

## **II. PROPOSED DEVELOPMENT PROJECT**

### **A. SUMMARY OF THE PROPOSED DEVELOPMENT PROJECT**

The project area has been proposed for development of a new town by Trimark Communities of Tracy. Phase One of the new town, proposed for construction between 1993 and 1995, will convert roughly 985 acres of existing farmland, to residential, commercial, office, industrial, and open space uses.

Restoration associated with Phase One will involve establishment of a new creek corridor, averaging 200 feet wide, around the existing creek and associated wetlands. Native vegetation will be restored to the wetlands and surrounding upland buffer habitats within the corridor park.

### **B. DIRECT HABITAT IMPACTS**

The project will provide approximately 116 acres of new native habitat area within the proposed Mountain House Creek.

### **C. OTHER DEVELOPMENT IMPACTS**

#### **1. Water Quality**

The goals for the restoration of the Creek include the following: 1) Restore a diverse riparian system throughout the proposed Creek corridor which will be self-sustaining; 2) Provide for flood protection of adjacent lands and infrastructure while minimizing damage to the Creek; 3) Provide for recreational use consistent with the protection of created habitats; 4) Minimize the impact of infrastructure crossing of the Creek; and 5) Provide for treatment of all stormwaters draining to the Creek prior to their entry to Creek Waters.

Existing water quality in the creek is quite poor. The existing pastures (both on-and off-site) are a major source of pollution to Mountain House Creek. Methane gas was present when the bottom substrate was disturbed (a sign of anaerobic conditions) and only turbidic worms were found after a search for bottom invertebrates. Other indicators of poor water quality are evidenced by the low oxygen levels in the water, high temperature, and high nutrient levels. Off-site drainage from pasture lands and future storm drain discharges could result in further pollution reaching the Creek.

The project's storm water system will provide for the pre-treatment of all urban, project-derived stormwater drainage prior to reaching Mountain House Creek on the site. Runoff from developed areas will flow into a series of grassy swales and weater quality/detention basins for treatment and flood abatement, before reentering the creek below the project sit. Incorporating