

CHAPTER EIGHT: ENERGY AND TELECOMMUNICATIONS

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8.1 ENERGY

The Master Plan includes community-wide policies and implementation measures to facilitate energy efficiency and the use of alternative energy sources. Master Plan provisions are not repeated in this Specific Plan.

8.1.1 Electricity

Figure 8.1: Electrical Distribution System, shows the proposed layout of the “backbone” electrical power distribution system for the Specific Plan Area.

It is anticipated that the total demand by Specific Plan I will not be adequately served by the existing rural electrical distribution system in the vicinity of the project site and that additional services will be required from nearby substations. These will be provided as needed by PG&E.

The layout of the electrical power system for the Specific Plan Area shall be in general conformance with the layout shown in the Master Plan.

- a) Electrical Substation. An electrical power substation shall be constructed when needed during the development of Specific Plan I to adequately serve the needs of the development. The preferred substation location is located adjacent to the Rio-Olso-Tesla power line within the Old River Industrial Park as indicated on Figure 8.1. An alternate site for the substation is shown on Figure 8.1 and is located adjacent to the PG&E Rio-Olso-Tesla power line between Grant Line Road and Mountain House Parkway. The selected site is subject to detailed site analysis by the provider and may vary slightly from the alternative sites.
- b) Interim Facilities. Adequate electrical service for the Specific Plan Area shall be provided through interim facilities until an on-site community substation is determined to be feasible.

8.1.2 Natural Gas

Figure 8.2: Natural Gas Distribution System, shows the proposed layout of the “backbone” natural gas distribution and transmission system for the Specific Plan Area.

Natural gas shall be provided by PG&E, which has indicated that there is sufficient capacity in their nearby facilities to adequately serve the development.

MOUNTAIN HOUSE SPECIFIC PLAN I

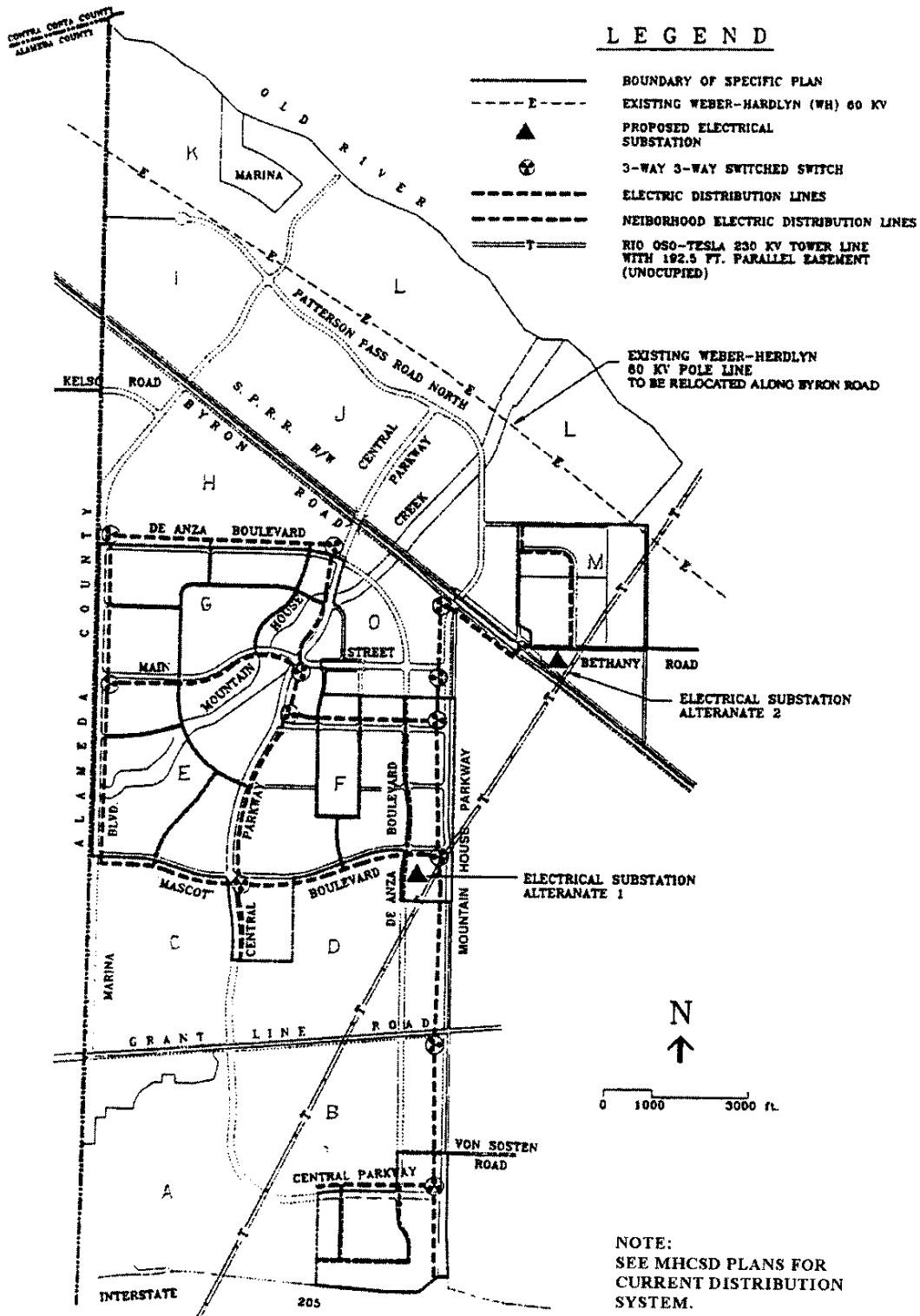


FIGURE 8.1 – ELECTRICAL DISTRIBUTION SYSTEM

MOUNTAIN HOUSE SPECIFIC PLAN I

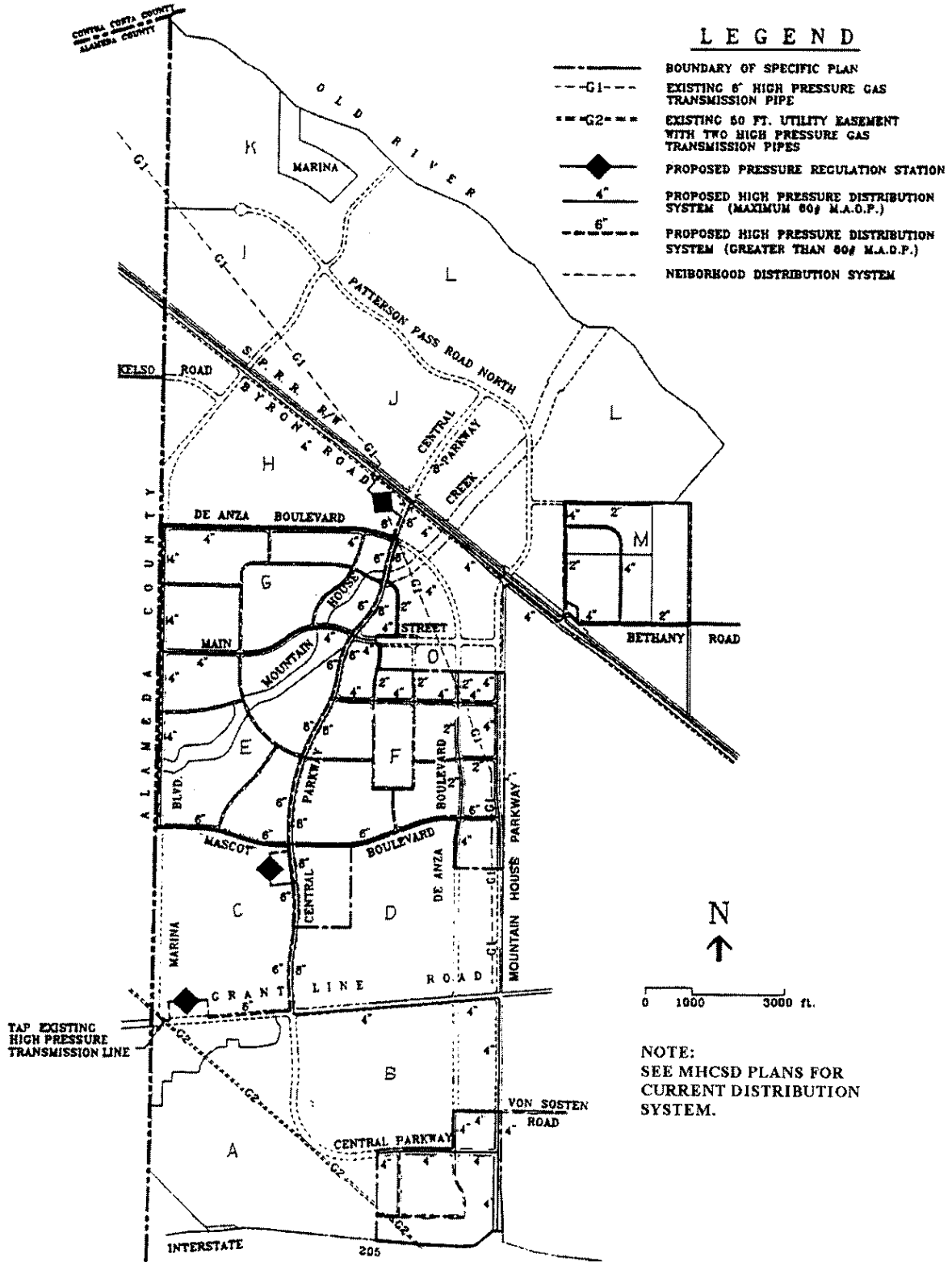


FIGURE 8.2 – NATURAL GAS DISTRIBUTION SYSTEM

8.2 TELECOMMUNICATIONS SERVICES

The following section addresses the telecommunications network design required to serve the Specific Plan Area.

The service providers for telephone, low and high speed data and CATV may shall be franchised independent suppliers and will shall provide the infrastructure for their systems. Police and fire dispatching will shall be handled through the County's program. Telephone and cable services will shall be provided by the independent suppliers using their own temporary facilities or the community may elect to provide its own in-community multi-use backbone conduit and network system.

The Master Plan presents the overall plan for telecommunications, including provisions for residential, business, and community functions. Backbone transmission facilities for Specific Plan I will be constructed to connect substations in Neighborhoods E, F, G, other Central Mountain House commercial/industrial areas, Mountain House Business Park, Old River Industrial Park, and the water treatment plants to either a community communications center or private provider facilities.

- a) Initial Facilities. In the initial construction phase, enough 4" conduits shall be installed to serve the first three neighborhoods and the conduits planned to serve other future neighborhoods. These conduits shall be installed wherever applicable trenching is performed.