cumulative Effects*, analyzes the potential cumulative effects associated with the project.
- Chapter 5, *1994 Master Plan FEIR and Specific Plan II Initial Study Mitigation Measures Applicable to the Project*, includes mitigation measures from the 1994 MEIR and 2004 Specific Plan II IS that are still applicable for the proposed project.
- Chapter 6, *References*, lists the documents, agencies, and persons consulted in the preparation of the Addendum.
- Appendices that include technical reports and data used in the analysis.

Chapter 2

Project Description

Mountain House Developers, LLC (applicant) is proposing amendments to the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II amendments, Zone Reclassification and Revisions to Approved Actions for Neighborhoods I, J, K, and L in the Mountain House development. The following sections describe the project location, project objectives, detailed project description, utilities requirements, project construction details, and project approvals.

2.1 Project Location

Mountain House is located northwest of the city of Tracy. General boundaries of the Mountain House Community include the Alameda County/San Joaquin County line to the west, Old River to the north, Mountain House Parkway to the east, and Interstate 205 (I-205) to the south (Figure 2-1). Neighborhoods I, J, K, and L are all north of Byron Road and south of Old River Road (Figure 2-2).

2.2 Project Background

Mountain House is a 4,784-acre Master Plan Community in western San Joaquin County. The Mountain House Master Plan was approved in 1994 after certification of Final Environmental Impact Report (State Clearinghouse No. 90020776) for the Mountain House Master Plan and Specific Plan I.

Subsequently, Specific Plan II was approved in 2004 to implement the goals and objectives of the Master Plan for Neighborhoods C, D, H, I, J, K, and L and the Town Center. An Initial Study and Mitigated Negative Declaration were approved prior to adoption of Specific Plan II. Concurrent with the approval of Specific Plan II, the Master Developer (Trimark Communities, LLC) and San Joaquin County executed a Specific Plan II Development Agreement, amendments to the Master Plan and other related Community Approvals. Collectively, these approvals vested the rights of the developer to develop the number of dwelling units and non-residential acreage specified in Specific Plan II. More specifically, the developer of Specific Plan II has a vested right to build out according to the policies, standards, and ordinances of San Joaquin County existing at the time the Development Agreement was executed. This right is a Vested Element of the Development Agreement between the Developer and San Joaquin County. Part of the Vested Element includes the density and pace of development of Specific Plan II. The Development Agreement date was December 1, 2000, and date of expiration is December 1, 2035.

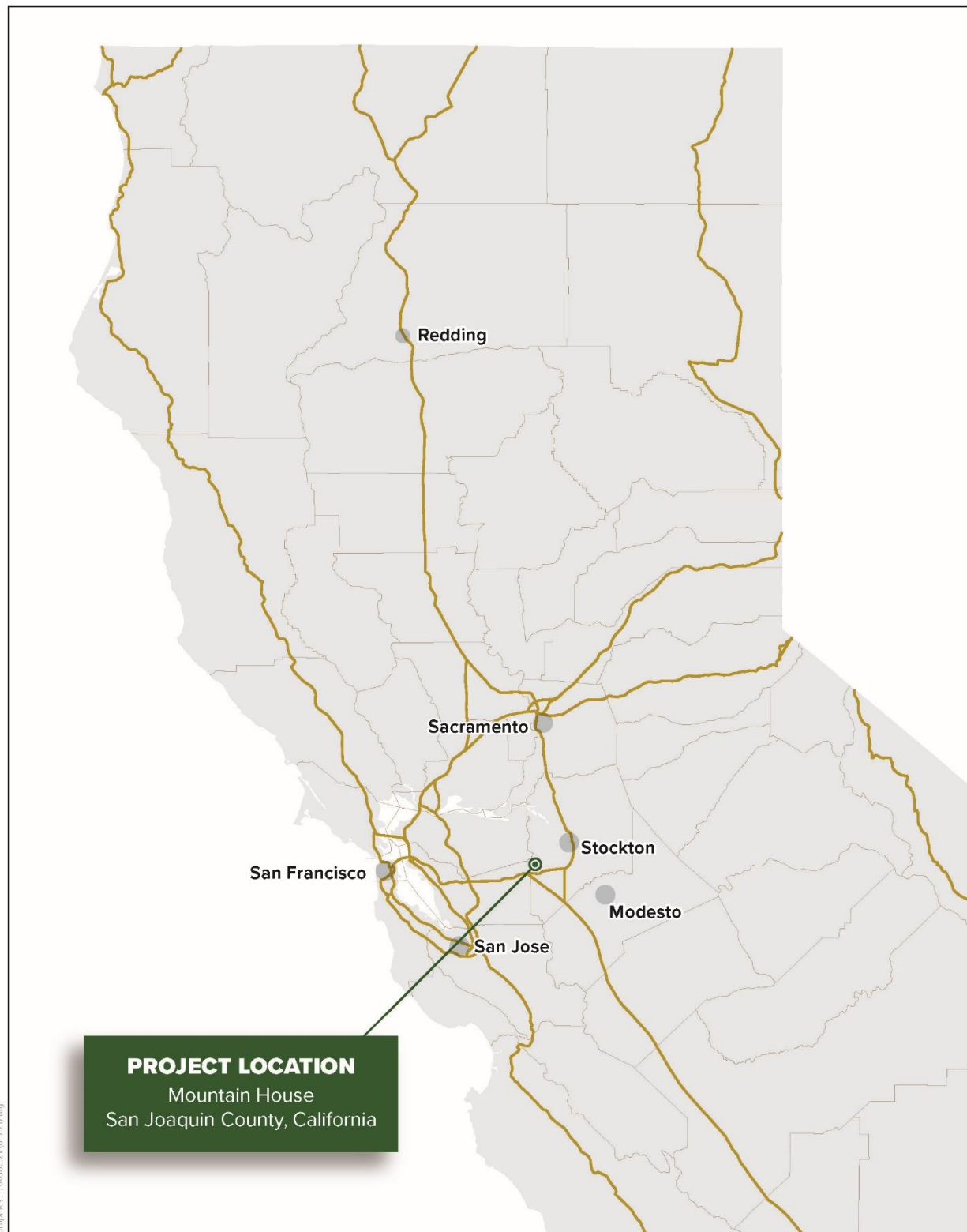
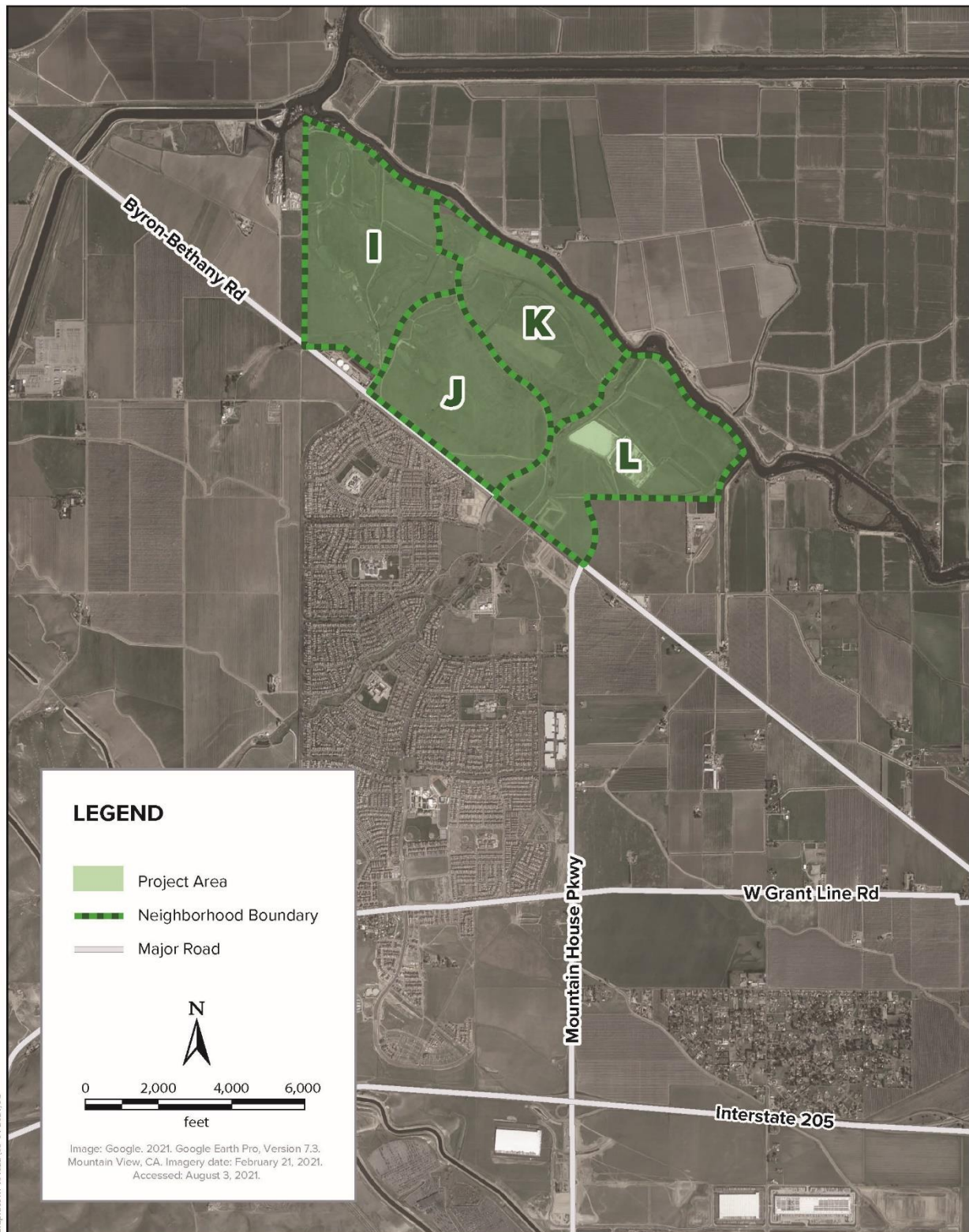
Figure 2-1. Regional Location

Figure 2-2. Project Location

Neighborhoods C and D, and portions of Neighborhood H and the Town Center, have been developed in accordance with community approvals. Significant infrastructure was installed by Mountain House Developers, LLC (MHD) in 2006 to support Neighborhoods I, J, K, and L. As a result of mass grading and infrastructure installation, approximately 85% of the project area previously approved for development has been disturbed. In total, MHD has spent over \$24 million for infrastructure to support developments north of Byron Road (Neighborhoods I, J, K, and L). Specifically, a bridge across Byron Road and the railroad tracks, 2 miles of underground utilities (storm drain pipelines, gravity sewer pipelines, sewer force main pipelines and water pipelines, reclaimed water lines) and grading. The grading included the excavation of ponds that serve as storm water quality treatment facilities for current and future Mountain House subdivisions. Storage reservoirs were also constructed in the Neighborhood L area to store treated effluent from the Mountain House Community Services District (MHCSD) Wastewater Treatment Plant. These reservoirs have been decommissioned and will eventually be demolished.

In 2007, Master Plan Amendment (PA-0600335) and Specific Plan II Amendment (PA0600337) were approved. The 2007 approvals revised the Neighborhoods I and J land plans and included new tentative maps to implement a new lot layout, revise the golf course layout and eliminate the previously proposed work within the boundaries of Dry Creek (which would have required a United States Army Corps of Engineers Section 404 Permit pursuant to the Clean Water Act) in favor of leaving the existing Dry Creek wetland areas in place.

After the conclusion of the mass grading work, but before the roadways were paved, MHD put development on hold in 2008 due to the Great Recession. MHD has since maintained the Neighborhoods I, J, K, and L area and the storm water quality features within it.

Master Plan Amendment (PA-1700002) and Specific Plan II Amendment (PA-1700004) were approved in 2017, revising the land plan of the Town Center to adjust the roadway network and relocate various land uses within the Town Center. Master Plan Amendment (PA-1800039) and Specific Plan II Amendment (PA1800040) were approved in 2019, to reflect Neighborhoods J and K Final Map refinements in the Master Plan and Specific Plan II, including lot layout revisions, conversion of the golf course to open space and reallocation of the age restricted units within Neighborhoods J and K.

In 2022, General Plan Amendment Application No. PA-2200131, Master Plan Amendment Application No. PA-2100205, Specific Plan II Amendment Application No. PA-2100206, Zone Reclassification Application No. PA-2200132, and Revisions of Approved Actions for Major Subdivision Application No. PA-0600327 were approved. These amendments/actions by MHD consisted of modifying the approved tentative maps to better respond to market conditions, specifically, to reduce age-restricted housing from a planned 2,587 units to 870 units. MHD also proposed adding a 16-acre K-8 school site to accommodate the additional students generated by the proposed changes to Neighborhood I to remove the active adult age-restricted housing.

MHD is now preparing to develop Neighborhoods I, J, K, and L in phases, and is seeking slight modifications to the community approvals to reflect changed market conditions. The modifications do not increase the number of approved units or the overall density or intensity of development.

2.3 Project Objectives

This Addendum addresses the physical impacts of the project, as required by CEQA. The applicant has identified the following objectives, which are relevant to the physical impacts considered in this document.

- To eliminate the requirement that portions of Neighborhoods J and K be restricted to “active adult” residents, aged 55 and above and shift this obligation to Neighborhood L.
- To develop a 16-acre K-8 school site in Neighborhood J and to work with the Lammersville Unified School District (LUSD) to accommodate students that will be generated because of these changes.
- Define the edge treatment for lakefront lots/revised pedestrian trail system.
- Define the C-R versus the Community Park Area.
- Adjust RM zoning for Neighborhood I.

2.4 Project Description

MHD has requested amendments to the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II, Zone Reclassification and revisions to approved actions as described herein. The Master Plan EIR evaluated 16,105 units and the Master Plan was approved for a maximum of 16,921 dwelling units. To date, the approved tentative or final maps plus units allocated to undeveloped parcels would yield a total of 15,662 expected dwelling units, which is projected to be 442 dwelling units below the total number of units evaluated in the Master Plan EIR.

The project would result in changes to the following neighborhoods within the Master Plan/Specific Plan II area: Neighborhoods I, J, K, and L. The applicant is also requesting the elimination of the prior Condition of Approval requiring that portions of Neighborhoods J and K (totaling 870 dwelling units), be restricted to active-adult residents and thereby prohibit school-age children from living in that area. The obligation for active adult units is being transferred to Neighborhood L. These changes would require amendments to the Master Plan, Specific Plan II, and revisions to the conditions of approval for Neighborhoods I, J, K, and L.

The proposed amendments to the General Plan, Master Plan, Specific Plan II, Rezoning, and Condition of Approval are described further in the following sections.

A geotechnical engineering study has been prepared for Neighborhood J (ENGEO 2019). The recommendations included in this report, along with other sound engineering practices, would be incorporated in the design of the project and included in the improvement plans and specifications.

2.4.1 Neighborhood I

1. Amend the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II and Zone Reclassification figures, text, and tables to better align the boundaries of the final map residential lots with the boundaries of Commercial Recreation and other open space land use designations. There would be no net change in the number of residential dwelling units. More specifically, the amendments would result in:
 - a. A reduction of 9 acres of the Residential Low (RL) land use designation, from 145.4 acres to 136.4 acres. Dwelling units would be reduced by 35, from 654 units to 619 units.

- b. An increase of 9 acres of the Residential Medium (RM) land use designation, from 91 acres to 100.5 acres. Dwelling units would be increased by 35 units from 547 units to 582 units.
- c. A reduction of the Commercial Recreation land use designation from 108 acres to 14 acres. The acreage reduction would result in an increase of 70 acres in Community Park (Greenway Loop Park) and approximately 24 acres in Public Facilities (PF-Public) for a future water storage facility. The resultant acreage for Commercial Recreation is 14 acres.
- d. An increase of 6.5 acres of Regional Park land use designation (Old River Park), resulting from eliminating one detention basin that is no longer needed for flood control.
- e. A reduction of 1.7 acres of water quality basin and detention basins.
- f. An increase of 0.8 acres of open space buffers.
- g. An increase of one (1) acre of wetlands.

Figure 2-3 shows the existing General Plan and Master Plan designations for the project area. Figure 2-4 Shows the proposed General Plan and Master Plan designations for the project area. Figures 2-5 and 2-6 respectively, show the Existing and Proposed Specific Plan II and Zoning land use designations. Table 2-1 provides a land use summary for Neighborhood I.

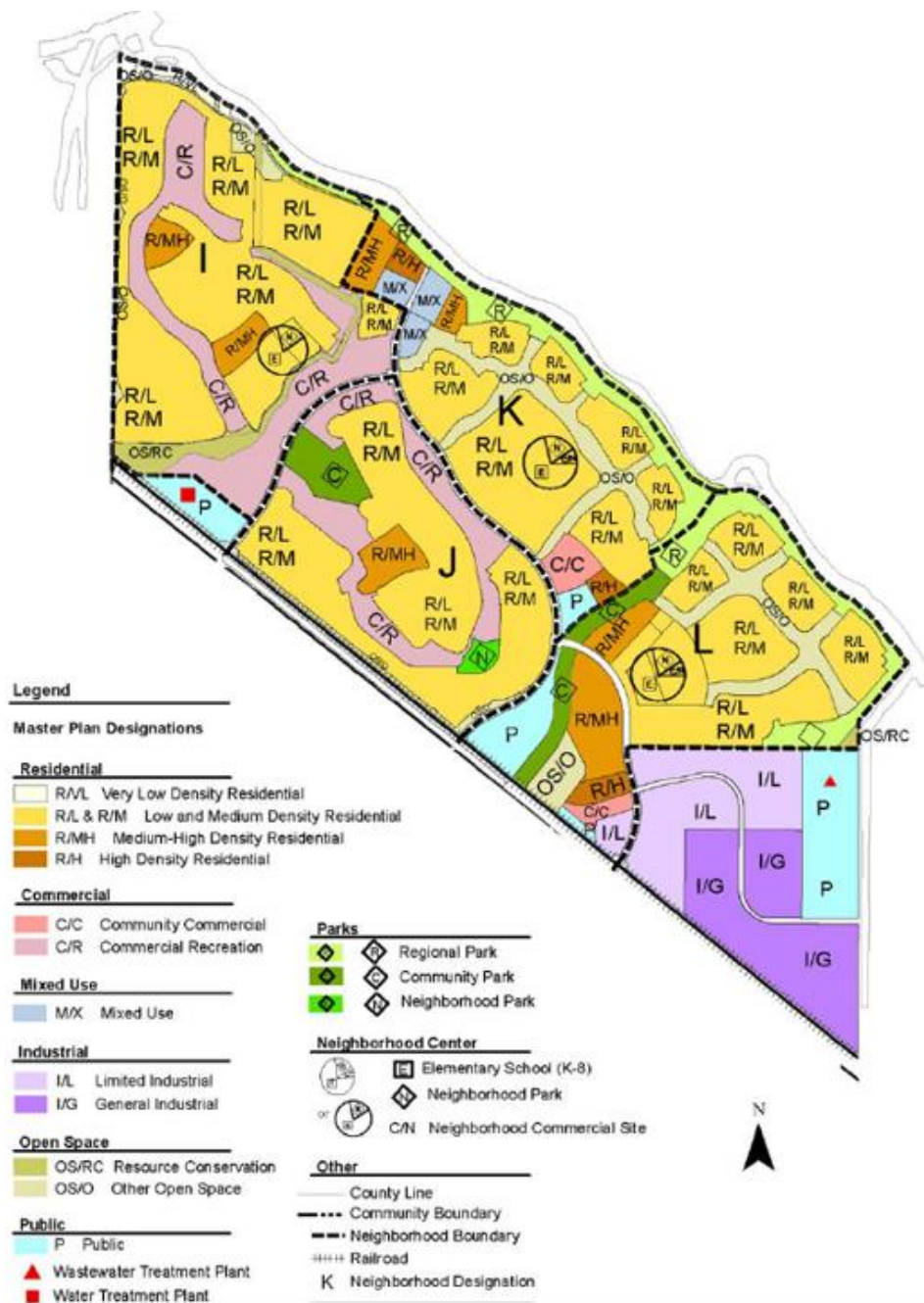
Figure 2-3. Mountain House (North of Byron) Existing General Plan and Master Plan Designations

Table 2-1. Neighborhood I Land Use Summary

Land Use	Existing MP/SP II		Proposed MP/SP II		Difference	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Single-Family	241.5	1,211	241.8	1,211	0	0
Subtotal	241.5	1,211	241.8	1,211	+8.6	0
RMH	15.4	216	15.4	216	0	0
Subtotal	15.4	216	15.4	216	0	0
Commercial Recreation	108		14		-94	
Greenway Loop Park	0		70		70	
Neighborhood Park	5.0		5.0		0	
Regional Park	4.9		11.4		+6.5	
Water Quality Basin	4.4		2.7		-1.7	
Open Space Buffers	8.3		9.1		+0.8	
Wetlands	15.8		16.8		+1	
Dry Creek	13.0		13.1		0.1	
K-8	16		16		0	
Public Facilities	0	0	24		24	
Subtotal	175.4		160.4			
TOTAL	432.3	1,427	438.6	1,427	+6.3¹	0

¹Note on acreage increase between Existing and Proposed MP/SP II: The total acreage for Neighborhood I increased from 432.3 acres to 438.6 acres. The revised acreage is based on the most recent boundary survey which showed an increase.

2.4.2 Neighborhood J

Amend the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II and a Zone Reclassification for the figures, text and tables requiring a portion (649 dwelling units) of the subdivision be restricted to active-adult occupancy to eliminate said restriction. All dwelling units shall be non-restricted. Amend the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II and a Zone Reclassification to:

1. Redesignate 14-acre Residential Medium High (RMH) parcel to K-8 School (Public Facility).
2. Redesignate 2-acres of C-R (Recreational Commercial) to K-8 School (Public Facility). This would result in a total of 16 acres for the K-8 school site.
3. Reduce the Commercial Recreation (C-R) acreage by 60.3 acres, from 71.5 acres to 11.2 acres.
4. Redesignate 58.3 acres of C-R zoning to Public Facilities (PF-P) to be used for the Greenway Loop Park.
5. No changes to the number of single-family residential dwelling units. The 14 acres of RMH would be relocated to Neighborhood L, resulting in no net loss of total residential dwelling units.

Figure 2-3 shows the existing General Plan and Master Plan land use designations for the project area. Figure 2-4 Shows the proposed General Plan and Master Plan land use designations for the project area. Figures 2-5 and 2-6 respectively, show the Existing and Proposed Specific Plan II and Zoning land use designations. Table 2-2 provides a land use summary for Neighborhood J.

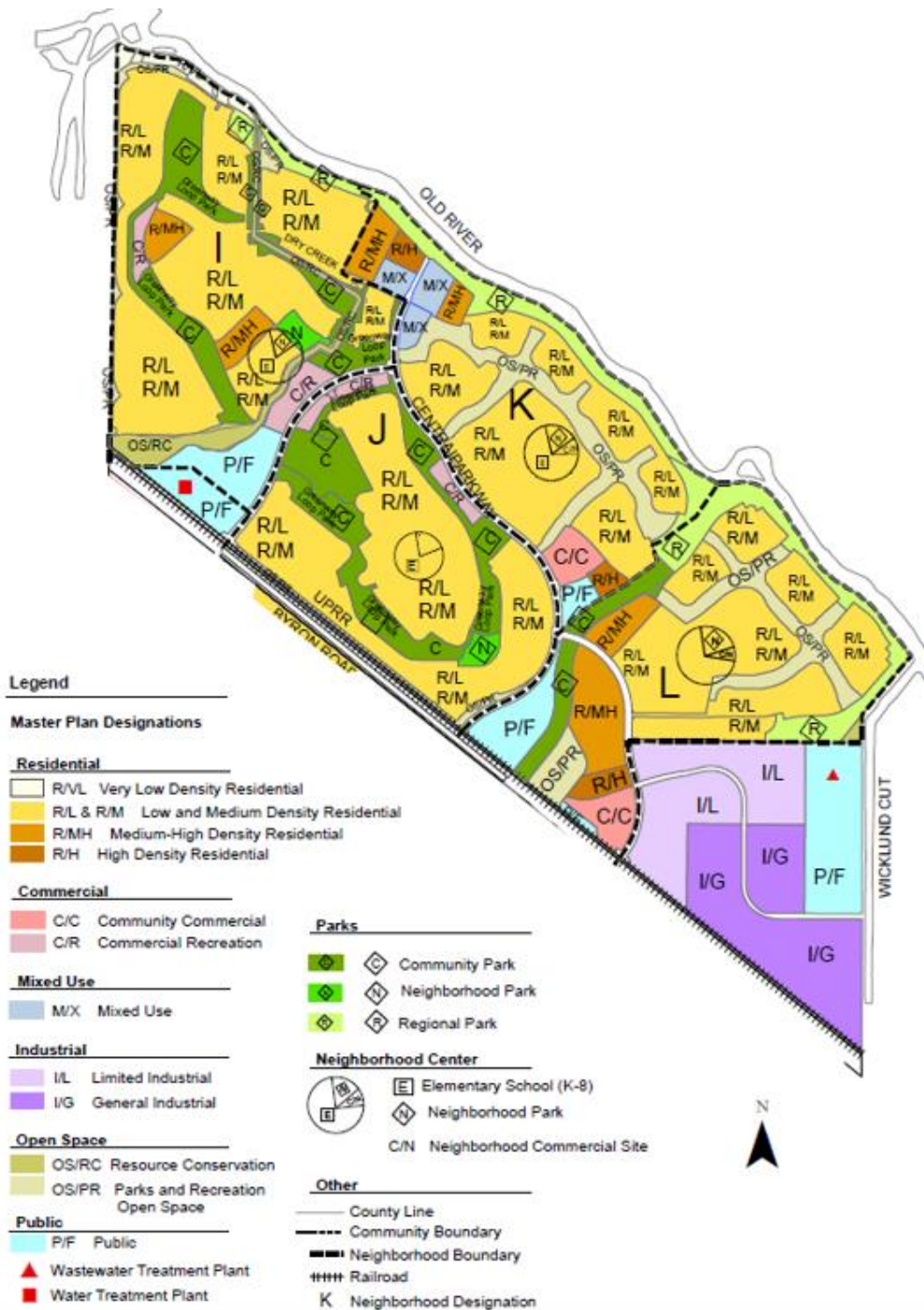
Figure 2-4. Mountain House (North of Byron) Proposed General Plan and Master Plan Designations

Table 2-2. Neighborhood J Land Use Summary

Land Use	Existing MP/SP II		Proposed MP/SP II		Difference	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Single-Family	197	941	197	941	0	0
Subtotal	197	941	197	941	0	0
RMH	14	196	0	0	-14	-196
Subtotal	14	196	0	0	-14	-196
Commercial Recreation	71.5		11.2		-60.3	
Greenway Loop Park	0		58.3		58.3	
K-8 School	0		16		16	
Neighborhood Park	5.3		5.3		0	
Community Park	20		20		0	
Open Space	7.4		7.4		0	
Subtotal	98.9		175.4		+14	
TOTAL	315.2	1,137	315.2	941	0	-196

2.4.3 Neighborhood K

1. Amend the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II and a Zone Reclassification for the figures, text and tables requiring a portion (243 dwelling units) of the subdivision be restricted to active-adult occupancy to eliminate said restriction. All dwelling units shall be non-restricted.
2. No change to the total number of residential dwelling units.
3. Eliminate lake edge walking trails by modifying Figure 9.30 of the Master Plan and Figure 9.2 of Specific Plan II.

2.4.4 Neighborhood L

1. Amend the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II and a Zone Reclassification for the figures, text and tables to require most of the subdivision be restricted to active-adult occupancy. 870 dwelling units out of the total 1,544 units would be restricted to active-adult occupancy. Figure 2-7 shows the location of the active-adult units.
2. Amend the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II and a Zone Reclassification for a 16-acre K-8 School (Public Facility) parcel to RMH for a total of 196 expected dwelling units. This parcel will be further subdivided in the future.
3. Total number of residential dwelling units would increase by 196 to compensate for the loss of 196 dwelling units in Neighborhood J.
4. Amend the San Joaquin County General Plan, Mountain House Master Plan, Specific Plan II and a Zone Reclassification for a 5.9-acre parcel at the northwest corner of Byron Road and future Mountain House Parkway from Limited Industrial (I-L) to Community Commercial (CC).
5. Eliminate lake edge walking trails by modifying the Figure 9.30 of the Master Plan and Figure 9.2 of Specific Plan II.

Figure 2-3 shows the existing General Plan and Master Plan designations for the project area. Figure 2-4 shows the proposed General Plan and Master Plan designations for the project area. Figures 2-5

and 2-6 respectively, show the Existing and Proposed Specific Plan II and Zoning land use designations. Table 2-3 provides a land use summary for Neighborhood L.

Figure 2-5. Mountain House (North of Byron) Specific Plan II and Existing Zoning

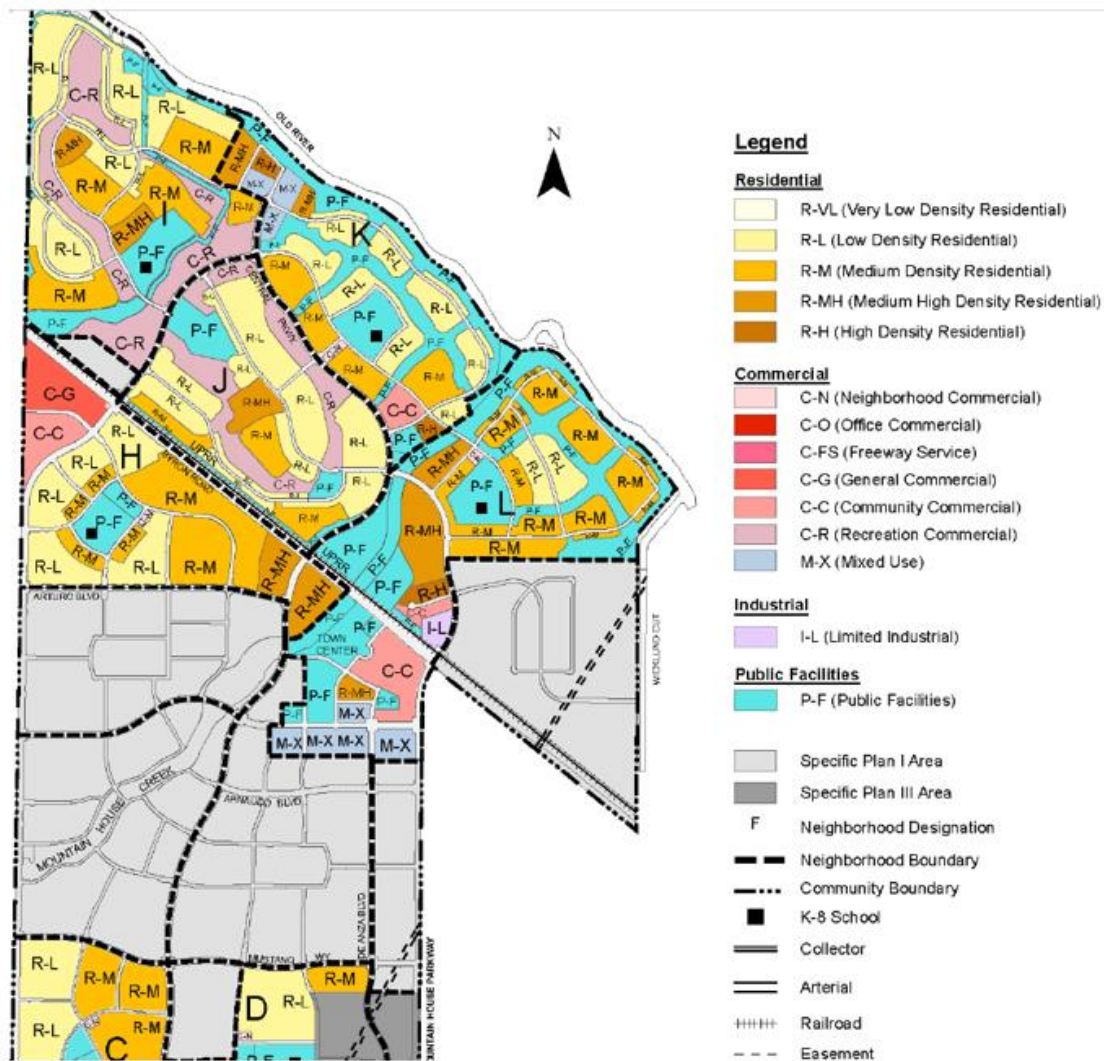


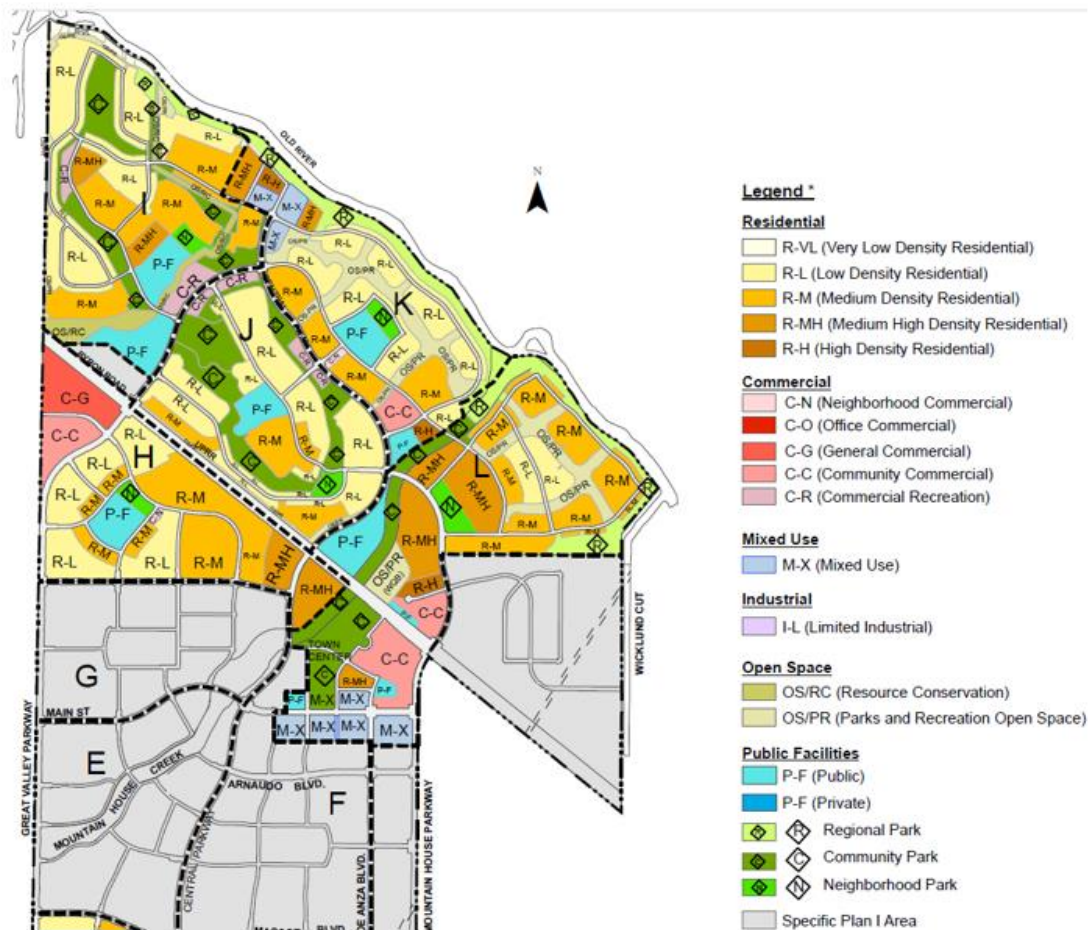
Figure 2-6. Mountain House Proposed Specific Plan II and Zoning

Table 2-3. Neighborhood L Land Use Summary

Land Use	Existing MP/SP II		Proposed MP/SP II		Difference	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Single-Family	153.1	762	153.1	762	0	0
Subtotal	153.1	762	153.1	762	0	0
RMH	33	462	49	658	+16	+196
RH	6.2	124	6.2	124	0	0
Subtotal	39.2	586	55.2	782	+16	+196
Neighborhood Commercial	1.5		1.5		0	
Community Commercial	6		11.9		+5.9	
Industrial	5.9		0		-5.9	
Community Park	23.5		23.5		0	
Neighborhood Park	5		5		5	
K-8 School	16		0		-16	
Other Parks	76.7		76.7		0	
Lakes	47.3		47.3		0	
Transit	2		2		0	
Public (Private)	22		22		0	
Subtotal	183.9		183.9		0	
TOTAL	376.2	1,348	376.2	1,544	0	+196

Note: Net Changes to the MP and SP II will result in an increase of 5.9 acres of C-C, a loss of 2.0 acres of C-R, and a loss of 5.9 acres of Light Industrial.

Figure 2-7. Neighborhood L Proposed Active Adult Units

Figures 2-8 through 2-11 show the existing and proposed bicycle and pedestrian networks for Specific Plan II.

2.4.5 Utilities

Onsite utilities would include electricity and natural gas, domestic water, wastewater, and storm drainage facilities, which were all analyzed in the 1994 MEIR and 2004 Specific Plan II IS. All onsite utilities would be designed in accordance with the current Master Plan and Specific Plan II, applicable county codes, standard engineering practices, and MHCSD standards and specifications, and would not substantially change from the Specific Plan II.

A utility capacity evaluation was prepared by CBG Engineers, which evaluated the impacts of the proposed land use changes on water and sewer capacities and concluded that the proposed amendments would result in a net increase of 9,200 gallons per day (gpd) wastewater demand, a net increase of 885 gpd, and an increase of 929 gpd of domestic water and water storage, respectively (Table 2-4).

2.4.5.1 Energy

As under the current approved Master Plan and Specific Plan II, electricity would still be provided by Modesto Irrigation District (MID) and gas service provided by Pacific Gas & Electric Company (PG&E). These two entities would be responsible for constructing any necessary extension of their infrastructure to serve the project. A MID substation was constructed outside Mountain House, on the south side of Kelso Road in Alameda County and would serve the project. Construction of this substation was the subject of a separate environmental review document.

Table 2-4. Utility Capacity Evaluation

Description	Wastewater (gpd)	Domestic Water (gpd)	Water Storage (gpd)
Neighborhood I			
Existing	54,000	73,642	77,324
Proposed	51,400	86,806	91,146
Increase/(Decrease)	(2,600)	13,163	13,822
Neighborhood J			
Existing	58,410	232,053	243,656
Proposed	101,795	218,956	229,904
Increase/(Decrease)	43,385	(13,097)	(13,752)
Neighborhood K			
Existing	21,870	105,948	111,245
Proposed	49,815	105,948	111,245
Increase/(Decrease)	27,945	-	-
Neighborhood L			
Existing	166,790	343,902	361,097
Proposed	104,660	357,884	375,778
Increase/(Decrease)	(62,130)	13,982	14,681
Neighborhoods Summary			
Existing	301,070	755,545	793,323
Proposed	307,670	769,594	808,073
Increase/(Decrease)	6,600	14,048	14,751

Figure 2-8. Specific Plan II Figure 9.2 Existing

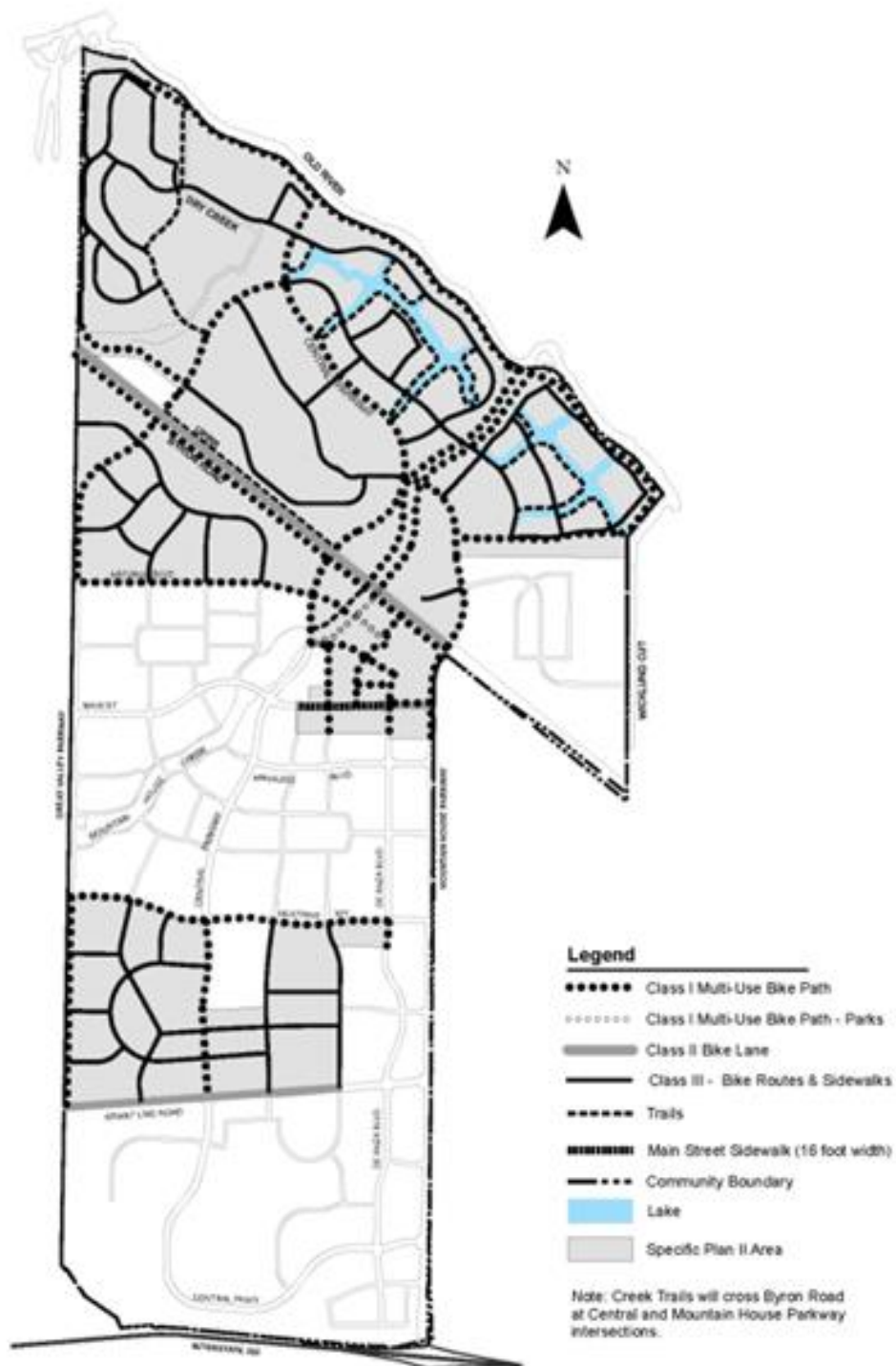


FIGURE 9.2 – SPII BICYCLE AND PEDESTRIAN SYSTEM

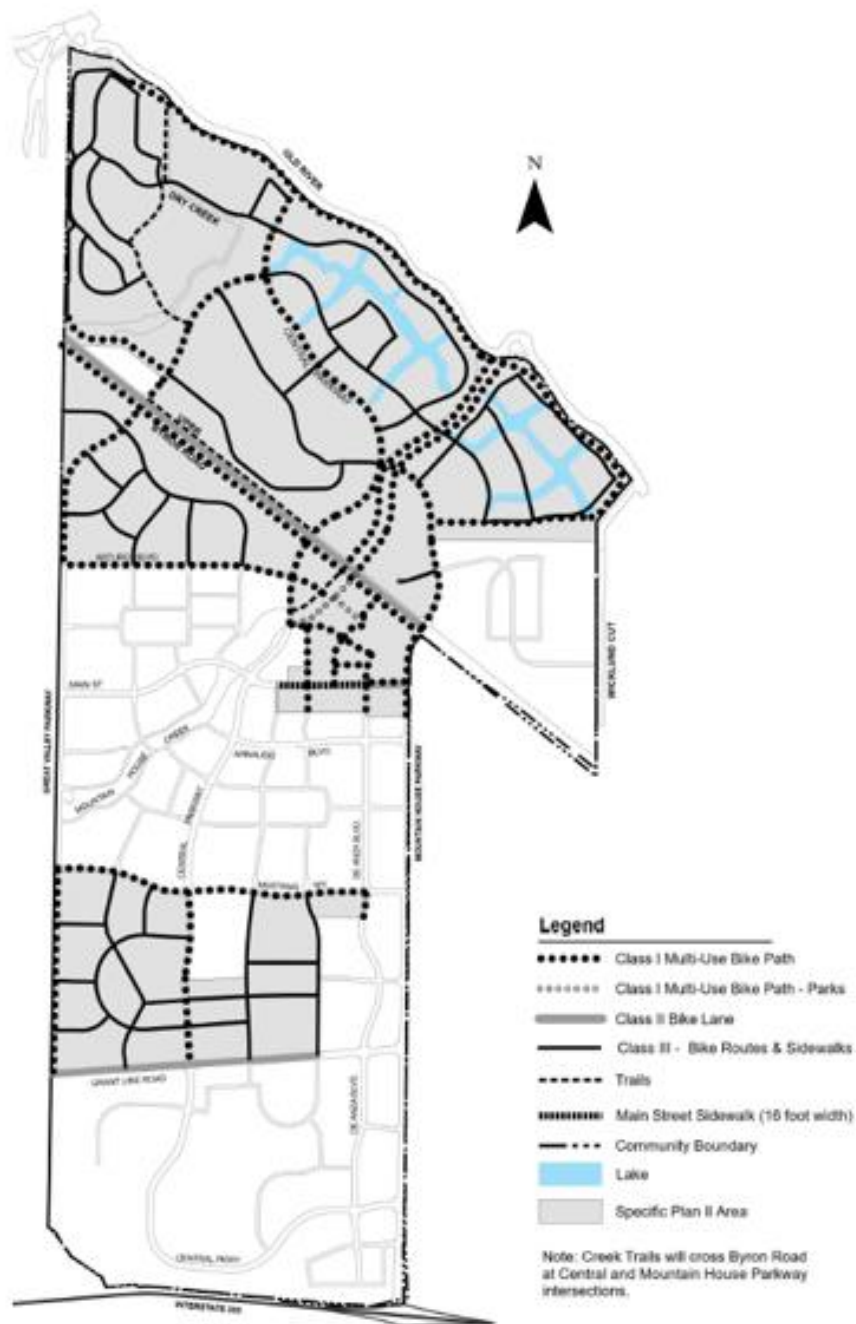
Figure 2-9. Specific Plan II Figure 9.2 Proposed

Figure 2-10. Specific Plan II Figure 9.30 Existing

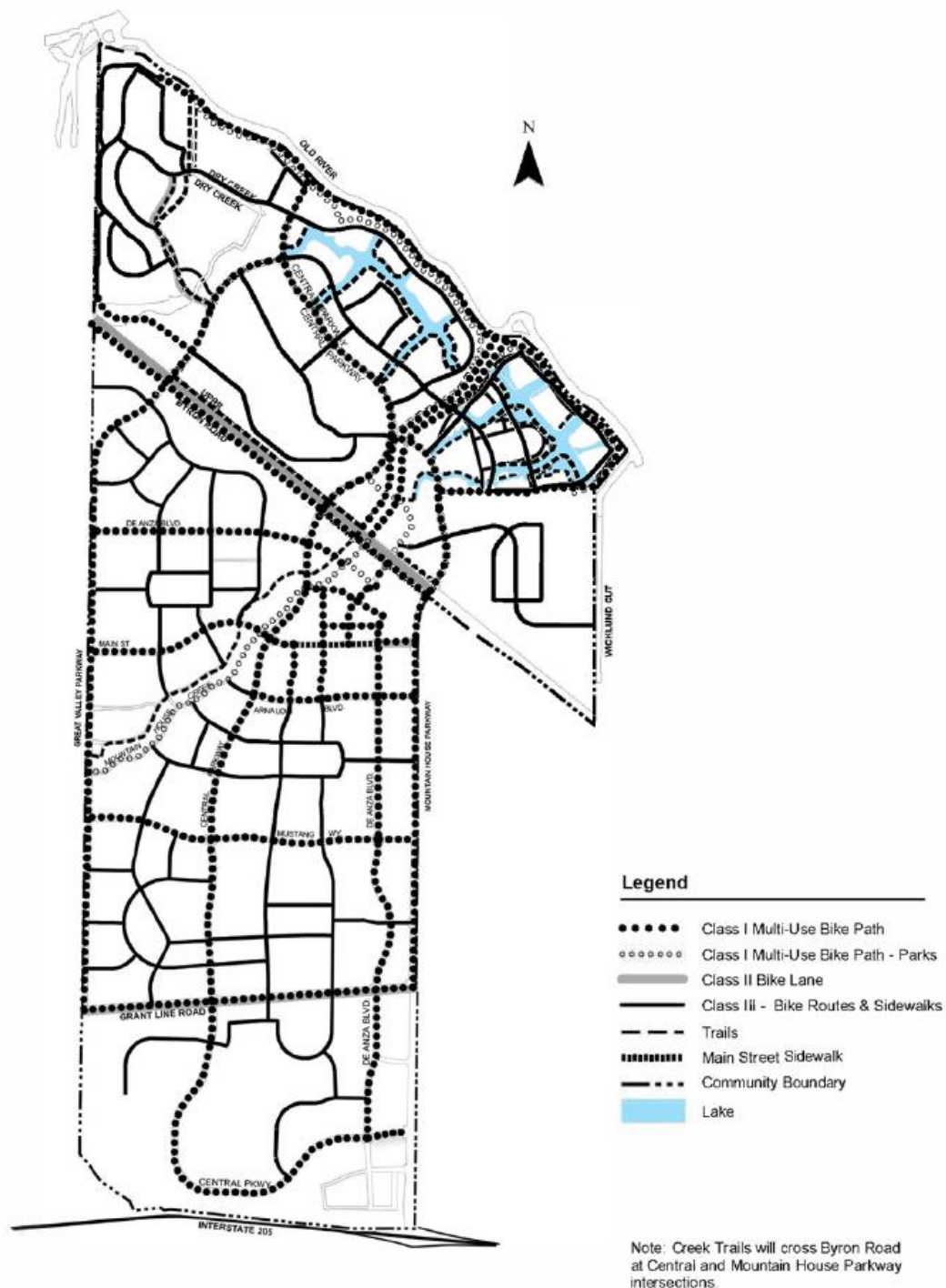
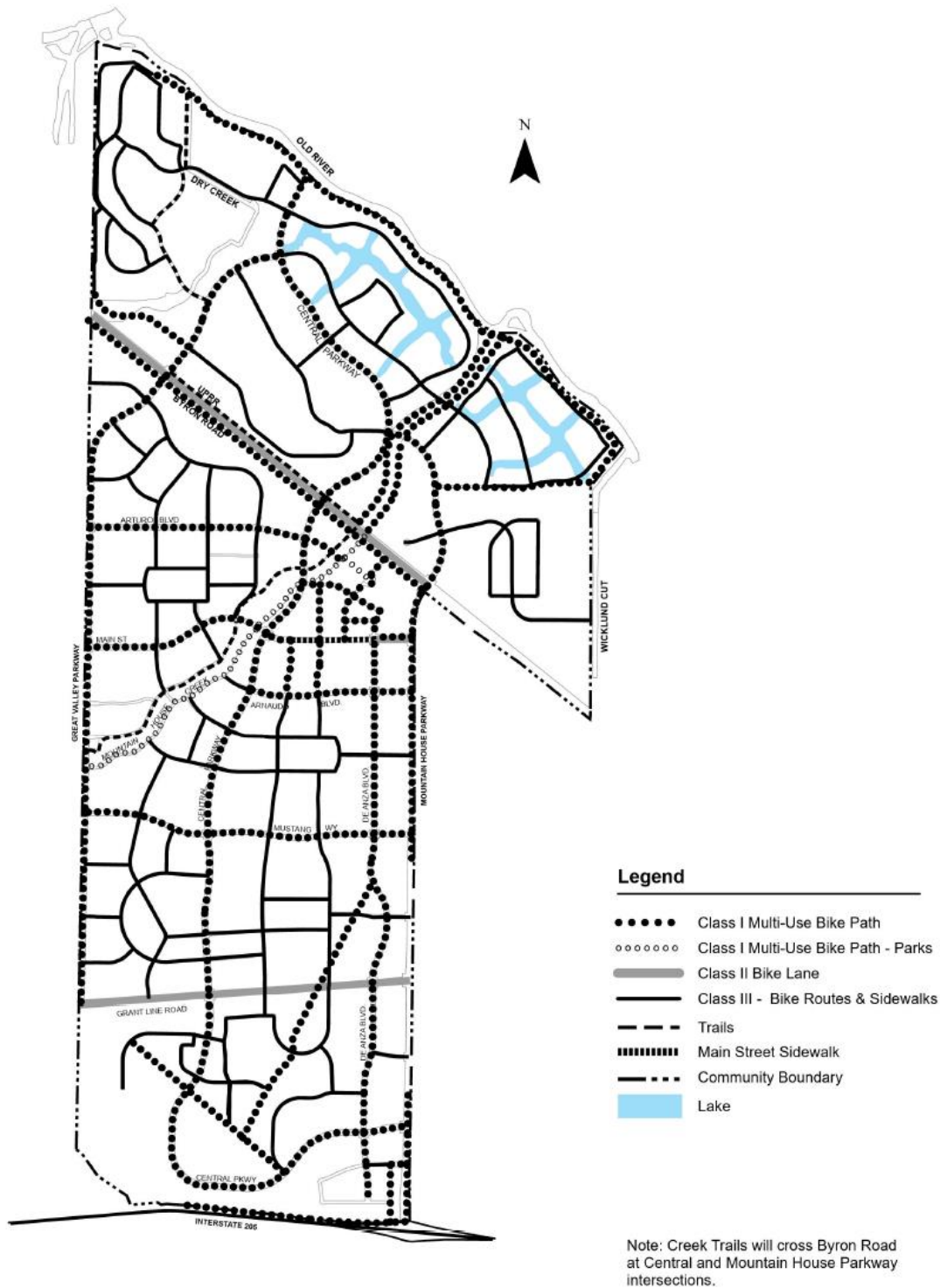


Figure 2-11. Specific Plan II Figure 9.30 Proposed

2.4.5.2 Domestic Water

MHCSO provides potable water to the Mountain House community and would provide water to the project. Domestic water demand is based on land use and demand factors established by the MHCSO. Demand factors used for this analysis are consistent with the updated and approved 2020 Potable Water System Master Plan Update, dated November 2020, and prepared by West-Yost. In accordance with existing entitlement documents, a 14 percent water conservation reduction in demand is used. The overall increase to domestic water demand for the proposed project (maximum daily water demand [MDWD]) is 885 gpd as shown in Table 2-1. The 2020 Potable Water System Master Plan Update identifies a buildout projection to require a Water Treatment Plant expansion to a total of 18.2 mgd. However, as identified in the Specific Plan II, the Water Treatment Plant will ultimately be expanded to 20 mgd. The domestic water demand of the proposed amendments is within the capacity of the planned water storage for the Mountain House Master Plan.

2.4.5.3 Water Storage

Water storage requirements are based on three factors: emergency storage (75 percent of MDWD), operational storage (30 percent of MDWD), and fire-flow storage. Fire flow storage is based on fire-flow rates and duration for the most demanding land use. In Mountain House, the most demanding fire-flow land use is Industrial (I-L) and, as a result, the project would not have an impact on fire-flow storage. The water storage demand of the proposed amendments is an additional 929 gpd, which is within the capacity of the planned water storage for the Mountain House Master Plan.

2.4.5.4 Wastewater

MHCSO provides wastewater collection, treatment and disposal to the Mountain House community and would provide those services to the project. Wastewater generation is based on land use and generation rates established by the MHCSO. While existing rates are currently published in the MHCSO Standards and Specifications, the MHCSO is currently working to update the Sanitary Sewer Master Plan and generation rates. The wastewater demand of the proposed amendments is an additional 9,200 gpd, which is within the capacity of the planned wastewater storage for the Mountain House Master Plan.

2.4.5.5 Storm Drainage

Storm drainage improvements would remain relatively unchanged with the project compared to plans for storm drainage in the Master Plan and Specific Plan II. In accordance with the MHCSO's Storm Water Master Plan Update, and subject to additional detailed investigation and engineering, the applicant would construct two water storage and water quality lakes within Neighborhoods K and L to intercept, treat, and store nuisance and flood flows that originate in Neighborhoods H, I, J, K, and L, per the MHCSO Storm Water Master Plan Update. These lakes would store water year-round for aesthetic and recreational purposes and would be connected to Mountain House Creek via overflow weirs during large storm events.

2.4.6 Project Construction

The proposed construction methods are considered conceptual and subject to review and approval by the Community Development Department and MHCSO. For the purposes of this environmental document, the analysis considers the following construction plan.

2.4.6.1 Construction Schedule and Phasing

For Neighborhood J, Phase 1, consisting of 503 single-family units, construction is currently underway. Home construction is expected to start in July 2024 and be completed in July 2028. For Neighborhood J, Phase 2, consisting of single-family units, grading is completed, and site improvements are targeted for July 2024 and to be completed by 2026. For Neighborhood K, Phase 1, consisting of approximately 143 single-family units, construction is currently underway. Site improvements would follow with home construction, which is targeted for January 2025. There is no schedule for the remaining units at this time. For Neighborhood L, construction is anticipated to start in June 2025 and be completed by 2030. Per MHCS D requirements, construction hours would be between 7:00 a.m. and 6:00 p.m. Monday through Friday. Extended hours, which may include Saturdays and Sundays, may be allowed through notice to adjacent residents and landowners, and prior approval of the MHCS D for infrastructure construction.

2.4.6.2 Construction Equipment and Staging

Typical equipment would be used during project construction, including dozers, loaders, dump trucks, excavators, and backhoes. Pile driving is anticipated. Potential construction laydown and staging areas would be onsite in undeveloped areas or nearby depending on site acreage and availability of vacant sites.

2.4.6.3 Construction Employment

The size of the construction workforce would vary during the different phases of construction of each neighborhood and the Town Center. On average, approximately 150 workers would be at the project site per day during peak construction activity.

2.4.6.4 Construction Grading

Approximately 85 percent of the project's development area has been mass graded or otherwise disturbed pursuant to prior approvals. A significant amount of grading was previously completed in 2007 in Neighborhoods I and J to establish rough grade elevations for the project and to create the stormwater quality ponds. The project would require soil to be excavated; no structures would be demolished during site preparation. The project is expected to have an overall balance of soil, so there should be no export or import of soil into or out of the Mountain House development. The project site does not include any existing structures, so there would be no demolition.

2.5 Project Approvals

The following County discretionary approvals would be required prior to development.

- **San Joaquin County General Plan amendments.** To change the corresponding General Plan Land Use designations to match the suggested Master Plan.
- **8th Master Plan Amendment.** To adjust the land use designations and map that were previously approved for Neighborhoods I, J, K, and L and to change the corresponding General Plan Land Use designations to match the suggested Master Plan.
- **5th Specific Plan II Amendment.** To adjust the land use designations and map that were previously approved for Neighborhoods I, J, K, and L and to change the current zoning to match the proposed zoning for Neighborhoods I, J, K, and L.

- **Zone Reclassification.** To change the current zoning to match the proposed zoning for Neighborhoods I, J, K, and L.
- **Revisions of Approved Action.** To eliminate condition of approval for Neighborhood J, K, and a portion of L, requiring occupancy by active-adults 55 years or older and to update Conditions of Approval per the Mountain House Community Services District comments.

2.6 Reviews and Approvals by Responsible Agencies

Reviews and approvals by other agencies that may be needed for the project to proceed are also identified. Some of these agencies would need to approve certain parts of the project prior to full implementation, but their approval is not required for this Addendum.

- San Joaquin Valley Air Pollution Control District. Applicable construction-related permits.
- California Regional Water Quality Control Board. Approval of National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharge.
- San Joaquin Regional Transit District. Review of potential effects on public transit.
- Mountain House Community Services District. Approval of construction plans for site improvements and proposed fire prevention systems, onsite generators, and emergency vehicle access.
- Native American Heritage Commission. Project review and recommendation of Native American tribes to consult per Senate Bill 18.
- San Joaquin Council of Government. Project review.

Chapter 3

Environmental Checklist for Supplemental Environmental Review

San Joaquin County has determined that, in accordance with Public Resources Code (PRC) Section 21166 and Section 15164 of the State CEQA Guidelines, minor technical changes or additions to the 1994 MEIR and 2004 Specific Plan II IS are necessary to address the land use changes proposed for Neighborhoods I, J, K, and L. An addendum to a certified EIR is prepared when changes to a project are required, and the changes will not result in any new significant environmental effects, and/or will not substantially increase the severity of previously identified effects.

The analysis of environmental effects provided in this chapter addresses the same impacts addressed in the 1994 MEIR and 2004 Specific Plan II IS, as well as resource categories that were not included in the CEQA Checklist at the time of the EIR preparation (i.e., tribal cultural resources and wildfire). The environmental analysis evaluates whether, for each environmental resource topic (e.g., air quality, land use, transportation), there are any changes in the project or the circumstances under which it would be implemented that would result in new or substantially more severe environmental impacts than those considered in the 1994 MEIR and 2004 Specific Plan II IS.

3.1 Aesthetics

Chapter 4, Section 4.8, *Visual Quality*, of the 1994 MEIR addresses the visual resources impacts of implementation of the Mountain House Master Plan by providing environmental setting information, significance criteria, and a detailed environmental impact evaluation. Chapter 5, Section 1, *Aesthetics*, of the 2004 Specific Plan II IS addresses the visual resources impacts of implementation of the Specific Plan II by providing environmental setting information, significance criteria, significant impacts identified in the 1994 MEIR, findings related to significant impacts in the 1994 MEIR, and a detailed environmental impact evaluation.

The 1994 MEIR concluded that Implementation of the Mountain House Master Plan would have significant and unavoidable impacts for alteration of the rural visual quality of the site as seen from local roads, regional freeways, and proposed public pathways; screening of views from public roads toward Mount Diablo and Mount Diablo foothills to the west due to new building; strong visual contrast of industrial and high-density residential buildings compared to open space and potential for generating long shadows; removal of mature trees that frame views along public roads; potential generation of light and glare visible from public roads and residences; and relocation of Weber-Herdlyn power line. The 2004 Specific Plan II IS concluded that all impacts would be either less than significant or there would be no impacts.

The development of the project would not be substantially different from that evaluated in the 1994 MEIR and 2004 Specific Plan II IS. The existing rural visual quality of the project area would be replaced with urban-type development, with buildings typically ranging in height from one to two stories. Exceptions to the height limit would be allowed under the County's Development Title for church steeples, flagpoles, chimneys, and ancillary roof structures. All other areas would be limited to two-story construction.

New development would be partially screened from view by proposed landscaping along roadways. Landscaping along streets and in public areas would be required as part of the MHCS design.

review and approval process. In addition, a significant amount of new landscaping would be added along Great Valley Parkway and the Mountain House Creek corridor north of Byron Road. No designated scenic corridors are in the vicinity of the Mountain House community.

While views toward Mount Diablo and foothills to the west would be restricted by new buildings and new landscaping, some of these views would be available during winter months when deciduous trees have lost their leaves. Views for boaters along Old River would not be significantly affected because the existing levee blocks views into the project area, and most of the area along the river would be a regional park.

Views from existing homes along Old River and Great Valley Parkway would be altered by project development. Where residents now overlook agricultural fields, future development would be visible. From homes along Old River in the northwest portion of the project area, views across agricultural fields are uninterrupted. A substantial amount of fill has previously been placed on the south side of Kelso Road, bringing new homes to an elevation slightly below existing homes along the river. New landscaping with trees and shrubbery would screen new development from view. Fences and home sites would be set back to the south side of new landscaping along the 30-foot access easement.

For homes along Great Valley Parkway, new buildings would be screened from view by roadway trees and other landscaping. Visual impacts would not be substantially different from what was evaluated in the 1994 MEIR and 2004 Specific Plan II IS; therefore, there would be no new impacts.

The Master Plan states that sound walls shall be no higher than 7 feet in height whenever possible (Section 4.2.7). The project would not result in a change to this height. While these walls would not adversely affect a scenic vista (because their height would be lower than adjacent rooftops), they could create a walled-in effect if not adequately screened with landscaping. Landscaping adjacent to these walls, as required by the MHCS Design Manual, would reduce the visibility of the sound barriers, reducing any potential impacts to a less-than-significant level.

The closest designated scenic highway is Interstate 580 south of I-205, approximately 3.5 miles south of the project area (California Department of Transportation 2018). No aspect of the project would have an impact on Interstate 580. There would be no new impacts.

The project would not conflict with existing zoning or any other regulations governing scenic quality. The proposed amendments to the Master Plan and Specific Plan II are minor and would not result in any changes that would have an impact on scenic quality from what was analyzed in the 1994 MEIR and 2004 Specific Plan II IS. MHCS adopted a design manual, which addresses the design standards for public facilities that would be under the jurisdiction of the MHCS. Elements addressed include streetscapes, walls and fences, paths, street furniture, lighting, signage, entries, community edges, parks, schools, civic facilities, and public works facilities. MHCS would review subdivision plans, building designs, and improvement plans for all new development for conformance with the design manual and with all Master Plan and Specific Plan II programs, policies, and standards.

The design review process would also include review by the Design Consistency Review Committee per the review manual, which would review all discretionary and administrative implementing permits within Mountain House, Tentative Subdivision Maps and Special Purpose Plans, all subsequent development permits including improvement plans for community facilities and buildings, design guidelines for private development, and all development applications and building permits. The purpose of design review is to verify that proposed projects are consistent with the policies and design requirements of the Master Plan, Specific Plan II, the Development Title, and all other community approvals. Project adherence to the design guidelines would ensure that there

would be no new impacts from what was previously analyzed in the 1994 MEIR and 2004 Specific Plan II IS.

The 1994 MEIR concluded that the project's light and glare impacts would be insignificant with implementation of Mitigation Measure M4.8-5 (revisions in the Lighting section of the Design Manual). No significant new light and glare impacts would result from the project. Lighting recommendations are also included in the text of Specific Plan II. Lighting is generally to be limited to 12 to 14 feet in height in Neighborhood Centers and to be shielded. Parking area lights are to be shielded to minimize glare, as stated in Specific Plan II. The project would not have any significant new light and glare impacts not already addressed in the 1994 MEIR and 2004 Specific Plan II IS; therefore, impacts would remain less than significant.

Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important new aesthetics issues. The project would not alter the conclusions of the 1994 MEIR, or 2004 Specific Plan II IS with respect to aesthetics, substantially increase the severity of previously identified aesthetics impacts, or result in any new significant impacts on aesthetics.

3.2 Agricultural and Forestry Resources

The 1994 MEIR concluded that development of 3,600 acres of Prime Farmland in the Mountain House development was a significant and unavoidable impact, and the Board of Supervisors adopted Statements of Overriding Consideration as required by CEQA to justify the loss of 3,600 acres of Prime Farmland associated with the entire Mountain House development. The 2004 Specific Plan II IS did not identify any significant new farmland conversion impacts not already addressed in the 1994 MEIR and concluded that no new impacts would result, and no additional mitigation measures were necessary. The project would not have any significant new farmland conversion impacts not already addressed in the 1994 MEIR and 2004 Specific Plan II IS; therefore, no new impacts would result.

The 1994 MEIR concluded that impacts relating to a conflict with existing agricultural zoning or a Williamson Act contract would be less than significant with mitigation. The 2004 Specific Plan II IS concluded that no significant impacts would result and no mitigation measures are necessary. Because there are no Williamson Act contracts in the project area, and all lands are zoned for a mix of residential, commercial, mixed use, and public facility zoning designations, there would be no new impacts.

There are no forest lands or land zoned for timberland in the project area; therefore, there would be no impacts on forest lands. The project would not alter the conclusions of the 1994 MEIR or 2004 Specific Plan II IS with respect to agricultural resources, substantially increase the severity of previously identified agricultural resources impacts or result in any new significant impacts on agricultural resources. No new mitigation is required.

3.3 Air Quality

The revised project is within the 2004 Specific Plan II IS footprint, and air quality impacts were previously evaluated in the 1994 MEIR and subsequent amendments. The project involves moving the proposed Neighborhood L school to Neighborhood J and moving some age-restricted units between project neighborhoods. Based on ICF's understanding of the project, the total number of residential units, the footprint of development, and existence of one school total in Neighborhoods D, J, K, and L (which would move from Neighborhood L to Neighborhood J under the project) would remain the same as evaluated previously. Therefore, the air quality analysis focuses on potential changes to previously modeled air quality impacts resulting from the proposed modifications to the neighborhoods.

The 1994 MEIR concluded that Implementation of the Mountain House Master Plan would increase regional emissions of criteria air pollutants through new vehicle travel and area-source emissions associated with residential and industrial uses in excess of the regional thresholds established by the San Joaquin Valley Air Pollution Control District (SJVAPCD). Furthermore, construction activities would generate particulate matter 10 microns or less in diameter (PM10) emissions above the 80-pound threshold. These additional regional emissions during construction and operations would delay the eventual attainment of the air quality standards for ozone and PM10. To reduce impacts, the 1994 MEIR included Mitigation Measures M4.13-1 and M4.13-5. The remaining impacts were found to be less than significant or less than significant with mitigation (Mitigation Measures M4.13-2).

As discussed previously, the total number of residential units, the footprint of development, and existence of one school total in Neighborhoods D, J, K, and L (which would move from Neighborhood L to Neighborhood J under the project) would remain the same as evaluated previously in the 1994 MEIR. Thus, the project would not have any significant new land use plan or policy impacts not already addressed in the 1994 MEIR; therefore, no new impacts would result. Thus, the project would not conflict with the land use assumptions used to develop applicable air quality plans. Furthermore, the project would not have any significant unplanned population or housing impacts not already addressed in the 1994 MEIR and 2004 Specific Plan II IS; therefore, the project would be consistent with recent growth projections for the region and would not conflict with the population growth assumptions used to develop applicable air quality plans. As such, the project would not conflict or obstruct the implementation of the current SJVAPCD air quality plans. This impact remains less than significant, and no new mitigation would be warranted.

The decrease in Commercial Recreation from 108 acres to 14 acres and the addition of 70 acres of Community Park is anticipated to result in less emissions than the currently approved land uses because the decrease in acreage associated with future "major recreation-oriented commercial activities" would result in less emissions and electricity use.

The project does not include any additional vehicle travel or construction activities compared to what was analyzed in the 1994 MEIR (TJKM 2022). Air quality emissions from mobile sources and construction equipment have gotten gradually cleaner over the years as newer engine standards are adopted. Specifically, United States Environmental Protection Agency (EPA) Tier 4 Final construction equipment engine standards (model year 2015 and later) reduce particulate matter (PM) emissions by at least 90 percent compared to the uncontrolled and Tier 1 standards that were modeled in the 1994 EIR (EPA 2016). Thus, actual construction emissions for the project would be lower than what was modeled in the 1994 MEIR. Similarly, mobile source emissions would be lower than what was analyzed in the 1994 MEIR as newer vehicles would emit less air emissions due to the California Air Resources Board's (CARB) Advanced Clean Cars II regulations requiring higher fuel efficiency and increasingly more stringent emissions standards (CARB 2022). Thus, the project

is expected to reduce emissions compared to what was modeled in the 1994 MEIR and would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in a nonattainment area for an applicable federal or state ambient air quality standard. Impacts would remain less than significant, and no new mitigation would be warranted.

As discussed, the project would not change the total number of units or footprint from what was analyzed in the 1994 MEIR and 2004 Specific Plan II IS. The project would result in lower construction and operational emissions compared to what was analyzed in the 1994 MEIR due to newer vehicle and engine emission standards. Furthermore, all construction and operational stationary source equipment would be required to comply with CARB and SJVAPCD rules and regulations, as well as permitting requirements. Thus, the project would not expose sensitive receptors to substantial pollutant concentrations and impacts would remain less than significant.

The project involves the construction and operations of residential uses, commercial uses, public uses and a variety of green spaces (community parks, etc.). All of these proposed uses would remain the same as evaluated previously in the 1994 MEIR and the 2004 Specific Plan II IS. Furthermore, these uses do not include any type of odor-generating facility or agricultural activities. The potential for nuisance complaints due to nearby agricultural activities was addressed in the 1994 MEIR and the adopted Master Plan and Development Title included a requirement for deed notification of the County's Right-to-Farm Ordinance. As such, operations of the project would not propose an odor-generating facility that would cause nuisance odors. The impact would remain less than significant, and no new mitigation would be warranted.

3.4 Biological Resources

Chapter 4, Section 4.11, *Biological Resources*, of the 1994 MEIR addresses the biological resources impacts of implementation of the Mountain House Master Plan by providing environmental setting information, significance criteria, applicable policies and implementation programs, and a detailed environmental impact evaluation. Chapter 5, Section 4, *Biological Resources*, of the 2004 Specific Plan II IS addresses the biological resources impacts of implementation of the Specific Plan II by providing environmental setting information, significance criteria, significant impacts identified in the 1994 MEIR, findings related to significant impacts in the 1994 MEIR, and a detailed environmental impact evaluation.

The 1994 MEIR concluded that implementation of the Mountain House Master Plan would have significant and unavoidable impacts for the elimination of over 4,000 acres of agricultural land and associated wildlife habitat. The remaining impacts were found to be less than significant or less than significant with mitigation (Mitigation Measures M4.11-2, M4.11-3, M4.11-4, M4.11-5, M4.11-6, M4.11-7, and M4.11-8).

The project does not involve any additional tree removal not already analyzed in the 2004 Specific Plan II IS; therefore, there would be no new impacts on nesting birds on site. In addition, the project would not change the level of significance of impacts because it would not result in further reduction of foraging or nesting habitat in the County than what was analyzed in the 1994 MEIR or 2004 Specific Plan II IS. There would be no new impacts on riparian habitat or other sensitive natural communities than previously analyzed in the 1994 MEIR and 2004 Specific Plan II IS. According to the 2004 Specific Plan II IS, the riparian habitats associated with the portions of Mountain House Creek, Dry Creek, and Old River are not mapped as unique vegetation communities in the California Natural Diversity Database (CNDDB).

The project would not have any new Impacts on wetlands or waters of the United States not already previously analyzed in the 1994 MEIR and 2004 Specific Plan II IS; therefore, no new impacts on

wetlands or waters of the United States would occur. The project area is surrounded by developed land to the south or land in agricultural production; therefore, the project area is not used as a wildlife corridor or for the movement of wildlife. No impact would occur. The project would be consistent with County policies or ordinances protecting biological resources such as the San Joaquin County Tree Ordinance (9-1505.3 and 9-1505.4), the Riparian Habitat Ordinance (9-1510.4), or policies contained in the Natural and Cultural Resources Element.

Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important new biological resources issues. The project would not alter the conclusions of the 1994 MEIR or 2004 Specific Plan II IS with respect to biological resources, substantially increase the severity of previously identified biological resource impacts or result in any new significant impacts on biological resources.

3.5 Cultural Resources

Chapter 4, Section 4.5, *Cultural Resources*, of the 1994 MEIR addresses the cultural resources impacts of implementation of the Mountain House Master Plan by providing environmental setting information, significance criteria, and a detailed environmental impact evaluation. Chapter 5, Section 5, *Cultural Resources*, of the 2004 Specific Plan II IS addresses the cultural resources impacts of implementation of the Specific Plan II by providing environmental setting information, significant impacts and findings from the 1994 MEIR, significance criteria, and a detailed environmental impact evaluation.

State CEQA Guidelines Section 15064.5, subdivision (a)13 discusses the criteria for determining whether a building is a historical resource. It states as follows:

- (a) For purposes of this section, the term “historical resources” shall include the following:
 - (1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 California Code of Regulations (CCR), Section 4850 et seq.).
 - (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
 - (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;

- I Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

The 1994 MEIR concluded that implementation of the Mountain House Master Plan would have less-than-significant impacts with mitigation incorporation (Mitigation Measures M4.5-1, M4.5-2, and M4.5-3) regarding the disturbance of unknown prehistoric resources; disturbance of unknown human prehistoric burial sites; and the potential destruction of structures over 50 years of age that have significant historical value. The 2004 Specific Plan II IS found that Section 7.4 of the Master Plan, Implementation Measures (a) through (f) deal with the recommended changes from the 1994 MEIR addressing measures to undertake should unknown cultural resources be found, and that these measures also address the need for additional archaeological surveys when specific plans are developed. The 2004 Specific Plan II IS found that Implementation Measure I of the Master Plan, Section 7.4, was adopted regarding procedures to follow should unknown human prehistoric burial sites be discovered during construction. Lastly, the 2004 Specific Plan II IS found that Implementation Measures (d) and (f) of the Master Plan, Section 7.4, were adopted regarding the need for surveys for each specific plan to determine if structures greater than 50 years of age could be affected by development.

Although the entirety of Mountain House has been subject to extensive ground disturbance in conjunction with past agricultural operations and grading, there is still the potential for discovery of unknown archaeological resources or human burials. In addition to the Mountain House Master Plan Implementation Measures identified above that are still applicable to the project, the 2035 General Plan FEIR includes Mitigation Measure 4.E-3, which would reduce impacts to a less-than-significant level by requiring that, in the event of an inadvertent discovery, a Secretary of the Interior-qualified archaeologist assess the find and determine whether additional treatment is necessary.

Mitigation Measure 4.E-3: The following new policy “Inadvertent Discovery of Cultural Resources,” in the 2035 General Plan would reduce impacts to accidentally discovered archaeological resources during ground disturbing activities in San Joaquin County.

- **NCR-6.10: Inadvertent Discovery of Cultural Resources.** If prehistoric or historic-period archaeological resources are encountered during ground disturbing activities in the county, all activities within 100 feet shall halt and the County shall be notified. A Secretary of the Interior-qualified archaeologist shall inspect the findings within 24 hours of discovery. If it is determined that a project could damage a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA *Guidelines*, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan in consultation with the County. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. Treatment for most resources would consist of (but would not be limited to)

sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.

There are no known human remains or burial grounds in the project area. The 2035 General Plan FEIR concluded that with implementation of Policies NCR-6.5 and NCR-6.6 contained in the Natural and Cultural Resources (NCR) Element and adherence to Health and Safety Code Section 7050.5 and PRC Section 5097.98, the impact would be less than significant. Policy NCR-6.5 requires a report be prepared by a qualified cultural resource specialist prior to the issuance of any discretionary permit or approval in areas determined to contain significant historic or prehistoric archaeological artifacts that could be disturbed by project construction. Policy NCR-6.6 states that the County shall consult with Native American tribes regarding proposed development projects and land use policy changes consistent with the State's Local and Tribal Intergovernmental Consultation requirements. Health and Safety Code Section 7050.5 requires that the County Coroner be contacted and if the coroner determines the remains are Native American, the coroner is required to contact the Native American Heritage Commission. As provided in PRC Section 5097.98, the Native American Heritage Commission will identify the person or persons believed most likely to be descended from the deceased Native American. The most likely descendant will make recommendations for means of treating, with appropriate dignity, the human remains and any associated grave goods.

Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important new cultural resources issues. The project would not alter the conclusions of the 1994 MEIR and 2004 Specific Plan II IS with respect to cultural resources, substantially increase the severity of previously identified cultural resource impacts or result in any new significant cultural resource impacts. No new mitigation would be required.

3.6 Energy

The 1994 MEIR concluded that project energy impacts would be less than significant with mitigation. The 2004 Specific Plan II IS did not specifically address energy impacts. Policies of the Master Plan for energy efficiency include incorporating measures to save energy, such as designing residential streets and homes to promote the use of solar energy, designing buildings and facilities within the community to incorporate cost-effective measures to reduce the need for energy use and maximize the benefits of solar energy including native landscaping and efficient use of water resources, and planning infrastructure systems to include cost-effective energy efficient designs and technology. No conflicts with the Master Plan have been identified.

The project would not result in the wasteful, Inefficient, or unnecessary consumption of energy resources during project construction or operation because the project would adhere to the energy efficiency policies of the Master Plan and Specific Plan II. In accordance with the Master Plan and Specific Plan II, MHCS D would provide, through contracts with utility providers, all dry utilities to the project area. All Master Plan and Specific Plan II-assumed energy efficiency standards are the jurisdiction of MHCS D and would be enforced through contracts between MHCS D and each utility provider. All future builders would be subject to all MHCS D standards with regard to energy efficiency. Additionally, each neighborhood would comply with the applicable provisions of the MHCS D Energy Conservation Plan and current Title 24 energy standards for new construction and new installations and retrofits in existing buildings. The project does not include additional

residential units not already previously approved. Additionally, the decrease in Commercial Recreation from 108 acres to 14 acres and the addition of 70 acres of Community Park is anticipated to result in less electricity usage than the currently approved land uses because the decrease in acreage associated with future “major recreation-oriented commercial activities” would result in less electricity use. The project would be consistent with applicable plans, policies, and regulations adopted for the purpose of avoiding or mitigating environmental effects related to energy. The project would not have any significant new energy impacts not already addressed in the 1994 MEIR; therefore, no new impacts would result. The impact is less than significant.

The 1994 MEIR concluded that the commitment of non-renewable energy resources for vehicular travel, construction activity, and indoor climate controls would be a significant irreversible environmental change.

The project would adhere to the policies of the Master Plan and Specific Plan II for energy efficiency including incorporating measures to save energy, such as designing residential streets and homes to promote the use of solar energy, designing buildings and facilities within the community to incorporate cost-effective measures to reduce the need for energy use and maximize the benefits of solar energy including native landscaping and efficient use of water resources, and planning infrastructure systems to include cost-effective energy efficient designs and technology. The project does not include additional residential units not already previously approved. The project would also adhere to the applicable provisions of the MHCS D Energy Conservation Plan. No aspect of the project would conflict with any plans for renewable energy or energy efficiency. The project would not alter the conclusions of the 1994 MEIR or 2004 Specific Plan II IS with respect to energy, substantially increase the severity of previously identified energy resources impacts or result in any new significant impact on energy resources. No new mitigation is required.

3.7 Geology, Soils, and Seismicity

The 1994 MEIR concluded that even with implementation of a community earthquake preparedness plan by the MHCS D (Mitigation Measure M5.6-1), impacts from seismic hazards would be significant and unavoidable. The 2004 Specific Plan II IS concluded that structures will be designed and constructed in accordance with recommendations listed in the geotechnical engineering study for each neighborhood but despite mitigation, the impact remains significant and unavoidable. No Alquist-Priolo Earthquake Fault Zones have been mapped in San Joaquin County, and no active faults have been identified in the project area. Therefore, surface ground rupture from faulting is not considered a significant hazard in the project area. There would be no new impacts.

The 1994 MEIR concluded that even with Implementation of a community earthquake preparedness plan by the MHCS D (Mitigation Measure M5.6-1), impacts from seismic hazards would be significant and unavoidable. The 2004 Specific Plan II IS conclusion was the same. The San Joaquin Valley is a seismically active region of California. Strong ground shaking resulting from earthquakes along nearby or distant faults represents the greatest seismic hazard at the Mountain House community. The active and potentially active faults in the vicinity of the project area are the Great Valley Thrust (Segment 7, active), Greenville (potentially active), Concord-Green Valley (active), Calaveras (potentially active), Hayward (active), and San Andreas (active).

The Intensity of ground shaking at any particular site is a function of many factors including earthquake magnitude, distance from the epicenter, the duration of strong ground motion, local geologic conditions (soil characteristics and topography), and depth to bedrock. The project area may be susceptible to earthquake magnitudes of 6.7 or higher. During an earthquake, structural damage in the project area may include damage to buildings and infrastructure (e.g., roads, bridges, utilities).

The project would be required to comply with all California laws designed to minimize the potential adverse effects of an earthquake. These laws include the Hospital Seismic Safety Act of 1972, the Essential Services Buildings Seismic Safety Act of 1986, the Field Act of 1933, and the requirements of the latest California Building Code (CBC), and MHCS standards.

The 1994 MEIR identified Mitigation Measure M4.6-1 (preparation of a Community Earthquake Preparedness Plan) to promote public awareness and education on earthquake hazards. This plan has been completed and is currently being implemented by the MHCS.

Existing mitigation measures and policies related to strong seismic ground shaking can be found in the 1994 MEIR (Mitigation Measure M4.6-1) and the Master Plan (Policies 6.5 I(b) [*Emergency preparedness*] and 6.8.3 [*Soils, Geologic, and Seismic Hazards*]).

Despite project compliance with California laws related to earthquake hazards and the implementation of mitigation measures called for in the Master Plan and 1994 MEIR, project impacts related to ground shaking would still be significant and unavoidable and could not be mitigated to a less-than-significant level. Findings for this impact were addressed in the 1994 MEIR and a Statement of Overriding Considerations was adopted. The project would not have any significant new seismic impacts not already addressed in the 1994 MEIR and 2004 Specific Plan II IS; therefore, no new impacts would result, and no additional mitigation measures are necessary. The impact would be less than significant.

Laboratory soil testing conducted and summarized in geotechnical engineering studies for the project area indicates that thin, discontinuous, potentially liquefiable deposits are present in the project area (ENGEO 2019). Although the reports also suggest that overlying non-liquefiable soils make liquefaction in the area unlikely, recommendations to mitigate potential liquefaction hazards in the project area were provided in the reports and are summarized below.

Liquefaction hazards in the project area were evaluated using Standard Penetration Test data, a peak ground acceleration between 0.3g and 0.5g. The results of the analysis indicate that potentially thin, discontinuous deposits of liquefiable materials exist in the project area. However, the geotechnical engineering studies also suggest that a sufficiently thick cap of non-liquefiable soils exists above potentially liquefiable deposits, making liquefaction-induced ground disturbance at the project site unlikely.

Liquefaction hazards were also previously discussed in the 1994 MEIR (Mitigation Measure 4.6-1) and the Master Plan (Policies 6.8.3 [*Soils, Geologic, and Seismic Hazards*] and 5.1.4.P.d [*School Siting Criteria*]). The 2004 Specific Plan II IS concluded that with respect to seismic-related ground failure, the project would result in less-than-significant impacts with mitigation incorporated, as identified in required geotechnical studies.

With respect to seismic-related ground failure, the project would result in less-than significant impacts with mitigation incorporated, as identified in required geotechnical studies. Thin, discontinuous deposits of silts and sands encountered in the project area during subsurface investigations indicate liquefaction hazards may be present in the project area, creating the potential for hazards to people or structures. Unless properly mitigated, liquefiable deposits in the project area could result in damage to structural foundations, lateral spreading, and/or localized settlement of ground surfaces. The geotechnical engineering studies for these neighborhoods identified a number of ways to minimize such impacts. Measures include recommendations for demolition and stripping, subgrade preparation, fill placement, dewatering, foundation design, vapor reduction, exterior flatwork, retaining walls, sound walls, pavement design, drainage, landscaping, and utilities. These measures would be integrated into the design of structures (i.e., improvement plans and specifications) for Neighborhoods I, J, K, and L, thereby reducing the impact

of any potential seismic-related hazards to a less-than-significant level. No new mitigation measures are necessary.

The 1994 MEIR and 2004 Specific Plan II IS concluded that the project would not result in landslides and the impact is less than significant. The project area is on flat terrain (less than a 1 percent slope) and is outside areas of southwest San Joaquin County identified as susceptible to landslides. Evidence of slope failures or landslides have not been mapped within or immediately adjacent to the project area or the greater Mountain House community area. The impact remains less than significant.

The 1994 MEIR and 2004 Specific Plan II IS concluded that the project would not result in substantial soil erosion or the loss of topsoil and that the impact would be less than significant. Excessive soil erosion is not expected to occur in the project area because average slopes at the site are less than 1 percent. However, project grading for cuts and fills made for building pads, roadbeds, and surface drainage would require the stripping of such areas of all vegetation, debris, organic topsoil, or any existing fill or other unsuitable material or soil. The placement of engineered fill behind the Old River levee constitutes the largest amount of earthwork in the project area. Each neighborhood would still have a balanced site with no export or import of soil.

Project construction would be required to comply with NPDES program requirements. The Phase I NPDES stormwater program, administered by the State Water Board's Division of Water Quality, regulates stormwater discharges from major industrial facilities, large- and medium-sized municipal separate storm sewer systems (those serving more than 100,000 people), and construction sites that disturb 5 or more acres of land. Under the program, all land disturbances of 5 acres or more are required to implement best management practices (BMPs) to prevent soil erosion and the offsite migration of sediment-laden runoff during construction. The site-specific plan that includes erosion control BMPs is called the Storm Water Pollution Prevention Plan (SWPPP). Additionally, Master Plan Policy 6.8.3(b) and the County Development Title require that adequate efforts be implemented during construction to control or eliminate soil erosion and sedimentation associated with construction activities.

Once construction is completed and project topsoil has become stabilized with hardscape and vegetation, soil erosion in the project area would be greatly reduced. Additionally, all urban runoff from the project area would flow to online water quality basins within the Mountain House Creek corridor that would help to remove sediment and soil particles from site runoff. These basins would require periodic maintenance, including desilting and vegetative clearing to ensure proper functionality. Sedimentation and soil erosion water quality issues are further addressed in Section 3.10, *Hydrology and Water Quality*, of this Addendum.

Soil erosion and sedimentation were also addressed by Policies 4.2.2.P.a and 4.2.2.P.d, (*Grading Standards*) and Policy 6.8.3.P.b (*Soils, Geologic, and Seismic Hazards*) of the Master Plan. No additional mitigation measures are required to reduce project impacts related to soil erosion and loss of topsoil, and the impact would remain less than significant.

The 1994 MEIR and 2004 Specific Plan II IS concluded that the project would have a less-than-significant impact with regard to expansive soil. Structures and flatwork supported on expansive soil experience cyclic seasonal heave and settlement as the soil expands and contracts through wetting and drying cycles. If the structures are not properly designed, the cyclic expansion and contraction can undermine structural stability. To reduce impacts from expansive soils, Neighborhoods I, J, K, and L would still be designed and constructed to meet or exceed standards set forth by the County as well as the current CBC. Laboratory testing classified soil samples from the project area as having a medium to high potential for expansion. Soil expansion was also addressed in Master Plan Policy 6.8.3.O.a (*Soils, Geologic, and Seismic Hazards*).

Site preparation and structural design in the project area would be completed in accordance with geotechnical engineering studies. Adherence to the geotechnical recommendations and design criteria in these studies would result in a less-than-significant impact.

The 1994 MEIR concluded that the project would have a less-than-significant impact on soil adequately supporting the use of septic tanks or alternative wastewater disposal systems. The 2004 Specific Plan II IS concluded that the project would have no impact on septic systems or alternative wastewater disposal systems. No septic tanks or alternative waste disposal systems are proposed for the project. All wastewater would be collected in a piping system connected to the MHCSO wastewater treatment plant. The project would have no impact on septic systems or alternative wastewater disposal systems; therefore, there would be no new impacts. No impact would occur.

The 1994 MEIR concluded that the project would have a less-than-significant impact on paleontological resources. There is no evidence that paleontological resources exist in Neighborhoods I, J, K, and L, and the proposed project would have no new impacts on paleontological resources. The impact would be less than significant.

The project would not alter the conclusions of the 1994 MEIR, or 2004 Specific Plan II IS with respect to geology, soils and seismicity, substantially increase the severity of previously identified geology, soils and seismicity impacts or result in any new significant impacts. No new mitigation is required.

3.8 Greenhouse Gas Emissions

The 1994 MEIR and the subsequent 2004 Specific Plan II IS did not analyze greenhouse gas (GHG) emissions at the time of the analysis. Because GHG impacts were unknown at the time that the previous environmental analysis was conducted, information regarding the project's potential to affect climate change does not constitute new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the CEQA document was adopted. Accordingly, the inclusion of GHG impacts as a requirement of CEQA analysis by itself does not trigger the need for any further environmental review. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego* [supra, 196 Cal. App. 4th at 531–532].) The project would implement all regulatory requirements to reduce GHG emissions, such as the Title 24 energy standards and California Green Building standards. Furthermore, passenger vehicles and light-duty trucks would be required to comply with the Safer Affordable Fuel-Efficient vehicle rule. No impact would occur.

3.9 Hazards and Hazardous Materials

Issues related to the routine transport, use, or disposal of hazardous materials were addressed in the following Master Plan sections: 6.8.4 (Implementation Measures [c] and [d]) (School Siting Criteria), 6.3 (Implementation Measure [f] (Fire Protection and Emergency Response), 6.5 (Implementation Measure [e]) (Emergency Preparedness), 6.7 (Implementation Measures [b] and [c]) (Waste Management), 6.7 (Implementation Measures [a], [b], [c], and [d]) (Hazardous Waste), and 6.7 (Implementation Measure [h]) (Household Hazardous Waste). These issues were addressed in Chapter 5, *Environmental Checklist*, Section 7, *Hazards*, in the 2004 Specific Plan II IS.

The 1994 MEIR concluded that Impact's from pesticides/herbicides or public exposure to polychlorinated biphenyls (PCBs) would be insignificant after implementation of Mitigation

Measures M4.10-1 and M4.10-2. 2004 Specific Plan II IS concluded that M4.10-2 was found unnecessary due to the setbacks of residents from the western site boundary.

During project construction, minor amounts of hazardous materials would be transported through the project area. Construction activities typically involve the use of potentially toxic substances, such as paints, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid the potential health and safety risks associated with hazardous materials. Furthermore, a SWPPP would be required of the applicant to obtain coverage under the Phase I NPDES permit and would outline methods to protect against the accidental release of construction-related chemicals into site runoff.

Project development would result in the addition of residential and commercial businesses that would change the nature of hazardous materials transported, stored, and used onsite compared to existing conditions. Each business would have specific permit and reporting requirements under various federal, state, and local regulations associated with the proper transport, use, storage, and disposal of hazardous materials and wastes. Impacts related to the transport, use, or storage of hazardous materials are anticipated to remain less than significant. No new mitigation measures are necessary.

The 1994 MEIR concluded that Impacts from pesticides/herbicides or public exposure to PCBs would be insignificant after implementation of Mitigation Measures M4.10-1 and M4.10-2. The 1994 MEIR concluded that impacts from household hazardous waste would be insignificant after implementation of Mitigation Measure M4.3.5-1. The 1994 MEIR also concluded that impacts from asbestos in existing structures would be insignificant after implementation of Mitigation Measure M4.10-3.

The project area has been in agricultural production since the early 1900s. The potential contaminant level and associated human health risks associated with the use of agri-chemicals in Neighborhoods I and J were assessed in the Limited Phase II Environmental Site Assessment (ESA) report for these neighborhoods (Condor Earth Technologies Inc. 2008). A Phase I ESA update report was also prepared in 2011 for Neighborhoods K and L (Condor Earth Technologies Inc. 2011). The requirement for corrective action for any identified soil contamination is addressed in Section 6.8.4 of Specific Plan II.

The Phase I Environmental Site Assessment for Neighborhoods I and J (Condor Earth Technologies, Inc. 2008) concluded that the potential residual pesticides in agricultural fields of both neighborhoods are no longer considered a recognized environmental condition, and there are no additional recognized environmental conditions relating to the site. The monitoring wells and abandoned gas well are considered *de minimis* conditions. These wells should be properly abandoned before development is completed.

The Phase I ESA for Neighborhoods K and L (Condor Earth Technologies, Inc. 2011) concluded that the only remaining recognized environmental condition for Neighborhood L is the potential for petroleum hydrocarbons in soil and/or groundwater associated with the petroleum pipelines adjacent to the southern portion of Neighborhood L. There are no additional recognized environmental conditions relating to the project site. The monitoring wells are considered *de minimis* conditions. These wells should be properly abandoned/destroyed before development is completed. The Phase I ESA recommends no further evaluation of the project site for hazardous materials or petroleum products. The project would not have any significant new hazards or hazardous materials impacts not already addressed in the 1994 MEIR or 2004 Specific Plan II IS; therefore, no new impacts would result, and no additional mitigation measures are necessary. The impact would remain less than significant.

The 1994 MEIR concluded that Impacts from high voltage transmission lines, natural gas lines, and/or household disposal areas could pose a risk to students but would be insignificant after implementation of Mitigation Measure M4.3.2-2. The 1994 MEIR also concluded that impacts from schools not conforming to all siting criteria in accordance with state and local regulations would be insignificant after implementation of Mitigation Measure M4.3.2-3.

Part of the project includes moving a 16-acre K-8 school site from Neighborhood L to Neighborhood J. School siting criteria with respect to hazardous materials were discussed in the following Master Plan section: 5.1.4 (Implementation Measures [a] and [b]) (School Siting Criteria). With the implementation of these measures this impact would remain less than significant.

The 2004 Specific Plan II IS stated that the environmental database review indicated that neighborhoods within the Specific Plan II area are not considered to be hazardous sites and that no impact would occur. A current review of regulatory agency databases (i.e., Cortese List Data Resources) did not reveal a history of hazardous waste releases or documented environmental contamination at the project site (California Department of Toxic Substances Control 2023; State Water Resources Control Board 2023a, 2023b, 2023c; California Environmental Protection Agency 2023); therefore, there would be no new impact.

No private airstrips are located within or near the project area. No safety Impact related to private airstrips would occur. The project site is not located within the boundaries of an airport land use plan. The nearest airport is Byron Airport, located approximately 5 miles northwest of the project site. The Byron Airport does not pose health risks to future residents of the project area. No structures in the Specific Plan II area are proposed to exceed 100 feet in height. Therefore, there would be no new safety impact.

The proposed project would not Interfere with an emergency response plan or emergency evacuation plan. There would be no new impact.

According to CAL FIRE's Fire Hazard Severity Zone Viewer, the project site is within a Local Responsibility Area and not within a high, or very high fire hazard severity zone (California Department of Forestry and Fire Protection 2023). Therefore, the risk of wildfire at the project site is very low. There would be no new impact.

Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important new hazards/hazardous materials issues. The project would not alter the conclusions of the 1994 MEIR or 2004 Specific Plan II IS with respect to hazards and hazardous materials, substantially increase the severity of previously identified hazards or hazardous materials impacts or result in any new significant hazards and hazardous materials impacts. No new mitigation would be required.

3.10 Hydrology and Water Quality

Chapter 4, Section 4.7, *Hydrology and Water Quality*, of the 1994 MEIR addresses the hydrology, surface water, flooding, and water quality effects resulting from implementation of the Mountain House Master Plan by providing environmental setting information, significance thresholds, and a detailed environmental impact evaluation. Chapter 5, Section 8, *Hydrology and Water Quality*, of the 2004 Specific Plan II IS addresses the hydrology, surface water, flooding, and water quality effects resulting from implementation of the Specific Plan II by providing environmental setting information, identification of significant impacts from the 1994 MEIR, and a detailed environmental impact evaluation.

Issues related to water quality standards and waste discharge requirements are addressed in the following Master Plan provisions: Policy 7.2.8 (Implementation Measure [h] and Implementation Measure [z]) (Mountain House Creek Park), Policy 7.3.6 (Implementation Measure [e]) (Wetlands Management), Policy 15.6 (Implementation Measure [a]) (Mountain House Creek Improvements), and Policy 15.7 (Implementation Measure [a]) (BMPs).

The changes as a result of the project would not substantially degrade surface or groundwater quality. During project construction, grading operations would result in the removal of onsite soil cover and the exposure of soils to the erosional forces of rainfall and runoff. The project would be required to comply with the Phase I NPDES permit program. The Phase I NPDES stormwater program, administered by the State Water Board, regulates stormwater discharges from major industrial facilities, large- and medium-sized municipal separate storm sewer systems (those serving more than 100,000 people), and construction sites that disturb 5 or more acres of land. Under the program, all land disturbances of 5 acres or more are required to implement BMPs to prevent the offsite migration of sediment-laden runoff. Each neighborhood would have a balanced site with no export or import of soil. The project would adhere to NPDES requirements including the preparation and implementation of a SWPPP and adhere to the policies mentioned; therefore, the impact of the project during construction on water quality would remain less than significant.

The 1994 MEIR concluded that water supply impacts would be insignificant after implementation of Mitigation Measures M4.4.1-1, M4.4.1-2, M4.4.1-3, M4.4.1-4, M4.4.1-5, m4.4.1-6, and M4.4.1-7, which are still applicable to the project. The project would result in an increase in impervious surface areas and could reduce the amount of onsite aquifer recharge. Groundwater quality in the vicinity of the project area is considered marginal; however, with relatively high levels of TDS, nitrates, and sulfides detected in wells in the area (SJCCDD 1994).

The Master Plan requires the evaluation of using reclaimed secondary and/or tertiary water for onsite and/or offsite landscape and/or agricultural irrigation. The MHCSO treats its wastewater to Title 22 disinfected tertiary recycled water requirements but does not currently have plans to develop a recycled water system due to the high salinity of the treated wastewater and desalinating wastewater for general use is currently considered to be prohibitively expensive (MHCSO 2015).

Water supply for the project area would still be provided by the Byron Bethany Irrigation District (BBID). BBID's water supply is primarily from surface water sources. The installation of new wells is not a part of the project and, thus, little or no additional groundwater would be used for the project's water supply. The water supply and treatment system adequately serve all of the present developed area and would be expanded as necessary by MHCSO through developer funds to meet increasing demand. All facility expansion work is funded by the developers with a reimbursement mechanism paid into a capital facility fund maintained by the MHCSO for reimbursement to developers as funds are collected from a capital construction fee included in the monthly utility bill for each customer. The impact would remain less than significant, and no new mitigation measures are necessary.

The project does not have an Increase In residential units over what is currently approved. According to the 2004 Specific Plan II IS, additional flood storage would be provided by the interconnected golf course water features in Neighborhoods I and J and permanent lake features in Neighborhoods K and L. This additional flood storage, coupled with restoration improvements to Mountain House and Dry Creeks, and the placement of engineered fill behind the existing levee along Old River would remove all development areas in Neighborhoods I, J, K, and L from the 100-year flood hazard zone. Therefore, project development would not result in onsite flooding. The proposed project would not result in any changes that would change this determination. Additionally, the project site is not near a dam or levee and would not be subject to a seiche, tsunami, or mudflow event.

Project implementation would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project would result in an increase in pervious area, which would increase capacity for groundwater recharge and decrease the amount of pollutants leaving the project site because of the water quality treatment/detention basins. The applicant would comply with the appropriate water quality objectives for the region. Commonly practiced BMPs would be implemented to control construction site runoff and reduce discharges of pollutants (i.e., stormwater and other nonpoint-source runoff) to the storm drainage system. As part of compliance with permit requirements during ground-disturbing or construction activities, implementation of water quality control measures and BMPs would ensure that water quality standards would be achieved, including water quality objectives that protect designated beneficial uses of surface water and groundwater, as defined in the Water Quality Control Plan (Basin Plan) for the Sacramento River Basin and the San Joaquin River Basin. The NPDES Construction General Permit also requires stormwater discharges not to contain pollutants that cause or contribute to an exceedance of any applicable water quality objectives or water quality standards, including designated beneficial uses. Adherence to the NPDES Construction General Permit and water quality control measures and BMPs would be consistent with the water quality objectives of the Basin Plan. Therefore, the impact would remain less than significant.

The 1994 MEIR concluded that all hydrology and water quality impacts would be less than significant or less than significant with implementation of mitigation measures. Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important new hydrology or water quality issues. The project would not alter the conclusions of the 1994 MEIR and 2004 Specific Plan II IS with respect to hydrology and water quality, substantially increase the severity of previously identified hydrology or water quality impacts or result in any new significant hydrology or water quality impacts. No new mitigation would be required.

3.11 Land Use and Planning

Chapter 4, Section 4.1, *Land Use and Agricultural Issues*, of the 1994 MEIR addresses the land use and agricultural effects resulting from implementation of the Mountain House Master Plan by providing environmental setting information, significance criteria, and a detailed environmental impact evaluation. Chapter 5, Section 9, *Land Use and Planning*, of the 2004 Specific Plan II IS addresses the land use and planning effects resulting from implementation of the Specific Plan II by providing environmental setting information, applicable land use plans, policies and regulations, identification of significant impacts from the 1994 MEIR, and a detailed environmental impact evaluation.

No aspect of the project would physically divide the Mountain House community. The project includes amendments to Neighborhoods I, J, K, and L in the Mountain House development as described in Chapter 2, *Project Description*. There would be no new impact.

The 1994 MEIR concluded that all land use impacts would be less than significant or less than significant with mitigation. The 2004 Specific Plan II IS concluded that all land use impacts were adequately addressed in the 1994 MEIR or were less than significant.

MHD is now preparing to develop Neighborhoods I, J, K and L in phases, and is seeking slight modifications to the community approvals to reflect changed market conditions. The modifications do not increase the number of approved units or the overall intensity of development. The project would not conflict with the Mountain House Master Plan or Specific Plan II nor any policies of the Mountain House Master Plan or Specific Plan II that were adopted for the purpose of avoiding or

mitigating an environmental effect. The project would adhere to the applicable policies found throughout both plans. The impact would be less than significant, and no new or substantially more severe impacts would occur, and no mitigation would be required.

The 1994 MEIR concluded that all impacts related to land use and planning would be less than significant or less than significant with mitigation. Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important new land use or planning issues. The project would not alter the conclusions of the 1994 MEIR or 2004 Specific Plan II IS with respect to land use and planning, substantially increase the severity of previously identified land use and planning impacts or result in any new significant land use and planning impacts. No new mitigation would be required.

3.12 Mineral Resources

The 1994 MEIR did not identify any mineral resources impacts for the Master Plan, nor did the 2004 Specific Plan II IS. The proposed amendments to the Master Plan and Specific Plan II would include land use changes to Neighborhoods I, J, K, and L as described in Chapter 2, *Project Description*. No known mineral resources are located within the project site. The County General Plan (Figure VI-4, "Significant Sand and Gravel Aggregate Resource Sectors," and Figure IV-5, "Generalized Aggregate Extraction Sites") does not identify any mineral resources in the project area. The project would not alter the conclusions of the 1994 MEIR or 2004 Specific Plan II IS with respect to mineral resources, substantially increase the severity of previously identified mineral resources impacts or result in any new significant impact on mineral resources. No new mitigation is required.

3.13 Noise

The revised project area is within the 2004 Specific Plan II IS footprint, and noise and vibration impacts were previously evaluated in the 1994 MEIR and subsequent amendments. It is understood that the project would involve moving the proposed Neighborhood L school to Neighborhood J and some age-restricted units between project neighborhoods. Based on ICF's understanding of the project, the total number of residential units, the footprint of development, and existence of one school total in Neighborhoods D, J, K, and L (which would move from Neighborhood L to Neighborhood J under the project) would remain the same as evaluated previously. Therefore, the noise and vibration analysis focuses on potential changes to previously presented noise and vibration impacts resulting from the proposed modifications to the neighborhoods.

3.13.1 Construction Noise

Construction noise was not evaluated in the 1994 MEIR but was evaluated in the 2004 Specific Plan II IS, and subsequent addendums. The overall construction footprint for Master Plan development (and subsequent addendums) would not change as a result of the project. In addition, the types of construction activities, the general equipment that would be used, and the overall locations where construction would occur would remain the same as previously evaluated.

The analysis contained in the 2004 Specific Plan II IS concluded that project construction would result in temporary increases in ambient noise levels in the project vicinity. However, and as stated in the analysis for the 2004 Specific Plan II IS, increased noise levels would be short term, and only last for the duration of the construction activities in a given area.

In addition, note that construction for development under the Master Plan would be required to comply with Development Standard Title Section 9-1025.9 I (3), which limits construction activity to certain daytime hours. According to the Development Standard Title Section 9-1025.9 I (3), construction noise is considered exempt from the provisions of the noise ordinance provided such activities do not take place before 6:00 a.m. or after 9:00 p.m. any day. Construction for the project would comply with the hourly restrictions of the County Code. Therefore, project construction noise would be considered exempt from quantitative standards in the County. The project modifications would not have any new significant impacts related to construction noise not already addressed in the 1994 MEIR and the 2004 Specific Plan II IS. Impacts related to construction noise would remain less than significant.

3.13.2 Construction Vibration

The project would not include the development of uses that generate high vibration levels during operation, such as manufacturing uses, mines, or railroad tracks. Therefore, the analysis of potential project-related vibration effects is limited to construction activities associated with the project. The overall construction footprint for Master Plan development (and subsequent addendums) would not change as a result of the project. In addition, the types of construction activities, the general equipment that would be used, and the overall locations where construction would occur would remain the same as previously evaluated.

Construction of the project would involve the use of equipment that could generate ground-borne vibration. Although the precise equipment proposed for use in each neighborhood is not known at this time, equipment for the entire Master Plan would generally operate at least 75 feet (and usually much farther from) from the nearest off-site existing structure. The nearest off-site structures would likely be “older residential structures” per the Caltrans vibration-related damage criteria shown in Table 3-1.

Table 3-1. Caltrans Vibration Guidelines for Potential Damage to Structures

Structure Type and Condition	Maximum Peak Particle Velocity (PPV, in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: California Department of Transportation 2020.

Note: Transient sources create a single, isolated vibration event (e.g., blasting or the use of drop balls).

Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

At a distance of 75 feet, a pile driver could result in vibration levels of up to 0.29 peak particle velocity (PPV) inches per second (in/sec) at these residences. Other equipment would result in lower vibration levels at this distance. For example, at a distance of 75 feet, a vibratory roller would result in a vibration level of 0.21 PPV in/sec. Based on these estimated worst-case vibration levels, vibration from project construction equipment would be below the applicable damage criterion for older residential structures of 0.3 PPV in/sec. In addition, construction in Neighborhoods J, K, and L would generally be even farther from the nearest off-site structures.

Because the expected worst-case vibration levels would be below the applicable damage criterion for nearby structures, and because the development footprint and types of uses proposed in the 1994 MEIR and in the 2004 Specific Plan II IS would be generally the same as that proposed for the project, no new vibration-related damage impacts would result from the project modifications. Damage-related vibration impacts on existing land uses near the project area would be less than significant.

Regarding annoyance impacts from vibration, vibration-related annoyance impacts are generally considered significant if vibration level would exceed certain annoyance criteria at night when people generally sleep. No construction is proposed for nighttime hours. All construction activity would be limited to daytime hours as allowed in the County. Therefore, excessive vibration during nighttime hours when people typically sleep would not occur as a result of the project, and vibration-related annoyance impacts would be less than significant.

The project would not have any significant vibration impacts not already addressed in the 1994 MEIR or the 2004 Specific Plan II IS. Construction-related vibration impacts related to sleep disturbance and damage would both remain less than significant.

3.13.3 Traffic Noise

According to the previous evaluations, the project, (including the recently evaluated amendments to Neighborhoods H, I, J, and L and the Town Center) would result in very minor changes to Average Daily Traffic (ADT) for off-site roadway segments in the project vicinity. Traffic associated with the project would similarly result in minor (e.g., a 10 percent change, or smaller) traffic noise increases along any off-site roadway segment.

Specifically, the neighborhoods where proposed modifications would occur under the project (Neighborhoods I, J, K, and L) are geographically contiguous and are all served by Central Parkway as their primary arterial. Neighborhoods I, J and K would also be served by Great Valley Parkway, and Neighborhood L would be served by Mountain House Parkway. The access points for these neighborhoods would not change with project implementation according to the project Traffic Technical Memorandum by TJKM dated April 26, 2024 (Appendix A). In addition, the total number of residential units and age-restricted units among the three neighborhoods is unchanged under the project, resulting in no net change in external traffic. The decrease in Commercial Recreation from 108 acres to 14 acres and the addition of 70 acres of Community Park is anticipated to result in less noise from traffic than the currently approved land uses because of the decrease in acreage associated with future "major recreation-oriented commercial activities. Further, the K-8 school would continue to serve the surrounding neighborhoods and would not create any new external traffic as a result of its relocation. Overall, external traffic would be similar with project implementation, and in fact the project changes have the potential to reduce the amount of external traffic. In conclusion, and according to the project Traffic Technical Memorandum by TJKM, the proposed changes are not expected to affect the prior traffic analysis results. Traffic noise impacts from the project modifications would remain less than significant.

3.13.4 Mechanical Equipment Noise

Stationary operational sources of noise (e.g., mechanical equipment) would be similar under the proposed project as evaluated previously, and the proximity of these uses to existing off-site sensitive receptors would generally not be changed with project implementation. Specifically, the general footprint of proposed development within the Mountain House Master Plan area would not

change with the project, and noise-generating uses would not be cited closer to off-site sensitive land uses than previously proposed.

The Mountain House Master Plan includes a requirement that noise from stationary sources in the Plan area be reduced to an hourly equivalent continuous sound level (Leq) of 55 A-weighted decibels (dBA) in the daytime (7:00 a.m. to 10:00 p.m.) and 50 dBA during the nighttime at the nearest sensitive uses, in line with the Mountain House-specific noise thresholds included in the original Master Plan. Stationary sources of noise were assumed to be included in the previous environmental documentation for the Mountain House Master Plan and Specific Plan II and would be required to comply with the applicable local criteria. Therefore, because this requirement would apply to the modified project, and because the modified project would not result in any stationary sources of noise being located closer to off-site sensitive uses, the project would not have any new significant impacts related to stationary sources of noise not already addressed in the 1994 MEIR and the 2004 Specific Plan II IS. With implementation of the requirement for mechanical equipment noise to comply with the local applicable standards, impacts from project-related stationary sources of noise would remain less than significant.

The project would not alter the conclusions of the 1994 MEIR, or 2004 Specific Plan II IS with respect to noise, substantially increase the severity of previously identified noise impacts or result in any new significant impacts. No new mitigation is required.

3.14 Population and Housing

Chapter 4, Section 4.9, *Population, Housing, and Employment*, of the 1994 MEIR addresses the population, employment and housing effects resulting from implementation of the Mountain House Master Plan. Chapter 5, Section 12, *Population and Housing*, of the 2004 Specific Plan II IS addresses the population and housing effects resulting from implementation of Specific Plan II.

The 1994 MEIR identified two potential impacts associated with Master Plan development, the possible failure to attain an adequate balance between jobs and housing, especially during the initial phases of the project, and a potential insufficient supply of housing that is affordable to very low- and low-income workers employed in the community. The 2004 Specific Plan II IS concluded that all impacts would be less than significant or there would be no impacts.

The project's change in land uses for Neighborhoods I, J, K, and L would not change the level of severity of these impacts because the project would not increase the number of employees or new housing units from what was analyzed in the 1994 MEIR and 2004 Specific Plan II IS. Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important population and housing issues.

The project site does not include an increase in existing residential uses and would not displace existing housing or displace any people; therefore, no impacts would occur. The project would not alter the conclusions of the 1994 MEIR, or 2004 Specific Plan II IS with respect to population and housing, substantially increase the severity of previously identified population and housing impacts or result in any new significant impacts.

3.15 Public Services and Recreation

Chapter 4, Section 4.3, *Public Services*, of the 1994 MEIR addresses the public services and recreational effects resulting from implementation of the Mountain House Master Plan. Chapter 5, Section 13, *Public Services*, of the 2004 Specific Plan II IS addresses the public services effects resulting from implementation of Specific Plan II. Chapter 5, Section 14, *Recreation*, of the 2004 Specific Plan II IS addresses the recreational effects resulting from implementation of Specific Plan II.

The 1994 MEIR concluded that all potential public services impacts associated with buildout of the Mountain House Master Plan would be less than significant or less than significant with implementation of mitigation measures. The 2004 Specific Plan II IS concluded that impacts associated with public services facilities were adequately addressed in the 1994 MEIR, and no additional mitigation measures were necessary. The 2004 Specific Plan II IS concluded that Specific Plan II provides a significant array of park and recreational facilities, and 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 change in land uses for Neighborhoods I, J, K, and L would not change the level of these impacts because no aspect of the project would substantially increase the demand for public services and recreational facilities beyond what was analyzed in the 1994 MEIR and 2004 Specific Plan II IS. The project would not result in a change in service ratios or response times for local fire or police protection, require any other new or altered government facilities, or result in an increase in the use of existing parks.

The project would include a reduction of the Commercial Recreation land use designation from 108 acres to 14 acres. The acreage reduction would result in an increase of 70 acres in Community Park (Greenway Loop Park) and approximately 24 acres in Public Facilities for a future water storage facility. This change to public services and recreation would not result in a substantial visual change from what was originally anticipated and approved in the 1994 MEIR and 2004 Specific Plan II IS.

The project would include the elimination of the requirement that portions of Neighborhoods J and K be restricted to active adult residents, aged 55 and above and for the County to consider shifting this obligation to Neighborhood L. The project would include a 16-acre K-8 school in Neighborhood J. Any potential school impacts would be mitigated by compliance with the Elementary School Mitigation Agreement and the High School Mitigation Agreement, as applicable. LUSD would prepare its own CEQA documentation for any new school.

The project would not have any significant new school impacts not already addressed in the 1994 MEIR and 2004 Specific Plan II IS; therefore, no new impacts would result, and no additional mitigation measures are necessary. The impact would be less than significant.

Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important public services and recreation issues. The project would not alter the conclusions of the 1994 MEIR, or 2004 Specific Plan II IS with respect to public services and recreation, substantially increase the severity of previously identified public services and recreation impacts or result in any new significant impacts. No new mitigation would be required.

3.16 Transportation

The 1994 MEIR concluded that the project would have significant and unavoidable impacts, even with implementation of mitigation, with regard to traffic volumes and level of service (LOS). As of July 1, 2020, agencies analyzing the transportation impacts of new projects must now look at vehicle miles traveled (VMT) instead of LOS. VMT measures how much actual automobile travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto roads, the project may cause a significant transportation impact.

A traffic memorandum was prepared in April 2024 by TJKM (see Appendix A) to evaluate the changes proposed to Neighborhoods J, K, and L and to examine if the changes are still in compliance with the Master Plan, Specific Plan II, County, and MHCSD (TJKM 2024). A VMT analysis is also included in the transportation memorandum. Reference Appendix A for the full transportation memorandum.

Neighborhoods J, K, and L are geographically contiguous and are all served by Central Parkway as their primary arterial. Neighborhoods J and K would also be served by Great Valley Parkway, and Neighborhood L would be served by Mountain House Parkway as well. The total number of residential units among the three neighborhoods is unchanged, as is the total number of age restricted units, resulting in no net change in external traffic. The K-8 school would continue to serve the surrounding neighborhoods. Its relocation would not create any new external traffic and is not anticipated to create internal traffic issues. The rezone of I-L to CC in Neighborhood L has the potential to reduce the amount of external traffic, as it would change from a primarily employment use to one that is local serving for the surrounding neighborhoods. It is expected that with the proposed changes there would be no effect on prior traffic analysis results.

Neighborhoods J, K, and L are all located within two adjacent traffic analysis zones (TAZs) of the San Joaquin County Council of Governments (SJCOC) Travel Demand Model. There would be no net change in the number of dwelling units within these TAZs and a negligible change in the number of employees due to the rezone from I-L to CC. It is expected that with the proposed changes there would be no effect on prior VMT analysis results. Additionally, the decrease in Commercial Recreation from 108 acres to 14 acres and the addition of 70 acres of Community Park is anticipated to result in less traffic than the currently approved land uses because of the decrease in acreage associated with future “major recreation-oriented commercial activities.”

Since certification of the 1994 MEIR and adoption of the 2004 Specific Plan II IS, there have been no substantial changes in the environmental setting that would raise new transportation or traffic issues. The project would not alter the conclusions of the 1994 MEIR and 2004 Specific Plan II IS with respect to transportation or traffic (significant and unavoidable), substantially increase the severity of previously identified transportation or traffic impacts or result in any new significant transportation or traffic impacts. No new or substantially more severe impacts would occur, and no new mitigation would be required.

3.17 Tribal Cultural Resources

Tribal cultural resources were not directly addressed in the 1994 MEIR or 2004 Specific Plan II IS because these documents predate Assembly Bill 52 (AB 52), which amended the CEQA Statute and Guidelines requiring the analysis of impacts on tribal cultural resources. Because this is an Addendum and not a Subsequent or Supplemental EIR, there is no trigger for AB 52 consultation because addendums do not result in circulation and are not a discretionary action under CEQA.

Pursuant to Senate Bill 18, which is not a CEQA matter, notification letters were sent out on March 6, 2024, to the following tribes: California Valley Miwok Tribe, California Valley Miwok Tribe AKA Sheep Rancheria of Me-Wuk Indians of California, Muwekma Ohlone Indian Tribe of the San Francisco Bay Area, The Confederated Villages of Lisjan, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Guidiville Indian Rancheria, United Auburn Indian Community of the Auburn Rancheria, Wilton Rancheria, North Valley Yokuts Tribe, Wuksache Indian Tribe/Eshom Valley Band, Chicken Ranch Rancheria of Me-Wuk Indians, Tule River Indian Tribe, Buena Vista Rancheria of Me-Wuk Indians, and the Ione Band of Miwok Indians. The purposes of consultation under SB 18 are to consult on the preservation of, or the mitigation of impacts to, Native American Cultural Places, as defined in Public Resources Code 5097.993, and to protect the confidentiality of information concerning the same. To date no tribes have responded.

At the time of development, if human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of the CEQA Guidelines. As a result, no impacts with respect to tribal cultural resources would occur.

3.18 Utilities and Service Systems

Chapter 4, Section 4.4, *Public Utilities*, of the 1994 MEIR addresses the effects of Mountain House Master Plan implementation on utility systems by providing environmental setting information, significance thresholds, and a detailed environmental impact evaluation. Chapter 5, Section 16, *Utilities and Service Systems*, of the 2004 Specific Plan II IS addresses the effects of Specific Plan II implementation on utility systems by providing environmental setting information, significant impacts identified in the 1994 MEIR, findings of the 1994 MEIR, and a detailed environmental impact evaluation.

The 1994 MEIR concluded that project impacts would be insignificant with implementation of several mitigation measures (M4.4.1-1, M4.4.1-2, M4.4.1-3, M4.4.1-4, M4.4.1-5, M4.4.1-6, M4.4.1-7, M4.4.2-1, M4.4.2-2, M4.4.2-3, M4.4.3-1, M4.4.4-1, and M4.4.4-2) for water, wastewater, stormwater, gas and electricity, which are still applicable to the project but not required to reduce impacts to a less-than-significant level. The total number of units would remain unchanged, and the total number of age-restricted units would remain unchanged. Therefore, the project would not require new or expanded water, wastewater, stormwater, electric power, natural gas, or telecommunications facilities compared to what is currently approved and planned.

The 1994 MEIR concluded that solid waste generation associated with the Mountain House Master Plan would be insignificant with implementation of Mitigation Measure M4.3.5-1. The project would generate a similar amount of solid waste during construction and at buildout as what was considered in the approved Master Plan and Specific Plan II. Therefore, the project would not have any significant new solid waste impacts not already addressed in the 1994 MEIR or 2004 Specific Plan II IS; no new impacts would result, and no new mitigation measures are necessary.

Since certification of the 1994 MEIR and 2004 Specific Plan II IS, there have been no changes in the environmental setting that would raise important new utilities and service systems issues. The project would not alter the conclusions of the 1994 MEIR or 2004 Specific Plan II IS with respect to this resource or result in any new significant utilities and service systems impacts. No new mitigation would be required.

3.19 Wildfire

The 1994 MEIR and 2004 Specific Plan II IS did not specifically address wildfire impacts. The project would not interfere with an emergency response plan or emergency evacuation plan. No aspect of the project would expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project area is flat and not within a high, or very high fire hazard severity zone (California Department of Forestry and Fire Protection 2023). Additionally, the project would not require the installation or maintenance of roads, fuel breaks, emergency water sources, power lines, or other utilities not already planned for that would exacerbate fire risk. No impact would occur.

Chapter 4

Cumulative Effects

The impact assessment for the project concludes that the project would contribute to, but would not exceed, the significant and unavoidable cumulative impacts related to land use and agricultural resources; public services (parks and recreation); public utilities (water demand, wastewater treatment and disposal); population, housing, and employment; biological resources; transportation; air quality; and noise anticipated to result from the project, as analyzed in the 1994 MEIR. The project would not result in new significant impacts or increase the severity of previously identified significant impacts in the 1994 MEIR. There would be no change in cumulative effects from the project.

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Chapter 5

1994 MEIR and Specific Plan II IS Mitigation Measures Required for the Project

5.1 Air Quality

Mitigation Measure M4.13-1:

- (a) The County should incorporate a Countywide requirement for an air quality mitigation fee as part of the Development Title. Such a fee could be imposed when new projects generating more than 200 trips per day are not able to reduce trip generation by at least 25 percent. This fee could be used for air quality mitigation improvements, such as park and ride facilities, transit, vehicle inspection, or old car buy-back programs.
- (b) Industrial or commercial operations at the project site with equipment that causes or has a potential for air pollution, or that controls such air pollution, may need to apply for an Authority to Construct and Permit to Operate, according to regulations of the San Joaquin Unified Pollution Control District.
- (c) The Implementation under Objection 1 of the Houses and Buildings, Air Quality and Transportation Demand Management (Appendix C) should be revised as follows:

The following items shall be required as conditions of approval of tentative subdivision maps for residential development:

- a) Gas Outlets. Natural gas line outlets shall be provided to backyards to encourage usage of natural gas or electric barbecues.
- b) Electrical Outlets. 220-volt electrical outlets for recharging electric automobiles shall be provided in each garage. Electrical outlets shall be located on the outside of single family homes to accommodate electric lawn maintenance equipment and electric barbecues.
- c) Water Heaters. Low Nitrogen Oxide (NOx) emitting and/or high efficiency water heaters shall be required for all dwelling units.
- d) Fireplaces. Each single family residence shall have no more than one zero clearance fireplace or freestanding wood stove. Only EPA certified fireplaces and wood stoves shall be installed.

Mitigation Measure M4.13-2:

Policy a) should be replaced under Objective 10 in Development and Design (West Edge Treatment) (Appendix C) as follows:

- a) Edge treatments along the west edge shall provide a minimum 500-foot setback for residences to mitigate any potential impacts from aerial spraying and other agricultural activities.

The last item under Policy e) under Objective 10, Development and Design (West Edge Treatment) (Appendix C) should be replaced as follows:

- 100-foot setback from the eastern right of way line of the Marina Boulevard to the Nearest dwelling (minimum 500 feet to the community boundary).

The last item under Policy d) under Objective 10, Development and Design (West Edge Treatment) (Appendix C) should be replaced as follows:

- Minimum 500-foot setback from the nearest community boundary to the nearest dwelling.

The last item under Policy e) under Objective 10, Development and Design (Appendix C) should be replaced as follows:

- Minimum 500-foot setback from the nearest community boundary to the nearest dwelling.

Mitigation Measure M4.13-5:

The Implementation under Objective 1 in Construction Program for Air Quality (Appendix C) should be amended to include the following:

a) Transport of Materials. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

“b) Equipment Maintenance. All internal combustion engine driven equipment shall be properly maintained and well tuned according to the manufacturer’s specifications.

5.2 Cultural Resources

Mitigation Measure 4.E-3: The following new policy “Inadvertent Discovery of Cultural Resources,” in the 2035 General Plan would reduce impacts to accidentally discovered archaeological resources during ground disturbing activities in San Joaquin County.

- **NCR-6.10: Inadvertent Discovery of Cultural Resources.** If prehistoric or historic-period archaeological resources are encountered during ground disturbing activities in the county, all activities within 100 feet shall halt and the County shall be notified. A Secretary of the Interior-qualified archaeologist shall inspect the findings within 24 hours of discovery. If it is determined that a project could damage a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA *Guidelines*, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan in consultation with the County. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.

5.3 Geology and Soils

Mitigation Measure M4.6-1: The preparation and distribution of a Community Earthquake Preparedness Plan, proposed in the Draft Master Plan, would reduce this impact. This remains an unavoidable adverse impact. Implementation a) under Objective 5 of Potential Site Hazards (Appendix C) should be amended to ensure that the Plan be prepared prior to submittal of the first Development Permit. No further mitigation is possible.

5.4 Hydrology and Water Quality

Mitigation Measure M4.7-4: The following Implementation is recommended for inclusion under Objective 3 in Primary Storm Drain Collection System (Appendix C):

“e) Preliminary Soils Report. The soils report required for each subdivision shall identify the seasonal high groundwater level at the site of any detention/retention basins proposed as part of the stormwater management system. The report shall provide recommendations for appropriate design elevations for the detention/retention basins that would avoid saturation or partial filling of groundwater. The report shall specifically address the potential for increased groundwater levels caused by removal or disruption of existing subsurface drains. The report will provide recommendations for subsurface drains for all newly constructed structures or facilities. These recommendations all include provisions for routing and disposal of drain discharges that will not result in adverse flooding or saturation hazards within other areas of the project site.”

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Chapter 6

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Appendix A

**TJKM Transportation Technical Memorandum dated
April 26, 2024**



TECHNICAL MEMORANDUM

Date: April 26, 2024
To: Dave Sargent
From: Renee Reavis
Subject: Review of Neighborhoods I, J, L, and L in Mountain House

The purpose of this memorandum is to summarize the results of the traffic evaluation of changes proposed to Mountain House Neighborhoods I, J, K, and L. The changes would amend the San Joaquin County General Plan, Mountain House Master Plan, and Specific Plan II. Since the changes proposed are comparatively minor from a traffic standpoint this analysis focuses on the changes. The traffic evaluation is examined on a neighborhood basis in the following sections. The changes in each neighborhood are illustrated in the attached Figures 1 and 2. Land uses referenced below include Residential Low Density (R-L), Residential Medium Density (R-M), Residential Medium-High Density (R-MH), Commercial Recreational (C-R), Community Commercial (CC), Public Facility (PF), and Limited Industrial (I-L). Changes to Neighborhoods J and K were previously studied in 2018, and changes to J and L were studied in 2021.

Neighborhood Land Use Changes

NEIGHBORHOOD I

The Master Plan and Specific Plan II currently show a mix of R-L (145.4 acres) and R-M (91 acres) comprising a total of 1,201 dwelling units. A minor rezone of the residential areas would result in 35 dwelling units being removed from the R-L area and added to the R-M area, with no change in the total number of dwelling units. In addition, the C-R zone would be reduced from 108 acres to 14 acres, with an increase in Community Park by 70 acres and increase in PF by 24 acres for a water treatment facility. Other open space uses would also change sizes slightly.

NEIGHBORHOOD J

The Master Plan and Specific Plan II currently require the R-L, R-M, and R-MH dwelling units in Neighborhood J to be age restricted (Active Adult). The proposed changes would remove the age restriction on 631 units and transfer the restrictions to Neighborhood L. The proposed changes also include rezoning a 14-acre parcel of RMH (196 dwelling units) and a two-acre parcel of C-R to Public Facility, providing a K-8 school (16 acres total). The 14 acres of R-MH would be transferred to

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Neighborhood L. The proposed K-8 school would accommodate students expected as a result of removing age restrictions and would replace the school previously planned for Neighborhood L. In addition, 58.3 acres of C-R would be rezoned to PF to be used for the Greenway Loop Park.

NEIGHBORHOOD K

The Specific Plan II currently requires 239 R-L dwelling units in Neighborhood K to be age restricted (Active Adult). The proposed changes would remove the age restriction on 239 dwelling units and transfer the restrictions to Neighborhood L. No rezoning or change in the total number of dwelling units is proposed.

NEIGHBORHOOD L

The proposed changes include rezoning the 16-acre K-8 school (Public Facility) to R-MH, adding the 196 dwelling units removed from Neighborhood J and removing the school added to Neighborhood J. A total of 870 dwelling units would have age restriction (Active Adult) added, replacing those restrictions removed from Neighborhoods J and K (no change in total dwelling units or number of age restricted units). In addition, a 5.9 acre parcel of I-L would be rezoned to CC.

Summary of Traffic Changes

Neighborhoods I, J, K, and L are geographically contiguous and are all served by Central Parkway as their primary arterial. The total number of residential units among the four neighborhoods is unchanged, resulting in a negligible change in external traffic. The K-8 school would continue to serve the surrounding neighborhoods. Its relocation would not create any new external traffic and is not anticipated to create internal traffic issues. The rezone of C-R in Neighborhood I is not expected to increase traffic. The rezone of I-L to CC in Neighborhood L has the potential to reduce the amount of external traffic, as it would change from a primarily employment use to one that is local serving for the surrounding neighborhoods. It is expected that with the proposed changes there would be no effect on prior traffic analysis results.

Summary of Vehicle Miles Traveled Changes

Neighborhoods I, J, K, and L are all located within three adjacent traffic analysis zones (TAZs) of the San Joaquin County Council of Governments (SJ COG) Travel Demand Model. There would be no net change in the number of dwelling units within these TAZs and a negligible change in the number of employees due to the rezone from I-L to CC. It is expected that with the proposed changes there would be no effect on prior VMT analysis results.

Figure 1: Mountain House Existing Specific Plan II and Zoning

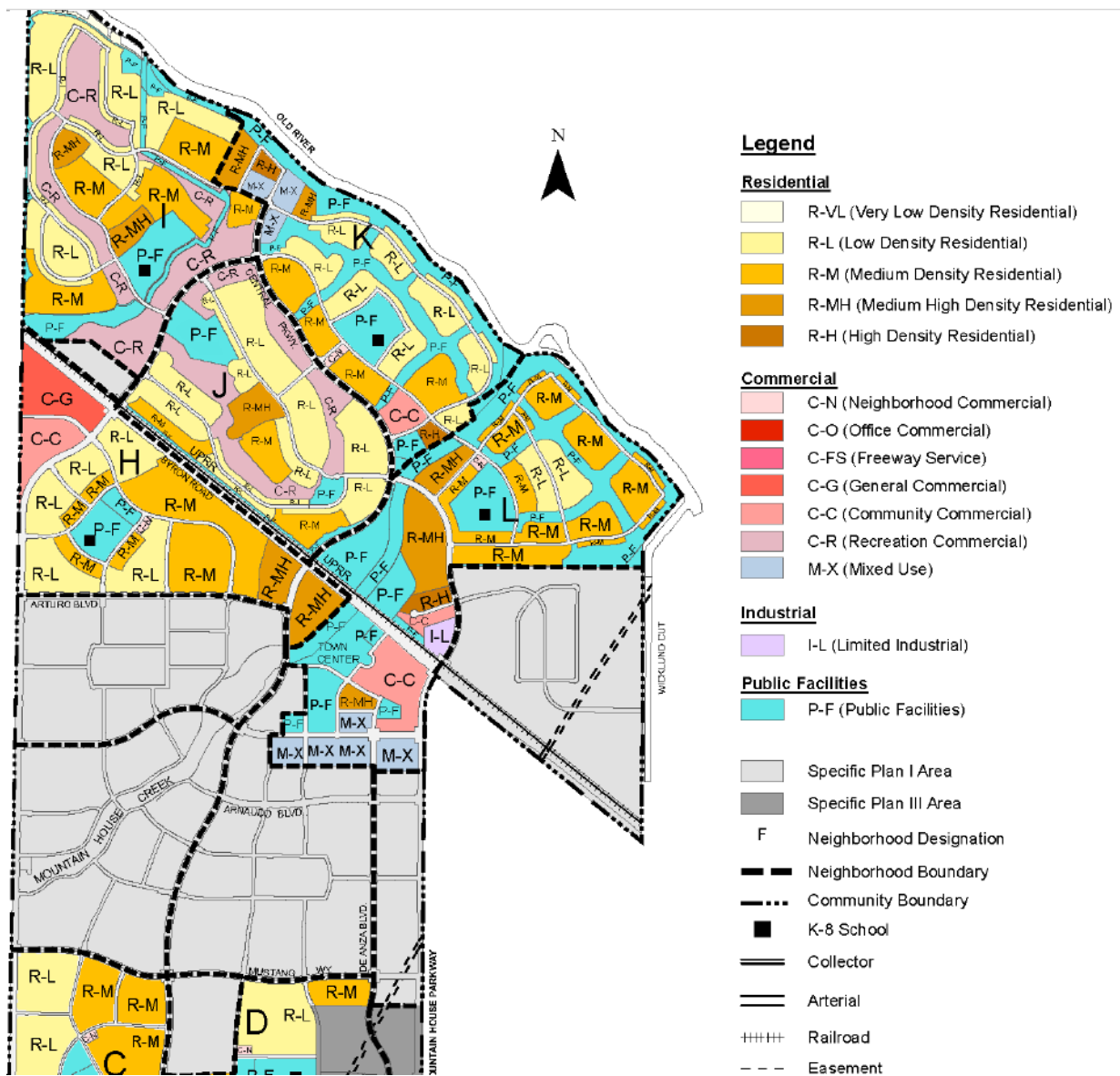


Figure 2: Mountain House Proposed Specific Plan II and Zoning

