

**CHAPTER THREE: LAND USE**

<b>3.1</b>	<b>INTRODUCTION</b>	<b>3.1</b>
<b>3.2</b>	<b>LAND USE PLAN</b>	<b>3.1</b>
	<b>3.2.1 Purpose</b>	<b>3.1</b>
	<b>3.2.2 General Description of Subareas</b>	<b>3.1</b>
	<b>3.2.3 Land Use Program</b>	<b>3.6</b>
	<b>3.2.4 Land Use Regulations and Permitted Uses</b>	<b>3.6</b>
	<b>3.2.5 Lot and Structure Standards</b>	<b>3.6</b>
<b>3.3</b>	<b>JOBS/HOUSING AND AFFORDABLE HOUSING</b>	<b>3.10</b>
	<b>3.3.1 Assumptions and Definitions</b>	<b>3.10</b>
	<b>3.3.2 Jobs/Housing Program</b>	<b>3.14</b>
	<b>3.3.3 Affordable Housing Program</b>	<b>3.15</b>

**LIST OF FIGURES**

Figure 3.1	Map and Zoning Diagram	3.2
Figure 3.2	Neighborhood Boundaries Diagram	3.3
Figure 3.3	Central Mountain House Specific Plan I Map and Zoning Diagram	3.4
Figure 3.4	Mountain House Business Park Specific Plan I Map and Zoning Diagram	3.7
Figure 3.5	Old River Industrial Park Specific Plan I Map and Zoning Diagram	3.8

**LIST OF TABLES**

Table 3.1	Summary Land Use Program	3.9
Table 3.2	Land Uses by Subarea--Deleted	3.11
Table 3.3	Mountain House Absorption Schedule First Specific Plan	3.12
Table 3.4	Mountain House Jobs/Housing Analysis: Analysis of Various Jobs/Housing Scenarios Over Time—First Specific Plan (7-year Residential Buildout)	3.15

## **CHAPTER THREE: LAND USE**

### **3.1 INTRODUCTION**

This chapter contains a description of land uses for Specific Plan I and for each subarea. Design standards and guidelines pertaining to this Specific Plan are found in Chapter Four: Development and Design. Guidelines pertaining to major topics such as transportation or schools may be found in the appropriate chapters of this Specific Plan.

### **3.2 LAND USE PLAN**

#### **3.2.1 Purpose**

The purpose of the Land Use Plan (Figure 3.1: Map and Zoning Diagram) is to establish the location, categories and acreages of land uses within the Specific Plan Area, and to provide for zoning classifications in accordance with the County General Plan, the Master Plan and Development Title. In addition to establishing the basic allocation of land uses, the Land Use Plan establishes the primary circulation system including Arterial and Collector streets. Local street patterns will be established during preparation of tentative subdivision maps.

As described by the Master Plan, Mountain House is planned as a comprehensive new community that provides a complete balance and diversity of housing types, employment opportunities and recreational amenities for its residents. The land use plan for Mountain House organizes the community into distinct neighborhoods of roughly the same size. The goal is to establish a high quality living environment and to achieve the County General Plan policy to design identifiable neighborhoods that are well-served by pedestrian open space. The land use concept also calls for a balance of jobs and housing so that as many people as possible can work in close proximity to their homes.

Specific Plan I encompasses three of the 12 neighborhoods planned for Mountain House (see Figure 3.2: Neighborhood Boundaries Diagram) as well as public facilities and services to support this development. Additionally, sufficient acreage to attract employment uses is included within the Specific Plan Area.

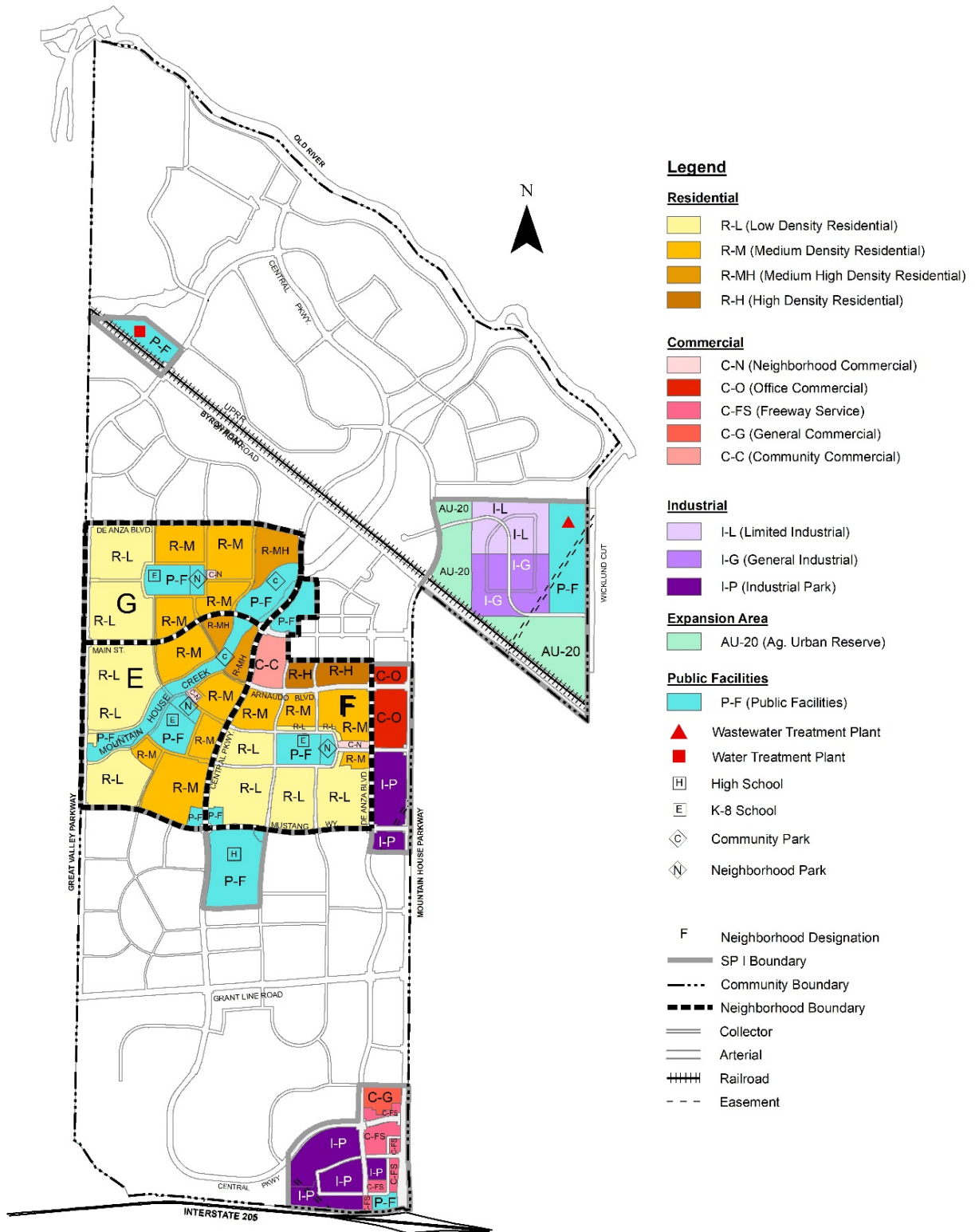
#### **3.2.2 General Description of Subareas**

The land use plan for Specific Plan I encompasses three subareas, as briefly described below, and other-site improvements including the water treatment plant north of Byron Road at Marina Boulevard, a fire station, the wastewater treatment plant and various transportation and infrastructure facilities.

##### **Central Mountain House**

Central Mountain House contains Neighborhoods E, F, and G as well as industrial and commercial-office uses along Mountain House Parkway (see Figure 3.1: Map and Zoning Diagram and Figure 3.3: Central Mountain House Specific Plan I Map and Zoning Diagram

# MOUNTAIN HOUSE SPECIFIC PLAN I



**FIGURE 3.1 – MAP & ZONING DIAGRAM**

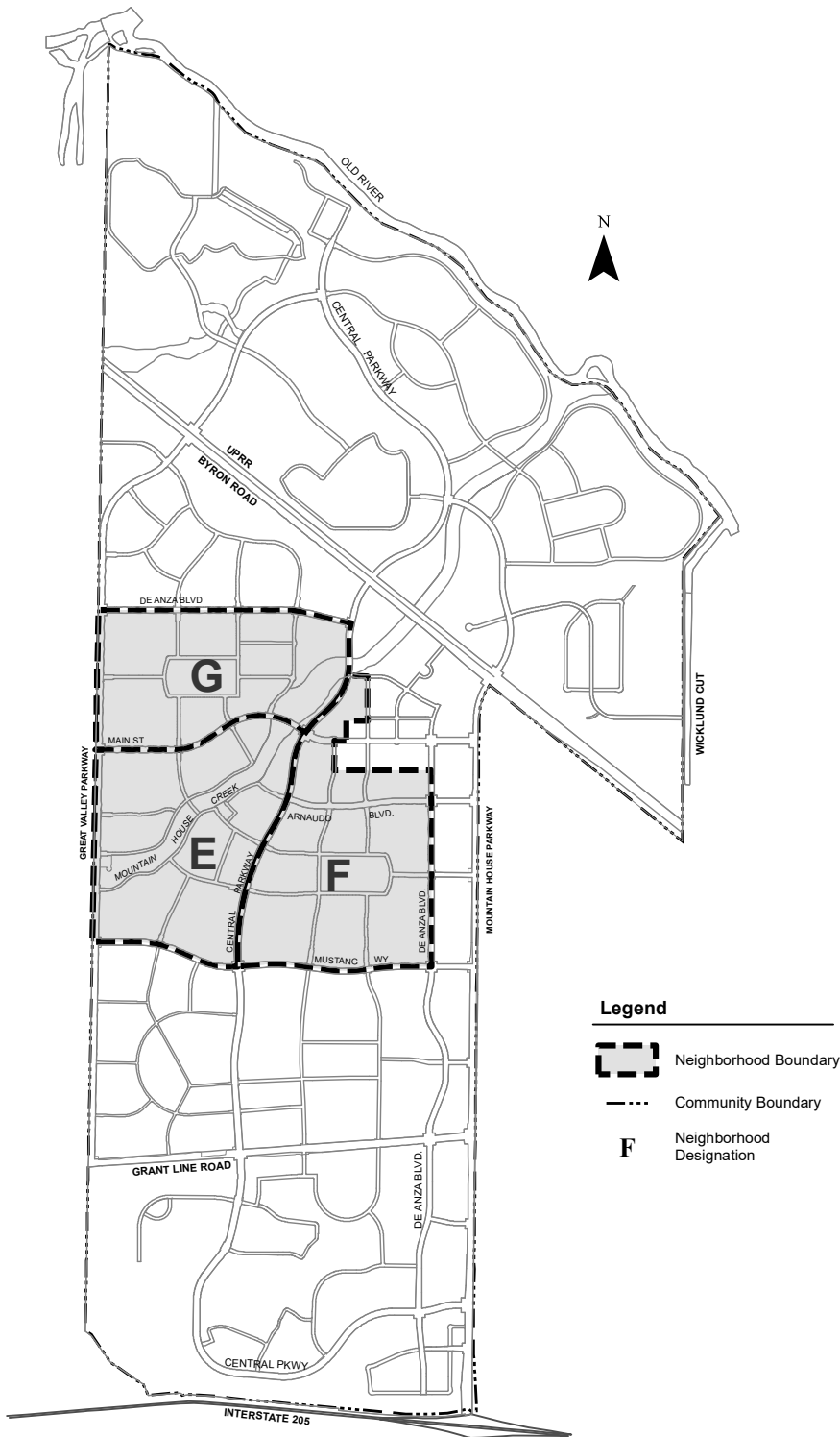
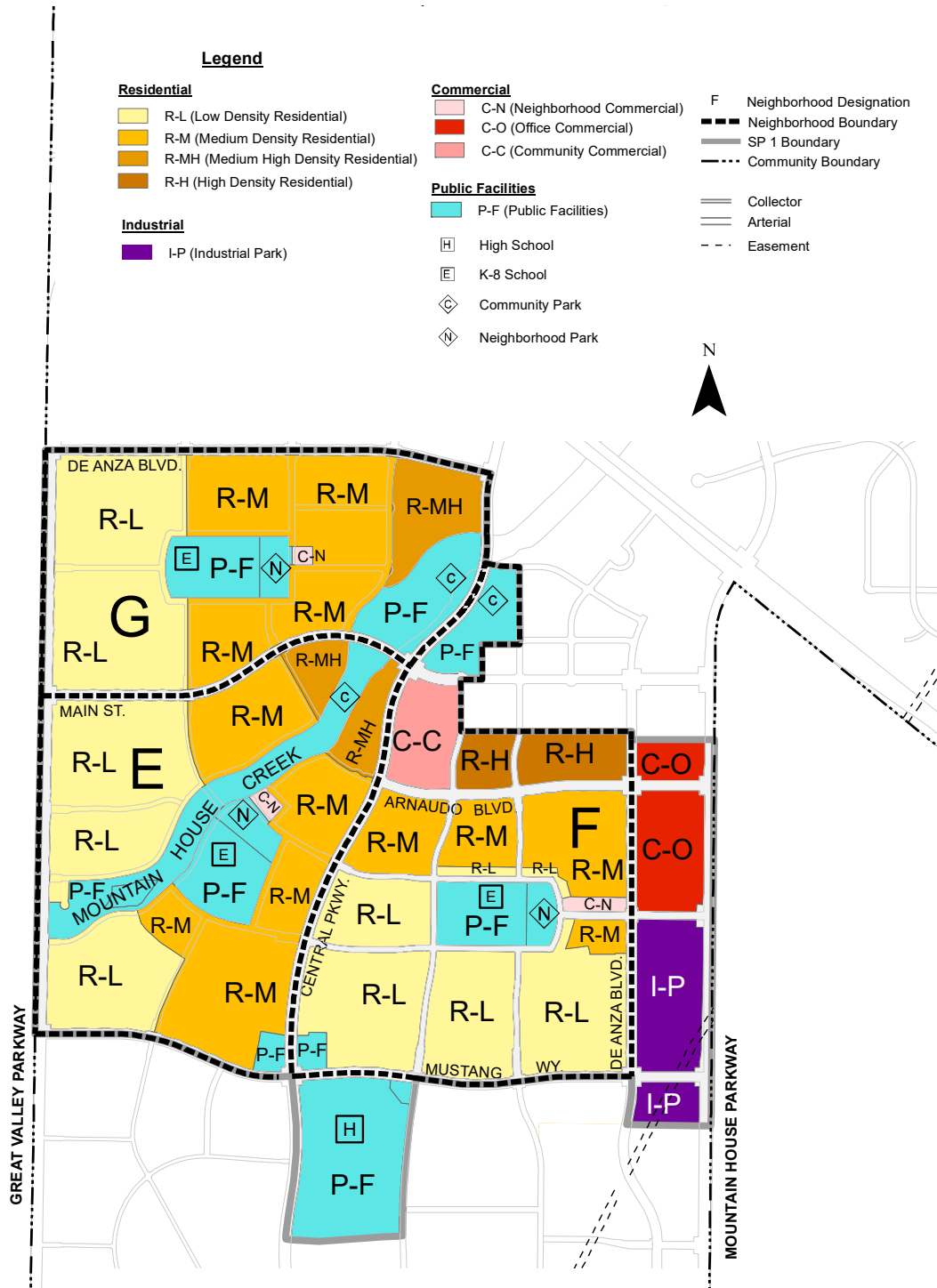


FIGURE 3.2 – NEIGHBORHOOD BOUNDARIES DIAGRAM

# MOUNTAIN HOUSE SPECIFIC PLAN I



**FIGURE 3.3 – CENTRAL MOUNTAIN HOUSE SPECIFIC PLAN I  
MAP AND ZONING DIAGRAM**

The Specific Plan land use program allocates almost half the Specific Plan Area to residential uses, including low (R-L), medium (R-M), medium high (R-MH), and high density (R-H) housing. A variety of housing densities and types are distributed within each of the three neighborhoods, with higher densities concentrated near the future Town Center and along Mountain House Creek. As required by the Master Plan, the arrangement of land uses and circulation reinforce the connections and viability of future Town Center. The Neighborhood Center, including a K-8 school, neighborhood park and Neighborhood Commercial site is located at the center of each neighborhood, and the Mountain House Creek Community Park runs through neighborhoods E and G. Arterial streets including Central Parkway, Marina Boulevard, Mountain House Parkway, De Anza Boulevard and Arnaudo Boulevard define the edges of the neighborhoods, and provide the primary vehicular circulation network. The Specific Plan establishes a network of collector streets which provide access within and between neighborhoods.

Commercial uses within Central Mountain House consist of a community commercial (C-C) Village Center located adjacent to the future Town Center, a three-acre neighborhood commercial (C-N) center in Neighborhood F and 1.5-acre neighborhood commercial centers in Neighborhoods E and G. commercial-office (C-O) uses at Mountain House Parkway and, Arnaudo Boulevard and industrial park (I-P) uses at Mountain House Parkway and Mascot Boulevard. The Master Plan establishes requirements for provision of early commercial services within Specific Plan I, at Neighborhood Commercial sites or other locations, while the Village Center will provide a grocery store site serving later phases of development within the Specific Plan.

A high school site serving the Specific Plan Area and up to three future residential neighborhoods are located at the southeast corner of Central Parkway and Mascot Boulevard. The high school will ultimately become part of Neighborhood D.

#### **Mountain House Business Park**

As shown on Figure 3.4: Mountain House Business Park Specific Plan I Map and Zoning Diagram, Mountain House Business Park contains a mixture of commercial-office (C-O) uses, freeway service commercial (C-FS) uses, and industrial park lands (I-P) near the Patterson Pass freeway interchange. The business park will provide opportunities for major community and region-serving employers, providing flexible sites with convenient access to local highways and I-205. The freeway service commercial areas will provide services for freeway travelers including lodging, auto services, food service and limited retail uses. Major roadways serving the Park are Mountain House Parkway, Central Parkway and DeAnza Boulevard.

Existing uses along Mountain House Parkway will continue to take access from Mountain House Parkway, until such time as traffic volumes and improvements to roadway preclude such accesses. Long term access to the site will be provided from roadways internal to the C/FS area and/or the Business Park.

### **Old River Industrial Park**

As shown on Figure 3.5: Old River Industrial Park Specific Plan I Map and Zoning Diagram, Old River Industrial Park contains the community's sewage treatment plant in a 50-acre parcel zoned for public facilities (P-F), limited industrial uses (I-L) and general industrial uses(I-G). Roadway access during Specific Plan I buildout is provided from Henderson, Bethany and Wicklund Roads.

### **3.2.3 Land Use Program**

The land use program for the overall Specific Plan I Area is summarized in Table 3.1: Summary Land Use Program. This table indicates gross acreages for each land use category, and estimated numbers of dwelling units, population and employment figures. Density and employment generation figures are based upon gross parcel acreages, which exclude the following:

- Arterial street right of way
- Collector street right of way shown on Master Plan
- Other designated land uses
- Creek corridors and wetland areas identified on Master Plan
- Railroad rights of way

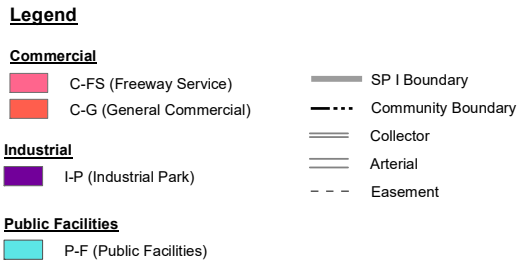
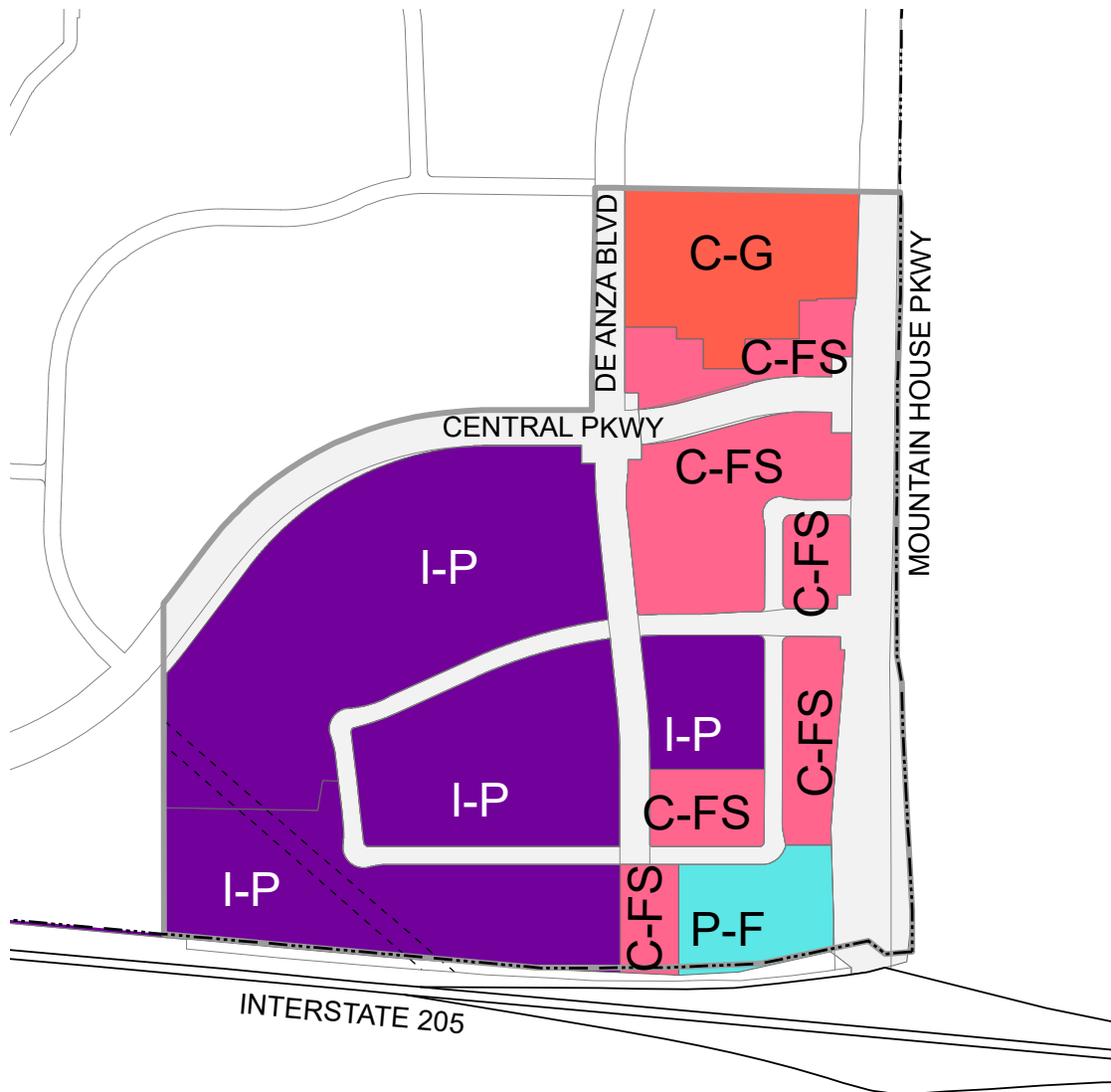
### **3.2.4 Land Use Regulations and Permitted Uses**

This Specific Plan and the Master Plan, as applicable, shall serve as the basis for regulation of all land uses within the Specific Plan Area. These regulations are based upon the County Development Title. Where policies, regulations, development standards or design guidelines are not addressed by the Master Plan or Specific Plan the Development Title or other County regulations shall govern.

Land uses allowed are identified in the Master Plan, and are the only land uses permitted and conditionally permitted within the Specific Plan Area.

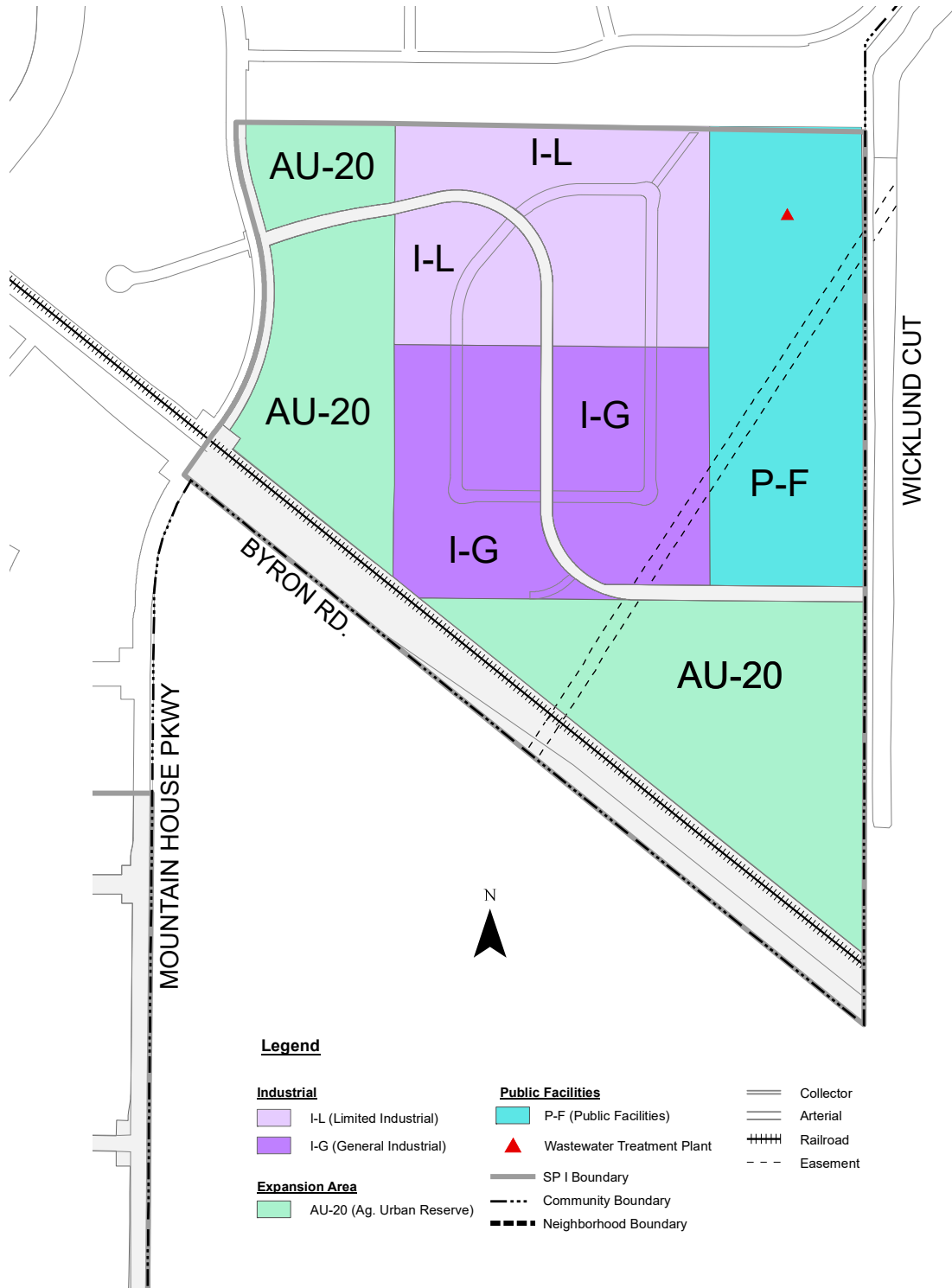
### **3.2.5 Lot and Structure Standards**

Lot and structure standards for all uses shall be consistent with the Master Plan.



**FIGURE 3.4 – MOUNTAIN HOUSE BUSINESS PARK SPECIFIC PLAN I MAP AND ZONING DIAGRAM**





**FIGURE 3.5 – OLD RIVER INDUSTRIAL PARK SPECIFIC PLAN I  
MAP AND ZONING DIAGRAM**

MOUNTAIN HOUSE SPECIFIC PLAN I

Table 3.1  
Summary Land Use Program

ZONING/LAND USE		Jobs/Acre	Neighborhood E		Neighborhood F		Neighborhood G		Other Areas	Totals		
			Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Expected Units DU	Gross Area AC	Gross Area AC	Expected Units DU	Jobs
<b>RESIDENTIAL (du/ac)</b>												
R-L	Residential/Very Low		101.1	455	142.3	640	83.5	376		326.9	1,471	
R-M	Residential/Low		107.5	645	66.4	398	88.1	529		262.0	1,572	
R-MH	Residential/Medium High		19.4	272			22.3	312		41.7	584	
R-H	Residential/High				24.0	480				24.0	480	
	<b>SUBTOTAL</b>		<b>228.0</b>	<b>1,372</b>	<b>232.7</b>	<b>1,518</b>	<b>193.9</b>	<b>1,217</b>		<b>654.6</b>	<b>4,107</b>	
<b>COMMERCIAL</b>												
C-N	Neighborhood Commercial	24.0	1.4		2.6		0.9			4.9	79	
C-C	Community Commercial	24.0			17.8					17.8	427	
C-FS	Freeway Service Commercial	24.0							24.8	24.8	594	
C-O	Office Commercial	44.0							30.3	30.3	1,333	
C-G	General Commercial	24.0							10.3	10.3	247	
	<b>SUBTOTAL</b>		<b>1.4</b>		<b>20.4</b>		<b>0.9</b>		<b>65.4</b>	<b>88.1</b>	<b>2681</b>	
<b>INDUSTRIAL</b>												
I-P	Industrial Park	35.0							100.7	100.7	3,524	
I-L	Limited Industrial	28.3							43.9	43.9	1,244	
I-L (AU-20)	Limited Industrial (Expansion Area)	28.3							37.8	37.8	1,070	
I-G	General Industrial	15.6							50.8	50.8	792	
I-G (AU-20)	General Industrial (Expansion Area)	15.6							55.8	55.8	870	
	<b>SUBTOTAL</b>								<b>289.0</b>	<b>289.0</b>	<b>7499</b>	
<b>OPEN SPACE</b>												
P-F	Neighborhood Park	0.2	5.0		5.0		5.0			15.0	3	
P-F	Mountain House Creek Community Park	0.2	36.9				22.5			59.4	12	
P-F	Central Community Park	0.2			14.5					14.5	3	
	<b>SUBTOTAL</b>		<b>41.9</b>		<b>19.5</b>		<b>27.5</b>			<b>88.9</b>	<b>18</b>	
<b>SCHOOLS</b>												
P-F	K-8	2.5	16.0		16.0		16.0			48.0	120	
P-F	High School	2.5							46.5	46.5	116	
	<b>SUBTOTAL</b>		<b>16.0</b>		<b>16.0</b>		<b>16.0</b>		<b>46.5</b>	<b>94.5</b>	<b>236</b>	
<b>PUBLIC FACILITIES</b>												
P-F	Civic/Institutional	5.0	3.0		2.9				1.0	7.0	35	
P-F	Wastewater Treatment Plant/Service Area	5.0							48.2	48.2	241	
P-F	Water Treatment Plant	5.0							16.9	16.9	85	
P-F	Transit (includes park and ride)								5.9	5.9		
	<b>SUBTOTAL</b>		<b>3.0</b>		<b>2.9</b>				<b>72.0</b>	<b>77.9</b>	<b>360</b>	
<b>TOTALS</b>			<b>290.3</b>	<b>1,372</b>	<b>291.5</b>	<b>1,518</b>	<b>238.3</b>	<b>1,217</b>	<b>472.8</b>	<b>1292.9</b>	<b>4,107</b>	<b>10,794</b>

Notes:

- 1) Parcel acreages do not include areas for Arterial and Collector street rights-of-way, railroad rights-of-way, creek corridors and wetland areas, identified in the Master Plan.
- 2) Overhead transmission line easements may be used for parking and other non-structural uses.
- 3) Dwelling unit figures are expected units. For minimum and maximum number of units see Table 3.3 of the Master Specific Plan.
- 4) Dwelling units and acreage figures are approximate and may vary slightly from those indicated on actual tentative maps.
- 5) 1.6 acres of Neighborhood Commercial in Neighborhood F is for a swimming pool.
- 6) Does not include second unit dwellings, density bonus units, or additional Town Center units.

### 3.3 JOBS/HOUSING AND AFFORDABLE HOUSING

The Master Plan sets forth a detailed program for maintaining a jobs/housing balance in the community and for assuring that people who work in Mountain House will be able to purchase or rent a home there. This chapter evaluates how Specific Plan I will adhere to the guidelines and criteria of the Jobs/Housing and Affordable Housing programs.

#### 3.3.1 Assumptions

The Master Plan identifies several assumptions and definitions that are incorporated in the jobs/housing and affordable housing programs. Unless restated below, the same definitions will apply for purposes of Specific Plan I. The following items are consistent with assumptions in the Master Plan but are set apart to specifically address Specific Plan I.

##### **Assumptions:**

- a) Residential Absorption: The growth scenario used in the Master Plan assumes an average annual absorption of 770 expected units over a 20 year period. An average of approximately 570 units per year is assumed for residential absorption in Specific Plan I. Based on this annual average, residential buildout is expected to occur in the seventh year of absorption. A lower than average residential absorption is used for Specific Plan I because the long term growth is projected to increase over time as the community gains acceptance and amenities are added.
- b) Non-Residential Absorption: More than 300 acres of commercial and industrial property are included in the Specific Plan. Approximately half of this acreage is expected to be absorbed at buildout of the residential land uses in Specific Plan I. The additional acreage is included in Specific Plan I to create an inventory of pre-approved sites to enhance marketability by providing a wide variety of site configurations, sizes, and other choices.

Under the projected growth scenario, it is assumed that almost 150 acres of commercial and industrial land are absorbed by the time Specific Plan I residential builds out (year 7). It is assumed that absorption of non-residential land though year 10 relates to Specific Plan I Residential (i.e., a 3-year lag of jobs behind housing). Over this 10-year period, approximately 250 acres of commercial and industrial land are absorbed, for an average of approximately 25 acres per year. Table 3.3: Mountain House Absorption Schedule, shows the assumed absorption for each type of residential and non-residential land use.

- c) Expected Units: Through the end of Specific Plan I, a total of 4,130 housing units are anticipated to be constructed. In addition, to these “expected units”, 200 second unit dwellings are planned to be developed as part of Specific Plan I. Of these, approximately 67 are assumed to be affordable and utilized by very low income households and low income households. An estimated 120 Density Bonus Units will also be constructed, for a total of 320 additional units. Therefore, the total number of housing units anticipated for Specific Plan I is 4,450 units.

**TABLE 3.2: LAND USES BY SUBAREA - DELETED**

MOUNTAIN HOUSE SPECIFIC PLAN I

Table 3.3 Mountain House Absorption Schedule First Specific Plan													
Year <sup>1</sup>			1	2	3	4	5	6	7	8	9	10	Total <sup>5</sup>
Residential Absorption	units/ acre	p/hh <sup>2</sup>	FIRST SPECIFIC PLAN (YEARS 1-7)										
Very Low Density	2.00	3.12											0
Low Density	4.50	3.12	150	200	220	200	227	275	275				1,547
Medium Density	6.00	2.70	100	125	200	225	238	300	300				1,488
Medium-High Density	14.00	2.00	38	30	50	70	90	157	160				595
High Density	20.00	2.00		130			175		175				480
Annual Residential Units			288	485	470	495	730	732	910				4,110
Cumulative Residential Units			288	773	1,243	1,738	2,468	3,200	4,110				N/A
Percent of Total Project Units			1.80%	4.83%	7.77%	10.86%	15.42%	20.00%	25.68%				N/A
Annual Population			814	1,282	1,326	1,372	1,881	1,982	2,338				10,994
Cumulative Population			814	2,096	3,422	4,793	6,674	8,656	10,994				N/A
Percent of Total Project Population			1.89%	4.86%	7.9%	11.11%	15.46%	20.06%	25.47%				N/A
Non-Residential Absorption <sup>3</sup>	Jobs/ acre												
Neighborhood Commercial (0.25 FAR)	24.00				1.50		1.50		1.50				4.50
Community Commercial (0.25 FAR)	24.00								9.00	10.00			19.00
General/Freeway Commercial (0.30 FAR)	24.00				3.00		5.00		5.00		8.00		21.00
Office Commercial (0.35 FAR)	44.00			5.60		5.60		5.60		5.60		5.60	28.00
Town Center (1.00 FAR)	51.00												0.00
Business Park Industrial (0.40 FAR)	32.30					25.80		25.80		25.80		25.80	103.20
Light Industrial (0.40 FAR)	26.00				7.30		7.30		7.30		7.30		29.20
General Industrial (0.40 FAR)	14.00				11.00		11.00		11.00		11.00		44.00
Annual Non-Residential Acres			0.00	5.60	22.80	31.40	24.80	31.40	33.80	41.40	26.30	31.40	248.90
Cumulative Non-Residential Acres			0.00	5.60	28.40	59.80	84.60	116.00	149.80	191.20	217.50	248.90	N/A
Percent of Total Project Non-Res. Acres			N/A	0.78%	3.97%	8.35%	11.82%	16.20%	20.92%	26.70%	30.38%	34.76%	N/A
Annual School and Other Public Acreage <sup>4</sup>			33.00	0.00	52.50	15.00	21.00	186.00	0.00	0.00	0.00	0.00	307.50
Cumulative School and Other Public Acreage			33.00	33.00	85.50	100.50	121.50	307.50	307.50	307.50	307.50	307.50	N/A
Percent of Total School & Other Public Acreage			3.17%	3.17%	8.22%	9.66%	11.68%	29.57%	29.57%	29.57%	29.57%	29.57%	N/A
Annual Jobs Created from Local Demand			101	123	410	293	355	322	530	530	314	290	3,268
Cumulative Jobs Created from Local Demand			101	224	634	927	1,282	1,604	2,134	2,664	2,978	3,268	N/A
Percent of Total Mountain House Jobs			0.46%	1.02%	2.89%	4.23%	5.85%	7.32%	9.74%	12.15%	13.58%	14.91%	N/A

MOUNTAIN HOUSE SPECIFIC PLAN I

Table 3.3 Mountain House Absorption Schedule Specific Plan I														
Year <sup>1</sup>			1	2	3	4	5	6	7	8	9	10	Total <sup>5</sup>	
Residential Absorption	units/ acre	p/hh <sup>2</sup>	FIRST SPECIFIC PLAN (YEARS 1-7)											
Annual Jobs Created from Non-Loc. Demand			0	123	162	790	186	790	186	790	222	790	4,037	
Cumulative Jobs Created from Non-Loc. Demand			0	123	285	1,075	1,260	2,050	2,236	3,026	3,248	4,037	N/A	
Percent of Total Mountain House Jobs			0.00%	0.56%	1.30%	4.90%	5.75%	9.35%	10.20%	13.80%	14.81%	18.42%	N/A	
Total Annual Jobs Created			101	246	572	1,083	541	1,112	716	1,320	536	1,080	7,306	
Total Cumulative Jobs Created			101	347	919	2,002	2,542	3,655	4,370	5,690	6,226	7,306	N/A	
Percent of Total Mountain House Jobs			0.46%	1.58%	4.19%	9.13%	11.60%	16.67%	19.93%	25.95%	28.40%	33.32%	N/A	

Notes: (For Table 3.3)

- 1) Year 1 is the first year of residential construction. Infrastructure and other construction jobs created prior to Year 1 and thereafter are not shown on this table.
- 2) P/HH = persons/household.
- 3) Absorption of non-residential acreage through Year 10 is the portion of Specific Plan I non-residential that is assumed to relate to Specific Plan I residential (i.e., a 3-year lag of jobs behind housing).
- 4) Jobs associated with water and wastewater treatment facilities are included in Other Public Acreage.
- 5) Totals do not include density bonus and extra allowable units that provide affordable housing for very low and low income households

### **3.3.2 Jobs/Housing Program**

The Master Plan establishes a jobs/housing goal ratio of 0.99 at buildout of the Mountain House community. As initially identified in the Master Plan, and evaluated in more detail in Table 3.4: Analysis of Various Jobs/Housing Scenarios Over Time of this Specific Plan, a minimum ratio of 0.70 and a Best Case ratio of 0.79 is anticipated at the buildout of Specific Plan I.

These ratios are lower than the ultimate Master Plan ratio of 0.99 due to the lag of non-residential development behind residential development. Specific Plan I will be critical in creating momentum for future demand, and the implementation programs described below will be extremely important at this first stage.

- a) The expansion areas adjacent to Old River Industrial Park and Mountain House Business Park (see Figure 4.1: Specific Plan I Expansion and Focus Areas) shall be encouraged to develop as soon as practical to facilitate job development.
- b) To encourage development of the Mountain House Business Park, the installation and phasing of infrastructure will be planned so as to facilitate the extension of services into the business park as early as feasible.

### **Job Creation Program**

The Master Plan proposes a detailed Job Creation Program that includes two specific components: job attraction and job development. Both of these components will be commenced with the beginning of Specific Plan I.

### **Jobs/Housing Requirements**

The Master Plan sets forth the anticipated jobs/housing ratio, which will be tracked as part of the annual monitoring program. Based on the absorption assumptions outlined in Table 3.3: Mountain House Absorption Schedule, the most probable ratio by buildout of Specific Plan I is 0.79. The Minimum ratio at Specific Plan I buildout is 0.70; this ratio provides for a three-year lag between residential and commercial/industrial development.

Accounting for the three-year lag, the Minimum ratio does not begin to apply until year four. The lowest anticipated Minimum ratio of 0.60 occurs in that year. The ratio is low due to the expected delay in attracting employers and jobs to the site after a residential base has been developed. However, based on anticipated absorption, the Minimum ratio increases to 0.70 at residential buildout of Specific Plan I. Table 3.4 identifies jobs/housing ratios throughout development of Specific Plan I.

It is important to note that construction jobs are not included in the calculation of the Specific Plan ratios. Jobs/housing analyses typically evaluate only those jobs considered permanent in the traditional sense. However, given the long-term nature of the project, some portion of employees involved in direct construction or related services will choose to reside in the community, resulting in a closer jobs/housing balance particularly in the early years of development.

Table 3.4							
MOUNTAIN HOUSE JOBS/HOUSING ANALYSIS ANALYSIS OF VARIOUS JOBS/HOUSING SCENARIOS OVER TIME FIRST SPECIFIC PLAN (7-YEAR RESIDENTIAL BUILDOUT)							
Jobs/Housing Scenario	Approx. 300 Residential Units Completed	Approx. 800 Residential Units Completed	Approx. 1,200 Residential Units Completed	Approx. 1,800 Residential Units Completed	Approx. 2,500 Residential Units Completed	Approx. 3,300 Residential Units Completed	First Specific Plan Residential Buildout: Approx. 4,200 Residential Units
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Population – Serving Jobs Only <sup>1</sup>	0.27	0.22	0.38	0.38	0.39	0.37	0.39
Minimum Ratio <sup>2</sup>	0.00	0.00	0.00	0.60	0.65	0.68	0.70
Best Case	0.27	0.33	0.54	0.82	0.75	0.83	0.79
1. Ratio of housing required for holders of population - serving jobs to all available housing. 2. Assumes a three-year lag of jobs behind housing.							
Source: David Taussig & Associates, Inc. 03/18/94							

### 3.3.3 Affordable Housing Program

The Master Plan describes an Affordable Housing Program that is designed to offer employees at all income levels the opportunity to purchase or rent homes in the community during the entire period of project buildout, including Specific Plan I.

The purpose of the Affordable Housing Program is to match the need for housing with the availability of affordable housing.