

MOUNTAIN HOUSE
MASTER PLAN
EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

I COMMUNITY CONCEPT

Mountain House is envisioned as a new self-sufficient community offering employment, goods, services, and recreation. Land use and circulation are designed to encourage walking, bicycling, and transit use in a highly landscaped, visually attractive community.

Residential development at Mountain House consists of 12 neighborhoods, each organized around a Neighborhood Center containing a neighborhood park, a K-8 school, and a small commercial area. The neighborhoods will each have a separate identity, achieved through design and landscaping. Major shopping and other services will be met by the Village Centers and the Town Center, the civic and commercial focus of the community which is designated for mixed use commercial, office and residential development. Employment centers will include office and industrial parks. The Mountain House Creek corridor and the Old River edge will be enhanced as part of an overall parks and open space system.

The following assumptions provide the basic framework used in the formation of the Master Plan:

- Mountain House will have an ultimate population of approximately 44,000 people. It will include approximately 16,000 dwelling units in 12 separate neighborhoods organized around Neighborhood Centers;
- Approximately 21,000 jobs will be provided in Mountain House at full buildout of the community;
- Mountain House will develop over a 20 to 40-year period;
- People of all economic levels will be able to find homes and jobs within the community;
- Land uses will establish a balance of housing, employment, and provide a full range of services and infrastructure while minimizing impact on agriculture and sensitive environmental resources; and
- The community will be financially and fiscally viable, resulting in a positive economic impact on the County.

MOUNTAIN HOUSE MASTER PLAN

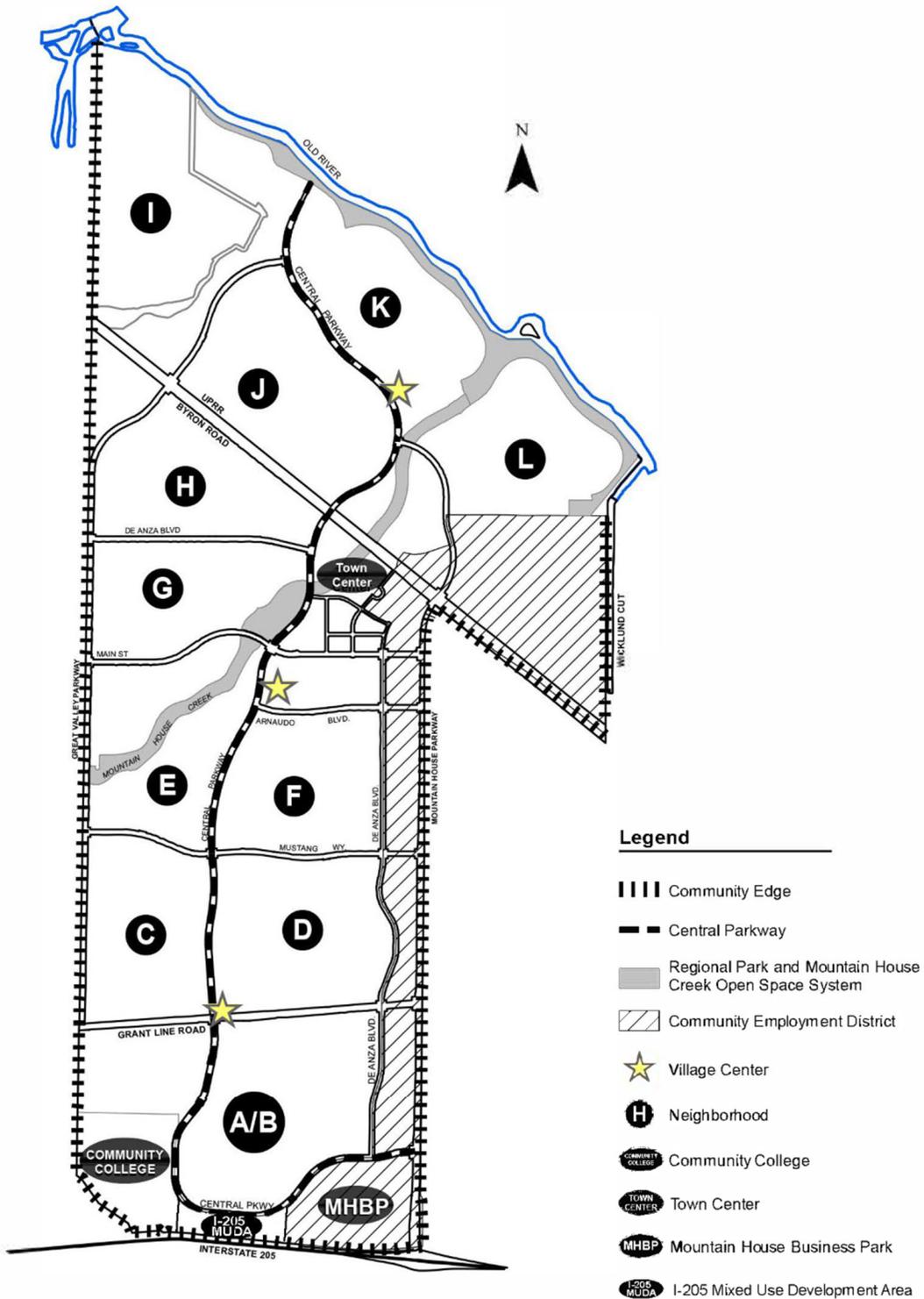


FIGURE i – COMMUNITY CONCEPT DIAGRAM

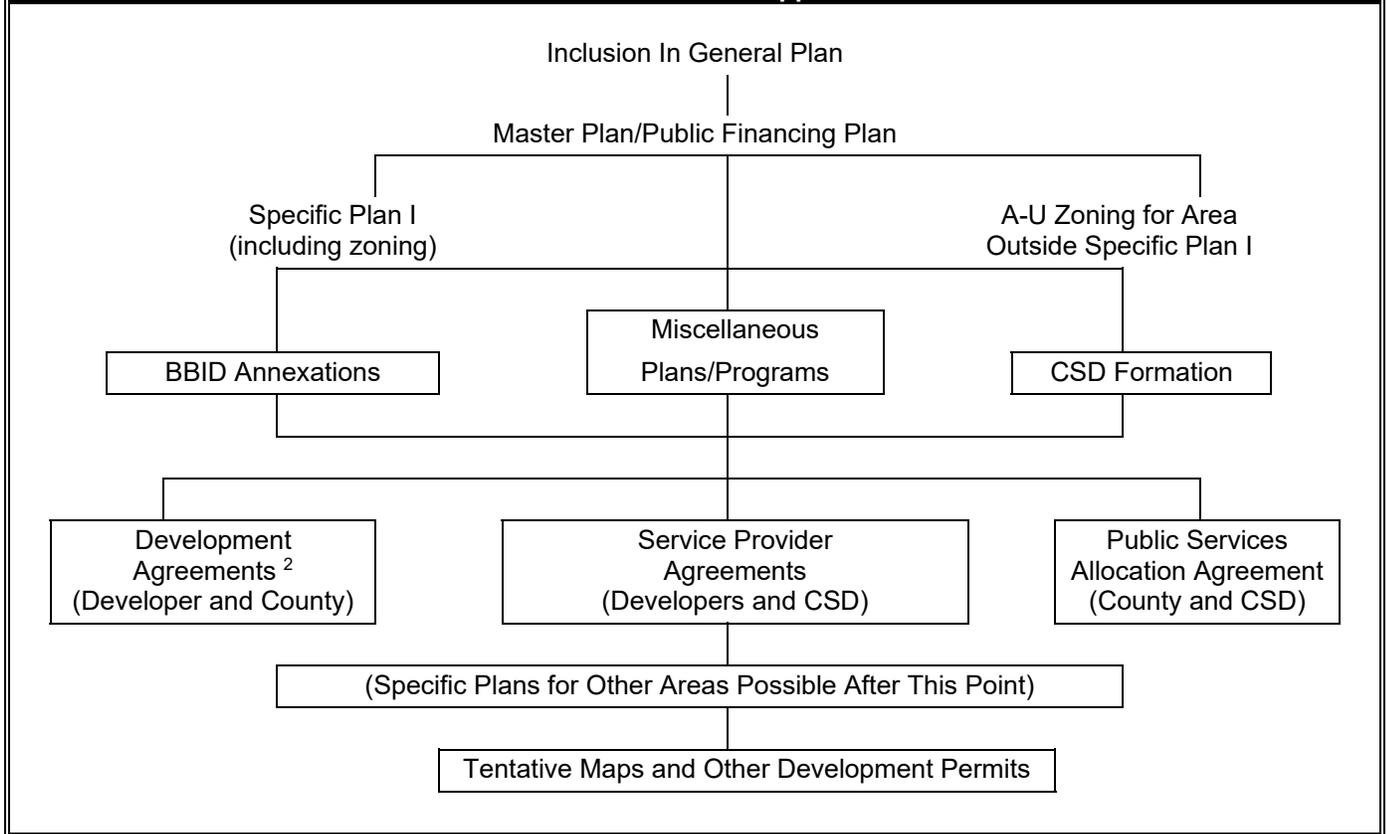
II MASTER PLAN PURPOSE

This Master Plan is intended to implement the General Plan amendment which added the new community of Mountain House to the San Joaquin County 2010 General Plan, as approved by the Board of Supervisors on February 25, 1993. The County certified a Final Environmental Impact Report (FEIR) on the entire project in 1992, and a Supplemental Environmental Impact Report (SEIR) in early 1993.

The Master Plan presents objectives, policies, implementation measures and standards for development of the new community. The plan and its appendices contain comprehensive plans for land use, infrastructure, environmental resources, public service provisions, and implementation. Also included is information on phasing, maintenance, and costs for infrastructure and services. The Master Plan is intended to serve as the overall community-wide policy document guiding subsequent Specific Plans, Tentative Maps, development projects, Development Agreements, and other approvals required to implement the proposed project.

The Master Plan conforms to the provisions of the State Government code relating to Specific Plans. This Plan, therefore, is correctly entitled the Mountain House Master Specific Plan. For ease in distinguishing this community-wide Specific Plan from the Specific Plans covering smaller areas, the Master Specific Plan will be referred to throughout this document as the Mountain House Master Plan or simply the Master Plan.

**Table i
Generalized Mountain House Approval Process ¹**



- 1) This description does not include the CEQA Environmental Review process.
- 2) The initial development agreement may occur prior to development plans/programs.

III SETTING

Mountain House consists of 4,784 acres or about 7.5 square miles located in southwestern San Joaquin County near the foothills of the Diablo range. Interstate 205 forms the southern boundary, Old River forms the northern boundary, and the Alameda County line runs along the western boundary. Along the eastern edge is Mountain House Parkway and the Wicklund Cut, an irrigation inlet off Old River. The 1993 city limits of Tracy are about 3.5 miles to the east, and the city of Livermore is located about nine miles to the west.

The project site has historically been used for field and row crop agriculture, with a smaller area in non-irrigated pasture and crop land. The remaining acreage includes scattered residences, roadways, the Southern Pacific railroad right of way, transmission lines and two large dairies. The existing landform consists of gently sloping terrain. Topographic features are limited to areas along Mountain House Creek, and the levee bordering Old River. The area supports a variety of plant and animal species, with the greatest diversity found in habitats located along Old River.

Major highway access is available from Interstate 580 and Interstate 205. Local road access is available via Grant Line Road, Mountain House Parkway, and Byron Road, all of which connect to I-205 and other points. A Southern Pacific Railroad line (the Mococo Line) traverses the northern portion of the Mountain House site, adjacent to the north side of Byron Road. The railroad is currently in limited use.

Agricultural water is supplied to the Mountain House area from the Byron Bethany Irrigation District and Westside Irrigation District. As of 1993, a total of 3,243.07 acres within the Mountain House site were under Williamson Act Contract. Notices of Non-renewal have been filed for 2,919.5 acres. On February 25, 1993, the Board of Supervisors approved the cancellation of Williamson Act Contracts for 418 acres to serve, together with adjacent land not under contract, as the first phase of development within Mountain House. No additional cancellations will be required.

MOUNTAIN HOUSE MASTER PLAN

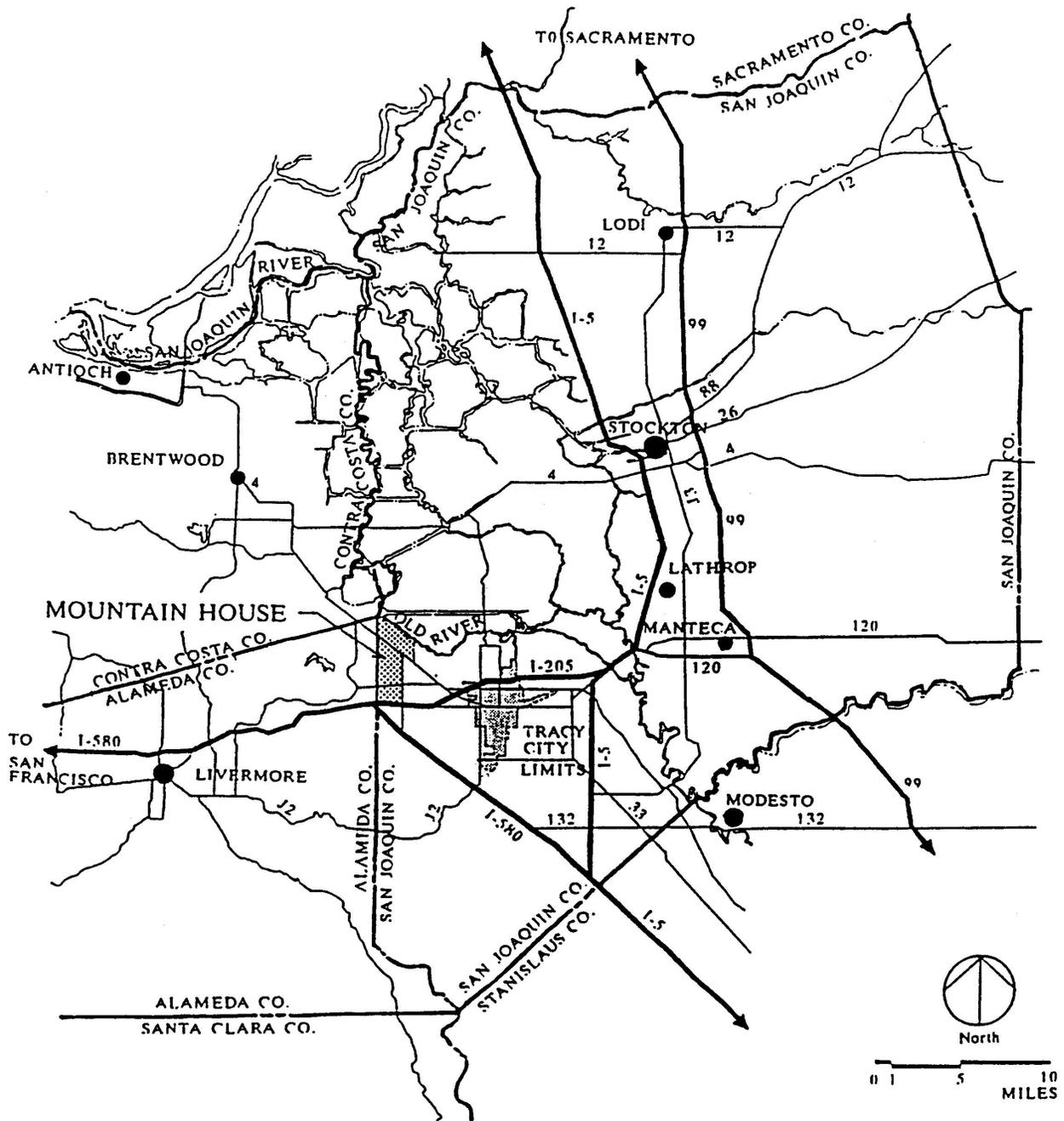


FIGURE ii – REGIONAL VICINITY MAP

MOUNTAIN HOUSE MASTER PLAN

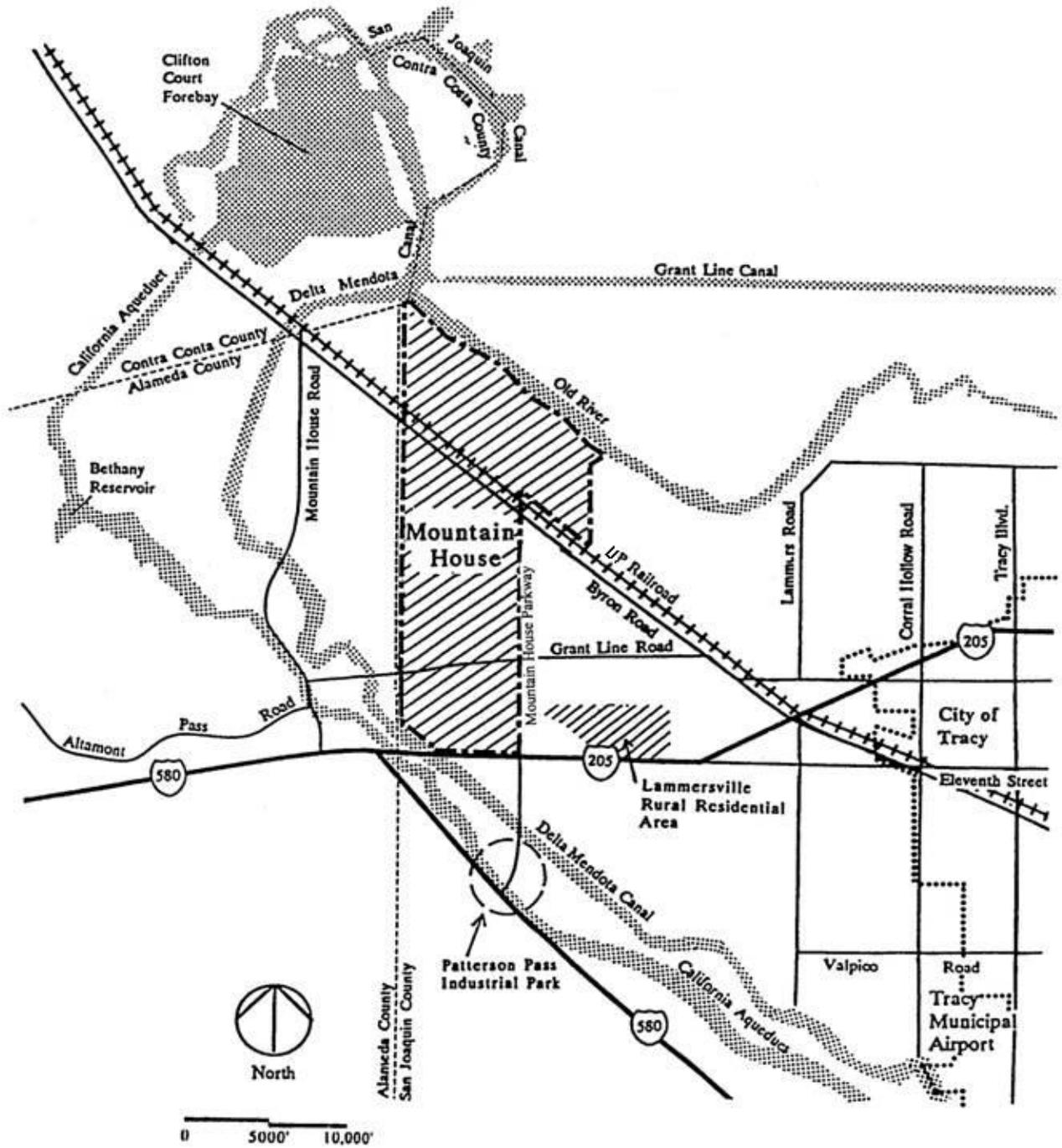


FIGURE iii – PROJECT LOCATION

IV LAND USE

In the tradition of California Central Valley towns, Mountain House is planned to develop as a community of pedestrian-scaled, tree-shrouded neighborhoods, each focused on a Neighborhood Center consisting of a neighborhood school, park and small commercial site. Neighborhood boundaries also delineate the attendance boundaries of each K-8 school.

The mixed use Town Center provides a focal point for civic and community activities and for commercial businesses. Three Village Centers provide nearby shopping and service needs as well as transit connections and facilities. Employment areas are concentrated near the I-205 freeway interchange, Mountain House Parkway, and in the northeast area along Byron Road. The community will be tied together with a central north-south parkway that connects destinations such as schools, commercial centers, the Town Center, and community and regional parks.

The land use plan and program describe the categories and generalized location of land use for the entire Mountain House community. They set the land use framework for subsequent Specific Plans, and define the boundary limits of the community. Future Specific Plans will define the boundaries of land use areas more precisely.

A primary goal of the Mountain House land use plan is to establish a close balance between employment and housing. The Master Plan discusses two distinct but interrelated programs: 1) the jobs/housing program, to ensure that jobs are available to working residents of the community; and 2) the affordable housing program, to ensure that homes are available and affordable to employees within the community.

V DEVELOPMENT AND DESIGN

Development and design standards in the Master Plan provide a guide for all development within Mountain House to assure a high level of quality in the construction and operation of public and private buildings, open spaces and facilities. The community's image will be established through the consistent treatment of community-wide elements such as landscaping and site graphics. The Master Plan presents standards for issues such as lots and structures, grading, parking, signage, walls, furnishings, and siting criteria for community facilities.

Special design considerations include community edges, namely the west/agricultural edge, the east edge along Mountain House Parkway, the south/freeway edge, and the north/Old River edge. The Master Plan presents design criteria for each of these conditions.

The landscape treatment of proposed development and open space areas is also critical to establishing a high quality environment. The Master Plan and the Mountain House Design Standards and Guidelines present landscape concepts and policies for community and neighborhood areas, streets and entries, Town Center, schools, creek, employment areas, parking, and windbreaks.

VI PUBLIC SERVICES

VI-1 Education and Child Care

The Master Plan designates that a K-8 school be centrally located in each of the 12 proposed neighborhoods. Each new K-8 school will have shared use of adjacent neighborhood parkland. One high school is proposed to provide efficient access to all portions of the community.

The school district will also provide additional facilities and services such as busing, administrative office space, and certain interim facilities, such as relocatable classrooms at existing schools. School corporation yards are provided in the public use area at Old River Industrial Park.

Day and after school child care facilities will be encouraged to locate within the community. Three child care sites will be allocated as part of Neighborhood Centers or Village Centers to serve the 12 neighborhoods, and other facilities will be encouraged to locate in business parks and adjacent to churches and commercial uses. A clearinghouse for day care information will maintain current files on day care providers.

VI-2 Public Health and Safety

The Master Plan addresses the provision of services including police, fire, emergency response, and animal control. Medical facilities will be permitted to locate within the community at appropriate sites.

Waste collection, recycling, and hazardous materials management are addressed with reference to County and State programs. Other health and safety issues covered are fuel line and pipelines, pesticides and dairy waste from agricultural activities, soil erosion and geological hazards, abandoned oil and gas wells, electrical magnetic fields from transmission lines, and mosquito abatement.

VI-3 Recreation and Open Space

The Master Plan locates a five-acre neighborhood park adjacent to K-8 schools at each of the 12 Neighborhood Centers. Community parks are concentrated along Mountain House Creek to establish a central open space spine and provide passive recreational opportunities, open space connections, wildlife and riparian habitat, and flood control. Other community parks provide active recreation and civic uses.

The Old River Regional Park utilizes the Old River levee for regional recreation, wildlife and native plant habitat, and flood protection. A network of trails and paths will provide pedestrian and bicycle connections to open space and other destinations within Mountain House as well as future potential regional trails.

Privately developed recreation uses include two golf courses north of Byron Road (one open to the public on a daily fee basis), and a 60-acre marina located along Old River in the northwest corner of the Master Plan area. Other private recreation facilities are expected to be constructed as amenities within individual projects.

The Master Plan provides a Habitat Management Plan (HMP) combining agricultural preservation, and enhancement of wildlife values on agricultural lands adjacent to the community. The HMP provides habitat mitigation for Swainson's hawks, which will also benefit northern harriers and black-shouldered kites. The Master Plan also addresses other special-status species and the preservation of wetlands and existing trees.

VII PUBLIC INFRASTRUCTURE

VII-1 Energy and Telecommunications

The Master Plan addresses the provision of electricity and gas systems while considering public health risks. It also proposes measures to incorporate energy efficiency and alternative energy sources.

The telecommunications transport system will consist of a high speed digital fiber optics network. Modern telecommunications will enable residents to conduct many job and business functions from the home. Businesses will be served by high speed facilities to provide telecommuting via multi-line telephone service, low and high speed data, and video conferencing.

VII-2 Transportation and Circulation

The Master Plan provides for transportation facilities to serve the new community, including roadways within and outside the project site. On a "fair-share" basis, the community will participate in the implementation of freeway and Arterial roadway improvements. The Master Plan addresses on-site circulation issues such as levels of service, design considerations, maintenance, and parking.

Also discussed are strategies to reduce traffic impacts by utilizing public transit, transportation demand management, and land use configurations that encourage non-automobile circulation. Bicycling and pedestrian facilities provide a comprehensive network to reduce vehicular traffic and provide for recreation. Bus transit service will be provided locally within the community and to major regional destinations. Transit stations with park-and-ride lots will be located at Neighborhood Centers, Village Centers, the Town Center and a primary intermodal center. Also addressed are rail transit and roadway crossings of the Mococo rail line.

VII-3 Air Quality and Transportation Management

The primary air quality impact is that of transportation, especially single occupant vehicles. Telecommuting, alternative transportation modes, and effective community design will be promoted to reduce automobile trips. The Master Plan

calls for a Transportation Demand Management (TDM) plan for complying with the trip reduction ordinance of the San Joaquin Valley Air Basin. Also addressed are the use of cleaner fuel vehicles, dust and emissions control during construction, and specific measures to reduce air emissions from homes and buildings.

VII-4 Noise

The Master Plan summarizes the existing noise sources affecting the area, identifies applicable land use compatibility noise level criteria, and provides guidelines for evaluating and mitigating noise impacts from mobile and stationary noise sources. Noise control techniques include setbacks and barriers, site design, and building design.

VII-5 Potable Water Systems

The Master Plan provides for a safe, reliable and sufficient water supply. Measures include water supply facilities for pumping, conveyance, storage and treatment, adequate standards, and water conservation practices and water-conserving appliances, plumbing, and landscaping.

Raw or untreated water will be provided by the Byron Bethany Irrigation District (BBID) via their pre-1914 appropriative water right to divert water from the Sacramento-San Joaquin Delta and to a small degree by riparian water currently drawn from Old River. To maintain a supply of irrigation water to lands under agricultural use, continued irrigation water service will be provided to the area of land within the BBID service area located east of the area. Water for the new community will be piped to a new water treatment plant to be located near Byron Road at the County line.

VII-6 Wastewater Treatment and Collection

The wastewater system will include a wastewater collection, treatment and disposal system to serve the community. Approximately 80% of the service area will drain by gravity through a backbone collection system to the treatment plant. The remaining 20% must be pumped to the treatment plant through lift stations and force mains. The treatment facilities will include facultative lagoons, preliminary treatment, activated sludge treatment, filtration, disinfection, and effluent storage if necessary. The Master Plan addresses issues such as siting criteria and odor control.

VII-7 Wastewater Reuse

Wastewater produced by the Mountain House community may be used on golf courses and other public areas such as parks. Any effluent reuse plan would consist of tertiary treated wastewater being used for irrigation and discharge to Old River.

VII-8 Storm Drainage and Flood Protection

The Master Plan describes the community's storm drain collection system, including off-site watershed, primary storm drain facilities, secondary storm drain

facilities, Mountain House Creek, Best Management Practices treatment, flood protection, and phasing of the storm drain collection system.

The primary storm drainage systems provides for the conveyance of all off-site and on-site precipitation, plus any urban runoff, to the Old River. The secondary system will collect and convey on-site drainage to the primary storm system.

Mountain House Creek will serve as a multi-use corridor for drainage conveyance, wildlife habitat and recreation, while minimizing the deposition of sediment into Old River.

The northern portion of the community will require protection from a 100-year flood. Measures to protect from flood hazards include construction of a new levee system adjacent to the existing levees on Old River.

VIII IMPLEMENTATION

VIII-1 Public Service Provisions

The existing governments of San Joaquin County do not provide the full range of urban services and facilities that will be needed by the future residents of Mountain House. Therefore, San Joaquin County will form a Community Services District (CSD) for the purpose of providing selected services that are not provided by other agencies. The Master Plan addresses the formation, service agreements, operational criteria, and other essential aspects of the CSD.

San Joaquin County will have authority over land use planning and building and safety, the administration of justice, the provision of human services, integrated waste management, and other powers. The CSD will contract with the County Sheriff's Department to provide police protection and with the Tracy Rural Fire Protection District for fire protection. Educational services are to be provided by the Lammersville Elementary School District and the Tracy Joint Union High School District.

VIII-2 Implementation

The Master Plan addresses the implementation and administrative issues required for the new community. Phasing of development and timing of implementation measures are set forth for County and other agency approvals and processes. An explanation of procedures for administration of the Master Plan is also provided. This section also defines requirements for future Specific Plans and other subsequent plans and agreements, describes environmental review requirements, and summarizes monitoring programs associated with administration of community programs.