

San Joaquin County

MOUNTAIN HOUSE

NEW COMMUNITY



SPECIFIC PLAN II

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With Amendments Through May 21, 2024

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CHAPTER ONE: INTRODUCTION

1.1 PURPOSE AND INTENT

1.1.1 Project Scope

Specific Plan II (SPII) describes development plans, zoning, and phased infrastructure for the second stage of development within Mountain House, a 4,800-acre new community in southwestern San Joaquin County (see Figure 1.1: Mountain House Master Plan). The SPII Area encompasses approximately 2,300 acres and includes seven of the 12 Mountain House neighborhoods, the Town Center, commercial areas, and associated parks, schools, open space and infrastructure (see Figure 1.2: Specific Plan Areas).

This Specific Plan provides Implementation Measures that satisfy the requirements of the Mountain House Master Specific Plan (Master Plan). Developers within the SPII Area are obligated exclusively to the Plan Description and the Implementation Measures stated in this document, and SPII implementing projects will be deemed in compliance with the Master Plan and SPII if they satisfy the Plan Description and the Implementation Measures contained in this document. The consistency of implementing projects will be specifically determined by comparing the descriptions and applicable conditions of approval of such implementing projects exclusively with the Plan Description and the Implementation Measures contained within this SPII document.

SPII also includes Master Plan summaries (for reference only), cross-references to other Community Approvals, Plans and Programs, and all policies and Implementation Measures to satisfy the County's Special Purpose Plan requirements for Neighborhood and Community Commercial Centers and the Town Center, so that subsequent Special Purpose Plans are not necessary.

The roadway and place names in this document are preliminary and intended for working purposes only. Final names will be determined during the Tentative and Final Map subdivision process.

State law also allows specific plans to be policy (and adopted by resolution), regulatory (and adopted by ordinance), or a combination of the two. This Specific Plan is a combination of the two. Regulatory sections consist of Figure 3.2: SPII Zoning and Section 3.3: Land Use Regulations and Permitted Uses. All other portions of this Specific Plan are policy and adopted by resolution.

1.1.2 Related Entitlements

SPII has been prepared in accordance with the Community Approvals including but not limited to the Master Plan, San Joaquin County Development Title, and the subsequent Plans, Programs, implementing Agreements adopted and approved for the Mountain House community by the San Joaquin County Board of Supervisors and the Mountain House Community Services District (MHCS D) Board of Directors.

Concurrent with the approval of this Specific Plan, the Master Developer and San Joaquin County have processed and executed a Specific Plan II Development Agreement; amendments to the Master Plan and other related Community Approvals, as necessary. Along with the implementation of SPII, annexations of various residual portions of the community to the MHCS D and the Byron Bethany Irrigation District (BBID) will occur, through San Joaquin County LAFCO.

MOUNTAIN HOUSE SPECIFIC PLAN II

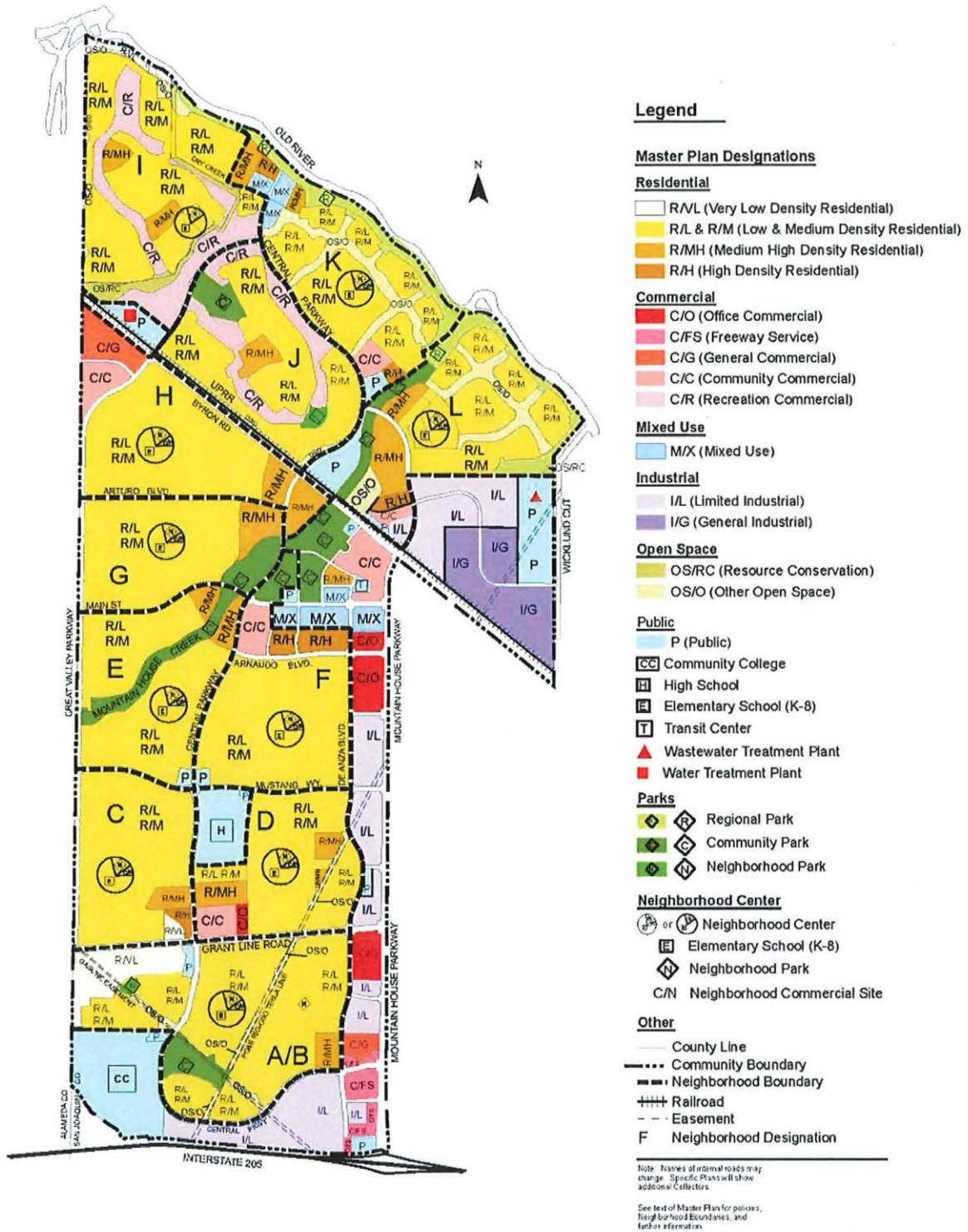


FIGURE 1.1 – MOUNTAIN HOUSE MASTER PLAN

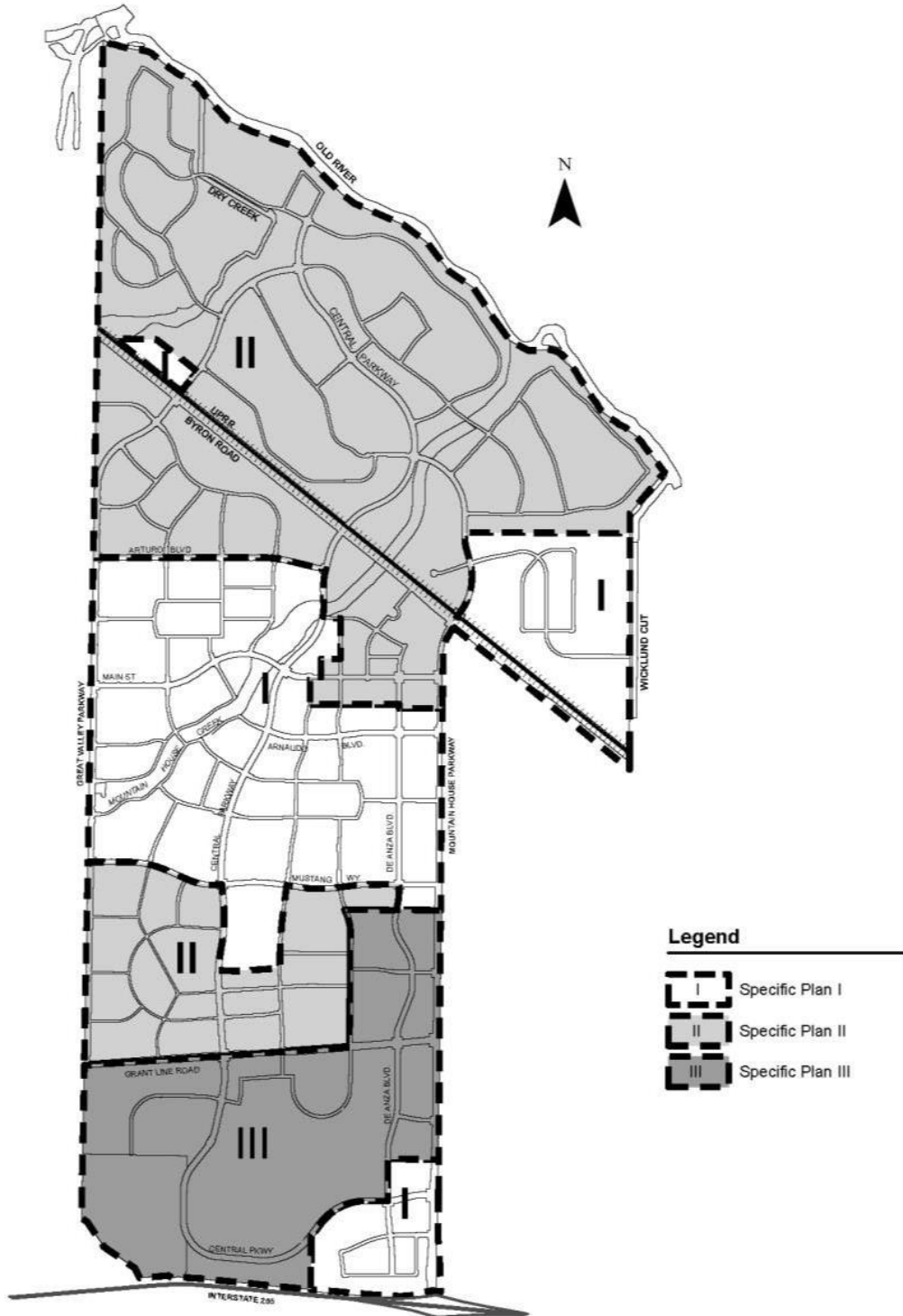


FIGURE 1.2 – SPECIFIC PLAN AREAS

1.2 PLANNING CONTEXT

1.2.1 Jurisdictional Agencies

San Joaquin County

Mountain House is located entirely within unincorporated San Joaquin County, which maintains land use authority through the San Joaquin County General Plan 2010 and its implementing ordinances.

Pursuant to California Government Code Section 65454, a specific plan shall be consistent with the local government's general plan. By County policy, a specific plan in a new community must also be consistent with the Master Plan and Public Financing Plan.

Mountain House Community Services District (MHCS D)

The Mountain House Community Services District (MHCS D) provides various public services for the community. The MHCS D sphere of influence boundaries are the same as the Master Plan boundaries.

1.2.2 Planning and Entitlements

Mountain House Master Plan

This Specific Plan summarizes relevant provisions of the Mountain House Master Plan, as revised, within each topical section of this document to provide a context for Specific Plan Descriptions and Implementation Measures presented herein. Therefore, implementing projects processed under Specific Plan II may utilize this document to attain an overview of Master Plan related provisions and context, without having to review or demonstrate compliance with the various requirements of the Master Plan. Implementing projects can therefore refer to the Master Plan and its appendices only as needed for historic reference and/or supplementary information. If the Master Plan is amended in the future to accommodate changes to other Specific Plans governed by the Master Plan, the Mountain House Master Plan summaries within this Specific Plan II do not need to be revised.

Other Community Plans and Programs

In addition to this Specific Plan, the following documents should be consulted by all applicants preparing submittals for projects within Mountain House.

- Public Financing Plan (San Joaquin County)
- Development Title including Appendix 1: Mountain House Development Title (San Joaquin County)
- Mountain House TDM Program and Transit Plan (MHCS D)
- Mountain House Parks, Recreation & Leisure Plan (MHCS D)
- Mountain House Community Services District Design Manual (MHCS D)
- Public Land Equity Program and Ordinance (San Joaquin County)
- Potable Water Master Plan (MHCS D)
- Master Sewer Infrastructure Plan (MHCS D)

- Storm Water Master Plan (MHCSD)
- Water Conservation Plan, Program and Ordinance (MHCSD)
- Emergency Preparedness Plan (MHCSD)
- Pipeline Safety Plan (MHCSD)
- Fire Protection Plan (MHCSD)
- Roadway Improvement Plan (MHCSD)
- Construction Truck Management Plan (MHCSD)
- Mountain House Community Energy Conservation Report
- San Joaquin County Multi-Species Habitat Restoration Plan (HCP)

Development Permits

After approval of Specific Plans (and Special Purpose Plans, if required), the implementation process continues with the processing of Development Permits. Development Permits are discretionary and ministerial County permits. They include Use Permits, Subdivision Maps, Site Approvals, Improvement Plans, and Building Permits, all of which must be consistent with previously adopted plans.

Development Agreements

Specific Plan II implementation includes the execution of the Specific Plan II Development Agreement, which is a companion Agreement to the Master Plan Development Agreement between the Master Developer and San Joaquin County. These Agreements, as well as additional Agreements between other landowners and the County, further delineate the rights and responsibilities of each party in the development of Mountain House.

Environmental Review

A Master EIR for the Master Plan and first Specific Plan (SPI) was certified in 1994. Additional environmental review will be required to ensure that Specific Plan II complies with the provisions of the California Environmental Quality Act (CEQA) and requirements of previously approved environmental documents.

Controlling Document

In cases where this Specific Plan may be interpreted differently from the Master Plan, the Development Title, other ordinances, or other plans and programs, the provisions of this Specific Plan will apply.

Annexations

Along with the implementation of SPII, annexations of various residual portions of the community to the MHCSD and the Byron Bethany Irrigation District (BBID) will occur, through San Joaquin County LAFCO.

CHAPTER TWO: PLANNING CONCEPTS

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CHAPTER TWO: PLANNING CONCEPTS

2.1 MASTER PLAN SUMMARY

Mountain House is planned as a comprehensive new community that provides a balance of housing and employment and a diversity of housing types, employment opportunities and recreational amenities for its residents. 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 the neighborhood school and park and linked to nearby shopping and employment areas.

2.1.1 Master Plan Land Use

Neighborhood Structure

The Master Plan proposes that Mountain House be developed with a neighborhood structure that permits easy access to schools, open space, commercial services, and transit. Residential development is contained in 12 neighborhoods, including ten family neighborhoods and two mixed active adult and family neighborhoods (Neighborhood J and Neighborhood K). Each of the ten family neighborhoods, and Neighborhood K mixed active adult and family neighborhood, contains a Neighborhood Center that includes a K-8 school, a Neighborhood Park, a Neighborhood Commercial area, and a transit stop. Neighborhood J mixed active adult and family neighborhood does not contain a Neighborhood Center but will feature one component of a Neighborhood Center, a Neighborhood Park located on the east side of Neighborhood J. Each neighborhood is sized to provide convenient walking access to the neighborhood facilities, with the majority of residential units will be located within one-half mile of a Neighborhood Center. Each neighborhood is also to include a mix of residential housing types for residents with a variety of income levels, providing diversity and choice for residents.

The majority of neighborhoods are separated by Arterial streets with only Local or Collector streets occurring within the neighborhood. Generally, neighborhood boundaries also delineate the attendance boundaries K-8 schools, thereby minimizing the need to cross Arterial streets to gain access to the school serving that neighborhood. Each family neighborhood, and Neighborhood K mixed active adult and family neighborhood, supports one K-8 school and includes a mix of residential housing types. The K-8 school in Neighborhood K will also serve the area designated for families in the Neighborhood J mixed active adult and family neighborhood. Higher density housing is concentrated within and near the Town Center and near commercial centers, transit facilities, and open space amenities such as the Mountain House Creek corridor. Lower density housing is generally located near the western edge of the community closer to agricultural areas or in areas of existing residential development and away from the Town Center, commercial uses and Central Parkway. Within neighborhoods, R/M uses are located nearest the Town Center, Central Parkway, and Village Commercial Centers, as applicable. Lower density R/L uses are located nearest the western community boundary, Old River, and the nature preserves of Neighborhoods I and J.

Town Center

The Master Plan proposes the Town Center as an active, mixed use “downtown” that will create a sense of focus for the Mountain House community, provide a location for higher

intensity job generation and housing. The Town Center will support opportunities for specialty shopping, entertainment, office, and civic functions, all located in close proximity within a pedestrian-scaled urban setting.

Commercial Land Uses

The Master Plan proposes a variety of commercial areas with a full range of commercial uses to serve the residents of the community, thereby minimizing the need for shopping trips outside the community.

Neighborhood Commercial uses are centrally located on a Collector roadway within each of the nine family neighborhoods and the Neighborhood K mixed active adult and family neighborhood, close to the Neighborhood Park and school. The Neighborhood Commercial area of Neighborhood K will also serve the Neighborhood Commercial needs of Neighborhood J.

One "Central Commercial Center" and three Community Commercial "village" shopping centers of 10-20 acres each (Village Centers) will provide multiple neighborhoods with daily and weekly shopping needs. The three Village Centers are located to evenly serve the 12 residential neighborhoods, with each Village Center serving approximately 5,000 homes and providing a location for a major anchor grocery store, drugstore and supporting small stores, services, offices and recreation uses.

Mixed use development at the Old River Center will provide for a diverse commercial/residential/recreational development at the terminus of Central Parkway. General Commercial areas offer specialized commercial establishments such as home supplies, building supplies, or other establishments.

Commercial Recreation development in Neighborhoods I and J will provide areas for commercial/public recreationally-oriented activities and supportive, associated facilities. In the Neighborhood I active adult neighborhood, the area designated for Commercial Recreation will provide sites for a clubhouse, Recreation Center, Restaurant, and other supportive commercial uses that will also be available and accessible to the active adult residents of the Neighborhood J mixed active adult and family neighborhood.

Freeway Service Commercial uses are proposed for development within the Specific Plan III area, south of Grant Line Road.

Office and Industrial Land Uses

Office and industrial uses are concentrated along Mountain House Parkway and in the Mountain House and Old River business parks, with smaller office sites at Village Centers. Office Commercial areas provide locations for a variety of public and private office uses, including medical offices, library, civic center, fire stations, police station, communication centers, and business offices.

Public and Institutional Land Uses

The Master Plan provides public and institutional uses as needed to serve the community, including schools within the neighborhoods, public safety facilities in or near commercial areas or adjacent to public parks, and sites for religious institutions. A main transit center is designated in the Town Center to provide convenient access to local and regional bus transportation.

A community college is proposed for development within the Specific Plan III area, south of Grant Line Road.

Parks and Open Space Land Uses

The Master Plan provides for a comprehensive network of attractive and accessible (both visually and physically) public open spaces within Mountain House. These will include neighborhood, community, and regional parks; resource conservation areas for wetland habitat preservation; dual-purpose areas for recreational amenities and water quality management; and private recreation uses such as golf.

2.1.2 Master Plan Goals and Objectives

The Master Plan established the following set of goals and objectives for the Mountain House community, to be implemented over the years through the development of each specific plan area.

Overall Goals and Objectives

Create a high-quality environment where people of all economic levels can live and work.

- Develop a distinct and unique new community that is separate from existing communities.
- Develop Mountain House as a full-service community that will accommodate a portion of the growth projected by the County's General Plan 2010 in an orderly, well-organized development pattern.
- Provide for a lifestyle that is less reliant on the automobile, more involved with activities within the local community and neighborhoods, and more oriented to use of transit, bicycle and pedestrian transport.

Community Character

Create attractive and diverse environments for living, working and playing.

- To develop ten pedestrian-oriented residential family neighborhoods, each organized around a Neighborhood Center consisting of a K-8 school, a Neighborhood Park, and a Neighborhood Commercial area; two pedestrian-oriented mixed active adult and family neighborhoods (Neighborhood J and Neighborhood K).
- To develop three Village Centers that will provide shopping centers, transit, and other services with easy access from the 12 residential neighborhoods;
- To develop the mixed-use Town Center as an urban center for community activities that will support high-density retail, civic, and office and residential development;
- To use roadway landscaping as a primary method of establishing community character and of distinguishing between neighborhoods;
- To establish Neighborhood and Community parks, and support regional recreation for Mountain House residents;
- To develop recreation needs unique and specific to Mountain House by creating two linked nature preserves, one in Neighborhood I and one in Neighborhood J; and
- To provide public access to the Delta waterways through a linear park within Old River Regional Park.

Provide for a pedestrian-oriented character within and between residential neighborhoods, village commercial centers, and the Town Center.

- To locate a Neighborhood Center within 2,000 feet of every residential unit in each of the nine family neighborhoods and in the Neighborhood K mixed active adult and family neighborhood;
- To locate Neighborhood Parks of approximately five acres adjacent to schools for joint use of park and school facilities;
- To utilize an interconnected network of relatively small-scale streets within neighborhoods in order to create a pleasant and safe street environment for pedestrian use;
- To orient important public buildings and land uses, including neighborhood commercial and appropriate buildings or building facades within Village Centers, toward the street;
- To connect the Town Center to the linear park and bikeway systems and provide pedestrian amenities within the Town Center;
- To design neighborhoods, village commercial centers and the Town Center to facilitate transit and bicycle use; and
- To optimize the ability of residences to use solar energy through layout of residential streets.

Land Use

Establish a balance of housing, employment, and a full range of services and infrastructure within the community, while encouraging interaction between land uses.

- To develop a new community with its own balanced mix of housing, public services, employment opportunities, parks, schools, and shopping facilities to serve the projected residential population.
- To create neighborhoods that provide for the daily commercial, educational, and recreational needs of the residents within walking distance.
- To provide light industrial and commercial office use areas suitable for the development of high-quality business parks, allowing potential employers to relocate and expand in a strategic regional location with adequate transportation, services, moderate land costs, few site constraints and housing affordable to the jobs provided.
- To allow for a diversity of residential areas and a hierarchy of commercial areas.
- To provide sufficient employment areas to create a job for every resident of the community who is projected to be working.

Minimize impact on the County's agricultural resources.

- To minimize impacts on County agricultural lands by developing the community in an orderly and efficient manner, at average residential densities of at least 6.5 units per acre.
- To establish strong community boundaries and reduce potential conflicts with adjacent agricultural lands by creating buffers along the western and eastern community boundaries.

Housing

Provide an adequate supply of housing for all income groups in the community.

- To establish neighborhoods with varying levels of amenities and a mixture of housing densities, ranging from golf course-related residential developments to entry-level neighborhoods.
- To designate an average density of between six and seven units per acre overall in order to achieve a higher density than is currently found in the County, thereby meeting market needs and achieving more affordability and entry-level housing opportunities.
- To establish a balance of jobs and housing by matching projected income levels of jobs provided within the community with the projected cost of housing.
- To ensure housing for a variety of income levels within each neighborhood.
- To provide multi-family housing within the community, to be concentrated adjacent to the Mountain House Creek corridor and Village Centers and in and adjacent to the Town Center.

Economic Development

Create a financially and fiscally viable community resulting in positive economic impact on the County.

- To ensure fiscal protection of the County and future community residents by creating an independent and self-sustaining community.
- To provide for efficient phasing in order to avoid potential fiscal impacts.
- To plan for the location of new, expanding or relocating businesses serving the Central Valley and the Bay Area by designating areas for industrial and office commercial use.
- To attract businesses to provide an economic base, provide jobs and serve residents.
- To provide employment areas with arterial roadway access, transit service, nearby housing, and state-of-the-art telecommunication services.
- To provide efficient, cost effective community operations.

Circulation

Establish a safe and efficient circulation system to accommodate the movement of people and goods, reduce environmental impacts, and advance the quality of life in the community.

- To minimize impacts on regional roadways and air quality by providing a community design that emphasizes trip length reductions, reduced off-site trips, pedestrian and bicycle travel, and access to regional transit facilities.
- To provide a complete multi-modal transportation system, including on and off-site roadways, transit, bicycle and pedestrian facilities.
- To minimize high-speed traffic through neighborhoods by establishing a network of arterial streets which are located between neighborhoods and effectively link residential, employment and commercial uses.

- To locate collector and local streets to allow low-speed, alternative routes through neighborhoods while linking school and other public destinations within the different neighborhoods.
- To provide major road access to trip generating uses such as commercial, employment, and recreational areas.

Public Services

Provide adequate public services and facilities to serve the new community.

- To provide on-site water treatment and sewage treatment systems at quality standards which meet or exceed the standards of regulatory agencies, and to re-use treated wastewater either on-site or off-site for the most economical and beneficial use.
- To follow a pattern of contiguous residential growth that will provide each stage of development with adequate services and infrastructure, and to plan and construct infrastructure to avoid creation of excess capacity.
- To size public services and facilities to maintain the community's boundaries by serving only the Master Plan area.
- To minimize administrative impacts on the County by forming a self-sufficient Community Services District to provide on-site water, sewer, storm drainage, roads, parks and other necessary services.

Resource Conservation

Minimize impact on sensitive environmental resources.

- To preserve and enhance wetlands and riparian areas within the project, including wetlands along Mountain House Creek and Dry Creek.
- To incorporate effective and feasible energy and water conservation techniques and procedures into the development.
- To minimize and/or mitigate regional and site impacts to the extent possible by meeting the requirements of the Mitigation Monitoring Program.
- To protect sensitive environmental and visual resources at the community's edges by establishing effective buffers along the northern boundary with Old River, the southern boundary with I-205, and the eastern and western boundaries with agricultural lands.
- To maintain and enhance the habitat resources of Mountain House Creek as a park and wildlife corridor through the community.
- To minimize air quality impacts by providing for more efficient transportation systems and neighborhood design and services.

2.2 SPECIFIC PLAN II CONCEPT

2.2.1 SPII Land Use

Specific Plan II provides development plans, zoning, and phased infrastructure for 2,300 acres, or 48%, of Mountain House. South of Byron Road, the plan proposes the Town Center and three family neighborhoods, Neighborhood C, Neighborhood D, and Neighborhood H, contiguous to the Specific Plan I Area. North of Byron

Road, the plan proposes two family neighborhoods, Neighborhood I and L and two mixed active adult and family neighborhoods, Neighborhood J and Neighborhood K. Open space elements include linear parks along the Old River Regional Park and the Mountain House Creek Community Park; active sports parks, consisting of a Neighborhood Park in each Neighborhood, and the Town Center Community Park; and Commercial Recreation areas in Neighborhoods I & J.

Two linked nature preserves, one in Neighborhood I and one in Neighborhood J, comprise the majority of the area of the Commercial Recreation areas. Although the Commercial Recreation area in Neighborhood J will be dominated by the nature preserve and an active community park, there will also be mini parks, or a series of parks placed throughout the Commercial Recreation area includes several lakes associated with the nature preserve, and supportive, associated recreational uses. These uses will develop on a phased basis, with housing and jobs served by schools, parks, commercial services, and infrastructure as they are built. With SPII, all Mountain House areas north of Grant Line Road will be zoned as part of the specific plan.

SPII land uses are designated in Figure 3.1 and Figures 3.4 to 3.7, and summarized in Table 3.1: SPII Land Use Summary, and in Table 3.2: SPII Land Use by Neighborhood. In addition to the above, the project will include the following:

- A K-8 school, a Neighborhood Park, and a Neighborhood Commercial area in each of the six family-oriented neighborhoods;
- A K-8 school, a Neighborhood Park, and a Neighborhood Commercial area in the Neighborhood K mixed active adult and family neighborhood;
- A Neighborhood Park located on the east side of the Neighborhood J mixed active adult and family neighborhood;
- Industrial, office and commercial employment uses;
- Mixed-use Town Center with major shopping, recreation, and higher density housing;
- A detention/open space system serving flood control and water quality purposes;
- Landscaped roadways to interconnect the community;
- Extensions of bicycle/pedestrian trails; and
- Expansions of all required infrastructure and utilities.

2.2.2 SPII Overall Goals and Objectives

SPII will implement the Master Plan's goals and objectives, as follows.

Overall Goals and Objectives: SPII will meet the requirements of the Master Plan for housing diversity, growth boundaries, orderly development, and non-vehicular modes of transportation.

Community Character: SPII will create diverse environments based on the neighborhood structure established by the Master Plan. It will include three "Village Centers", a Mixed-Use Town Center (see Chapter Four, Sections 4.4 and

4.5), and a Mixed Use “Old River Center” located at the northwest corner of Neighborhood K.

SP11 will provide roadway landscaping, parks, regional recreation, and access to Old River (see Chapter Seven, Section 7.2).

SP11 will provide a pedestrian-oriented character by providing Neighborhood Centers (four within the family neighborhoods of Neighborhoods C, D, H, and L, and one within the mixed active adult and family neighborhood of Neighborhood K), a clubhouse and a Recreational Center (in the active adult neighborhood of Neighborhood I), two linked nature preserves (one in Neighborhood I and one in Neighborhood J), Neighborhood Parks and Community Parks, and small-scale streets, and by orienting public uses toward streets, connecting the Town Center to open space, and facilitating transit and bicycle use (see Chapters Three and Four).

Land Use: SP11 will establish a balance of housing, employment, provide a range of services, and allow for diverse housing and commercial areas. It will provide for the needs of residents within walking distance and create opportunities for employment (see Chapter Three).

SP11 will develop in an orderly manner and incorporate buffers and the western and eastern boundaries (see Chapter Four, Section 4.3).

Housing: SP11 will provide a range of housing by establishing neighborhoods with differing characters and levels of amenities. Each neighborhood will include a variety of housing densities. Multi-family housing will occur adjacent to the creek and near mixed-use centers (see Figure 3.1: SP11 Land Use Summary and Figure 3.2: SP11 Zoning).

Economic Development: SP11 will contribute to the community's positive economic impact on the County by complying with public service provisions, providing efficient phasing, offering locations for employment uses with arterial and neighborhood access, and allowing for efficient community operations (see Chapters Three, Four, and Six).

Circulation: SP11 will provide a safe and efficient multi-modal circulation system that minimizes high-speed vehicular traffic through neighborhoods and links neighborhoods to public, job, school, and other destinations (see Chapter Three and Nine).

2.2.3 Compatibility with Approved Specific Plans for Adjacent Areas

SP11 will be developed in a manner consistent with the Master Plan and will therefore be compatible with Specific Plan I, the previously approved Specific Plan at Mountain House. Projects to be implemented as part of SP11 will be compatible with Specific Plan I in the following ways:

- Adherence to the policies and provision of the Master Plan, including land use, community character, and neighborhood structure.
- Alignment and coordination of roadways, trails, parks, transit routes, infrastructure facilities, and other community-wide elements.
- Compatible interface at streets and entries, consistent with the MHCSD Design Manual and the Master Plan.

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CHAPTER THREE: LAND USE

3.1 INTRODUCTION

This chapter summarizes Master Plan provisions for land use and zoning, including the SP11 land use plan and program, land use regulations, development standards, senior and affordable housing and jobs-housing balance, and states implementation measures for SP11.

Portions of this chapter are regulatory and will be adopted by ordinance. They are:

- Figure 3.2: SP11 Zoning, and
- Section 3.3: Land Use Regulations and Permitted Uses.

All other portions of the chapter will be policy and will be adopted by resolution.

More detailed design provisions are located in Chapter Four: Development and Design.

3.2 LAND USE PLAN AND PROGRAM

Master Plan Summary

The Master Plan adopts land uses for all of Mountain House and directs Specific Plans to establish zoning within Specific Plan Areas. The Mountain House Development Title identifies permitted and conditionally permitted land uses within Mountain House.

Religious institutions may locate in areas designated Public or in a variety of zoning districts throughout the community, as specified in the Development Title.

Plan Description

SP11 establishes the location and acreages of land uses within the SP11 Area and provides zoning classifications in accordance with the County General Plan, the Master Plan and the County Development Title (see Figure 3.1: SP11 Land Use, Figure 3.2: SP11 Zoning, Table 3.1: SP11 Land Use Summary, and Table 3.2: SP11 Land Use by Neighborhood). Table 3.3: SP11 Land Use Assumptions provides a compilation of generation rates, residential densities and other factors used for the Master Plan and this Specific Plan. Table 3.5 provides minimum and maximum residential units by neighborhood.

Figure 3.3: Neighborhood Boundaries indicates the location of the Town Center and the seven SP11 neighborhoods. Figures 3.4 to 3.7 provide land use plans for all SP11 neighborhoods and the Town Center.

SP11 Implementation Measures

1. **SP11 Land Use:** SP11 shall develop in accordance with Figure 3.1: SP11 Land Use and Figure 3.2: SP11 Zoning.
2. **Primary Circulation System:** The network of Arterial and Collector streets shall comply with Figure 3.1: SP11 Land Use. Precise local and collector street patterns will be established during preparation of tentative subdivision maps.
3. **Land Use Densities:** Land use densities shall comply with the density ranges shown in Table 3.3: SP11 Land Use Assumptions and Table 3.5: Minimum and Maximum Residential Units by Neighborhood.
4. **Mixed Use Areas.** The mixed use areas within the Town Center and the Old River Center shall be implemented through the County's Mixed Use (M-X) zone as defined by the County's Mountain House Development Title, including:
 - a. Chapter 9-700M, Other Zones: Organization and Intent;

- b. Chapter 9-705M, Other Zones: Use Regulations; and
 - c. Chapter 9-710M, Other Zones: Lot and Structure Regulations.
5. **Commercial Support Facilities.** Industrial and office areas should incorporate commercial support facilities as defined in the Mountain House Development Title (see Chapter 9-405M: Commercial Zone Use Regulations) whenever an industrial or office complex exceeds 50,000 square feet at a single location in order to reduce the need for lengthy automobile trips during the work day.

MOUNTAIN HOUSE SPECIFIC PLAN II

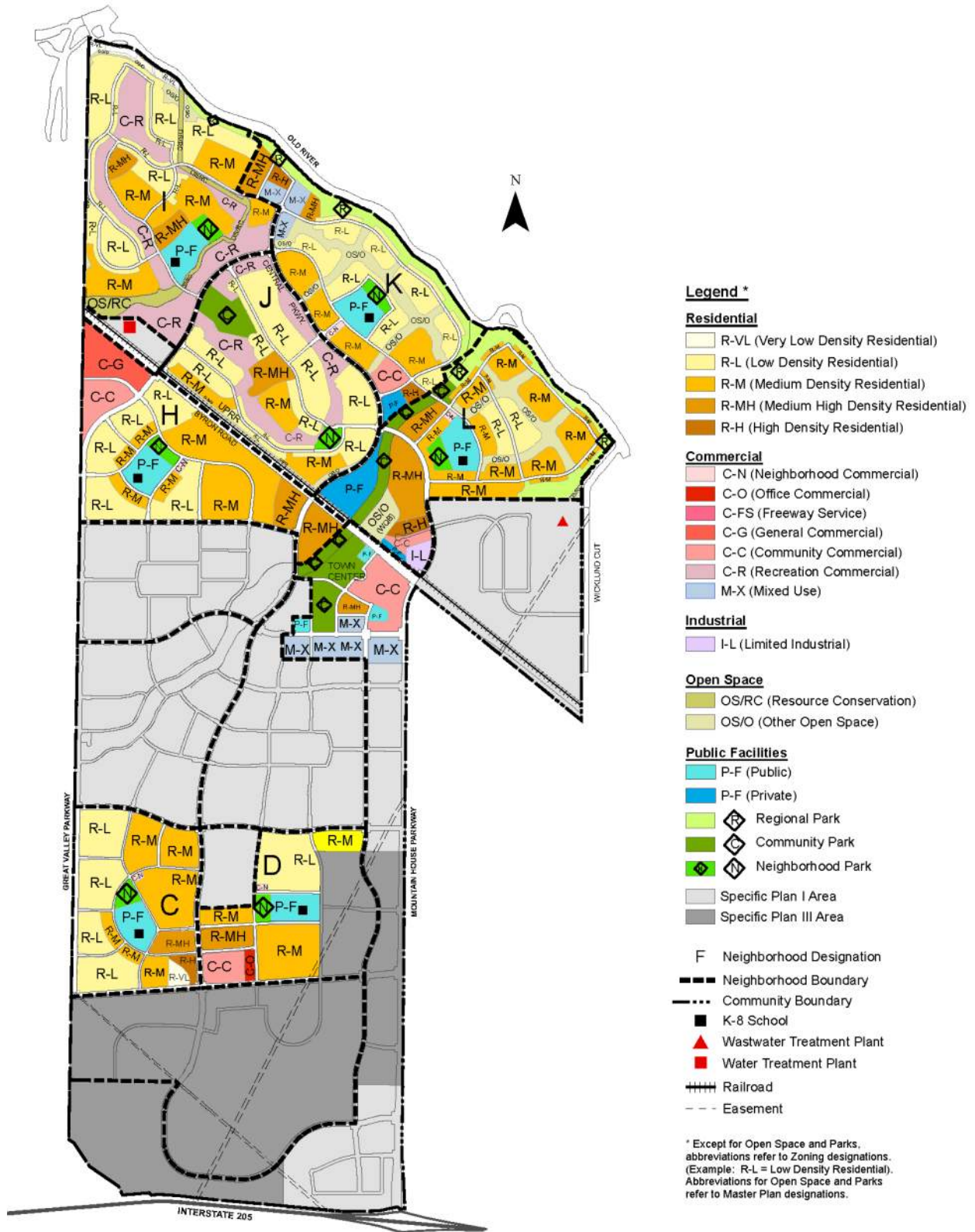


FIGURE 3.1 – SPII LAND USE

MOUNTAIN HOUSE SPECIFIC PLAN II

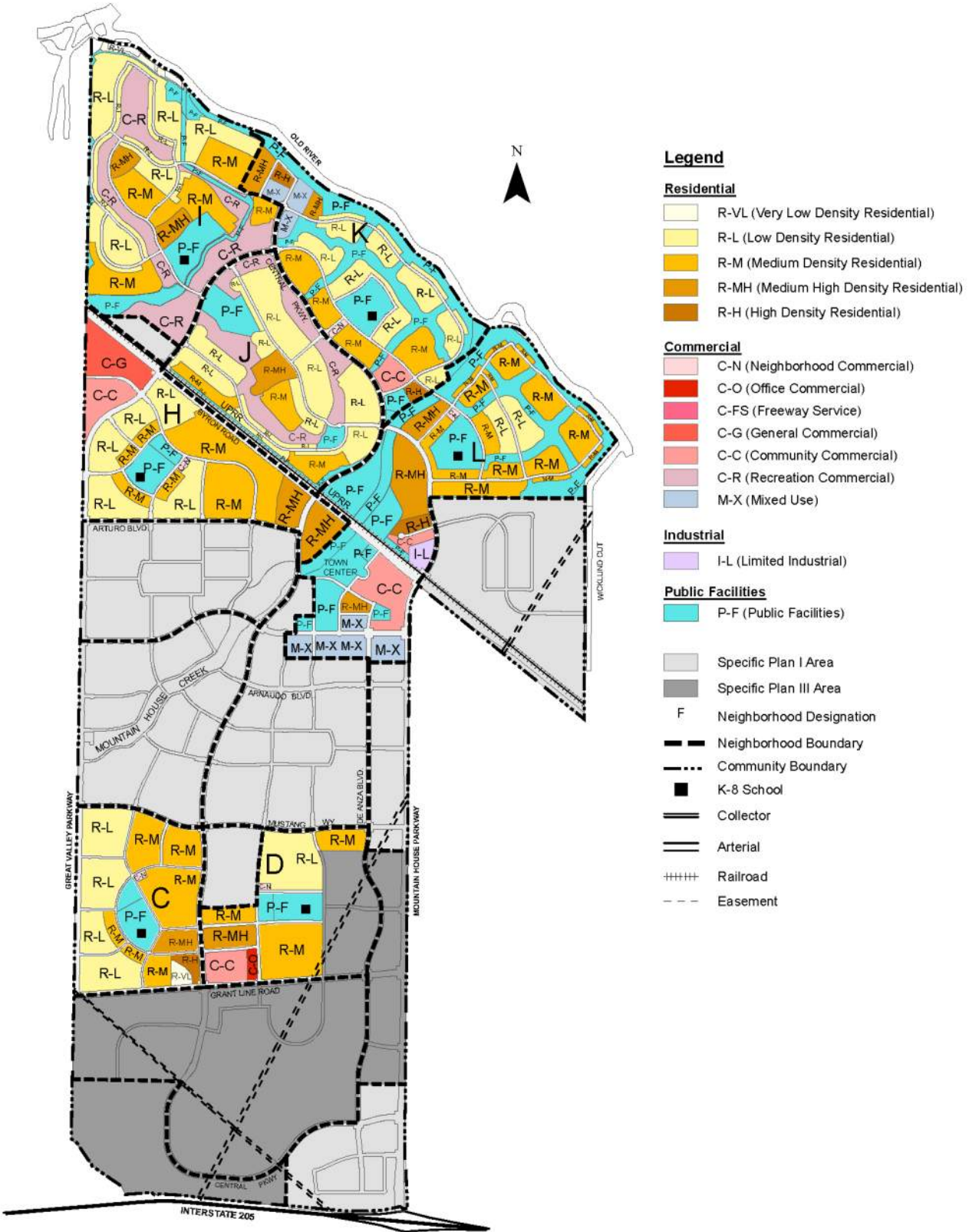


FIGURE 3.2 – SPII ZONING

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 3.1: SPII Land Use Summary										
LAND USE		Gross Area Acres	Expected Density DU/Acre	Expected Units	Population Per DU	Population	Floor Area Ratio	Bldg Area square feet	Jobs Per Acre	Jobs
RESIDENTIAL (du/ac)										
R-VL	Residential/Very Low	9.1	2.0	18	3.12	57				
R-L	Residential/Low	635.2	4.5	2,858	3.12	8,918				
R-L	Residential/Low /Active Adult	131.8	4.5	593	1.80	1,068				
R-M	Residential/Medium	479.0	6.0	2,874	2.70	6,103				
R-M	Residential/Medium/Active Adult	13.5	6.0	81	1.80	146				
R-MH	Residential/Medium High	124.3	14.0	1,740	2.00	3,480				
R-MH	Residential/Medium High/Active Adult	14.0	14.0	196	2.00	392				
R-H	Residential/High	21.2	20.0	424	2.00	848				
M-X	Mixed Use (Town Center)			200	2.00	400				
SUBTOTAL		1,428.1		8,985		21,412				
ADDITIONAL & BONUS UNITS										
Additional Units (Town Center)				240	2.00	480				
Bonus Units (For HD Housing)				90	2.00	180				
SUBTOTAL				330		660				
COMMERCIAL										
C-N	Neighborhood Commercial	6.3					0.25	68,607	22.6	142
C-C	Community Commercial	79.6					0.25	866,844	22.6	1,799
C-G	General Commercial	31.5					0.25	343,035	22.6	712
C-O	Office Commercial	3.8					0.25	41,709	28.4	109
C-R	Commercial Recreation	179.5					0.10	60,000	0.5	90
M-X	Mixed Use (Town Center)	35.7					0.25	388,773	22.6	807
M-X	Mixed Use (Old River Neighborhood K)	18.4					0.25	200,376	22.6	416
SUBTOTAL		354.8						1,969,344		4,074
INDUSTRIAL										
I-L	Limited Industrial (N. of Byron)	5.9					0.25	102,802	6.9	153
SUBTOTAL		5.9						102,802		153
OPEN SPACE										
NP	Neighborhood Park	35.3							0.2	7
CP	MH Creek Community Park	32.8							0.2	7
CP	Central Community Park	31.3							0.2	6
CP	Other Community Parks	20.0							0.2	4
RP	Regional Park	88.2							0.2	18
OS/O	Lakes	95.6								19
OS/O	Water Quality/Detention Basins	17.0								0
OS/O	Buffer Areas	15.7								0
OS/RC	Wetland / Resource Conservation	17.2								0
OS/RC	Dry Creek	13.0								0
SUBTOTAL		366.1								61
SCHOOLS										
P-F	K-8	96.0							2.5	240
SUBTOTAL		96.0								240
PUBLIC										
P-F	Transit	5.0							5.0	25
P-F	Public Facilities (public)	6.0					0.30	78,408	5.0	30
P-F	Public Facilities (private)	27.0					0.30	352,836	5.0	135
SUBTOTAL		38.0								190
TOTALS		2,289.0		9,315		22,072		2,072,145		4,718

Notes:

- 1) All acreages exclude Arterial roadways. In Town Center, acreages also exclude Collector roads. RVL, RL and RM areas include Collector and Local roadways (including some roads serving non-residential uses) and areas under power line easement.
- 2) Neighborhood 'D' total excludes the High School and Fire Station.
- 3) No more than 40% of the M-X acreage for the Old River area (in Neighborhood K) shall be used for stand-alone Residential High
- 4) Jobs/Acre as determined by the EPS report of January 25, 2024.

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 3.2:

SP11 Land Use by Neighborhood

LAND USE	Neighborhood C		Neighborhood D		Neighborhood H		Neighborhood I		Neighborhood J		Neighborhood K		Neighborhood L		Town Center		Totals		
	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	Gross Area	Expected Units	
	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	
RESIDENTIAL																			
R-VL	Residential/Very Low	4.2	8		0		0	4.9	10		0		0		0		0	9.1	18
R-L	Residential/Low	118.0	531	44.0	198	96.0	432	145.4	654	82.0	369	45.8	206	104.0	467		0	635.2	2857
R-L	Residential/Low - Active Adult									78.7	354	53.1	239					131.8	593
R-M	Residential/Medium	79.0	474	72.0	432	107.5	645			22.8	137	58.2	349	49.1	295		0	388.6	2332
R-M	Residential/Medium - Active Adult							91.2	547	13.5	81							104.7	628
R-MH	Residential/Medium High	10.5	147	13.6	190	31.0	434					15.6	219	33.0	462	5.2	73	108.9	1525
R-MH	Residential/Medium High - Active Adult							15.4	216	14.0	196							29.4	412
R-H	Residential/High	6.0	120		0						0	9.0	180	6.2	124		0	21.2	424
M-X	Mixed Use															200		0.0	200
	SUBTOTAL	217.7	1,280	129.6	820	234.5	1,511	256.9	1,427	211.0	1,137	181.7	1,193	192.3	1,348	5.2	273	1,428.9	8,989
ADDITIONAL & BONUS UNITS																			
	Additional Units (Town Center)																	240	240
	Bonus Units (For HD Housing)						58							32					90
	SUBTOTAL	0.0	0	0.0	0	0.0	58	0.0	0	0.0	0	0.0	0	0.0	32	0.0	240	0.0	330
COMMERCIAL																			
C-N	Neighborhood Commercial	1.0		1.0		1.1						1.7		1.5					6.3
C-C	Community Commercial			15.5		19.3						9.9		6.0		29.0			79.6
C-G	General Commercial					31.5													31.5
C-O	Office Commercial			3.8															3.8
C-R	Commercial Recreation							108.0		71.5									179.5
M-X	Mixed Use											18.4				39.8			58.2
	SUBTOTAL	1.0	0	20.3	0	51.9	0	108.0	0	71.5	0	30.0	0	7.5	0	68.8	0	359.0	
INDUSTRIAL																			
I-L	Limited Industrial (N. of Byron)													5.9					5.9
	SUBTOTAL	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	5.9	0	0.0	0	5.9	
OPEN SPACE																			
NP	Neighborhood Park	5.0		5.0		5.0		4.9		5.3		5.0		5.0					35.2
CP	MH Creek Community Park													23.6		9.2			32.8
CP	Central Community Park															27.2			27.2
CP	Other Community Parks									20.0									20.0
RP	Regional Park							4.9				43.1		40.2					88.2
OS/O	Lakes											48.3		47.3					95.6
OS/O	Water Quality /Detention Basins							4.4						12.7					17.0
OS/O	Buffer Areas							8.3		7.4									15.7
OS/RC	Wetland / Resource Conservation							15.8						1.4					17.2
OS/RC	Dry Creek							13.0											13.0
	SUBTOTAL	5.0	0.0	5.0	0.0	5.0	0.0	51.3	0.0	32.7	0.0	96.4	0.0	130.1	0	36.4	0	361.8	
SCHOOLS																			
P-F	K-8	16.0		16.0		16.0		16.0				16.0		16.0					96.0
	SUBTOTAL	16.0	0	16.0	0	16.0	0	16.0	0	0.0	0	16.0	0	16.0	0	0.0	0	96.0	
PUBLIC																			
P-F	Transit													2.0		3.0			5.0
P-F	Public Facilities (public)											1.0		0.0		4.8			5.8
P-F	Public Facilities (private)											5.0		22.3					27.3
	SUBTOTAL	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	6.0	0	24.3	0	7.8	0	38.1	
TOTALS		239.7	1,280	170.9	820	307.4	1,569	432.2	1,427	315.2	1,137	330.1	1,193	376.1	1,380	118.2	513	2,289.8	9,319

- Notes:
- 1) All acreages exclude Arterial roads. In Town Center, acreages also exclude Collector roads. RVL, RL and RM areas include Collector and Local roadways (including some roads serving non-residential uses) and areas under power
 - 2) Neighborhood 'D' total excludes the High School and Fire Station.
 - 3) Neighborhood 'D' in Specific Plan II covers only the western part of Neighborhood D, which is also known as Neighborhood D (west).
 - 4) No more than 40% of the M-X acreage in Neighborhood K shall be used for stand-alone Residential High Density dwelling units.

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 3.3: SPII Land Use Assumptions								
LAND USE	Minimum Density (DU/AC)	Maximum Density (DU/AC)	Expected Density (DU/AC)	Person / DU	K-8 Students / DU	High School Students / DU	FAR	Jobs / AC
RESIDENTIAL								
Very Low Density (R-VL) detached	1.00	2.00	2.00	3.12	0.676	0.179		
Low Density (R-L) detached	3.75	4.75	4.50	3.12	0.676	0.179		
Low Density (R-L) detached (Active Adult)	3.75	4.75	4.50	1.80	0.000	0.000		
Medium Density (R-M) detached	5.70	7.00	6.00	2.70	0.676	0.179		
Medium Density (R-M) detached (Active Adult)	5.70	7.00	6.00	1.80	0	0		
Medium-High Density (R-MH)	12.00	14.00	14.00	2.00	0.338	0.0432		
Medium-High Density (R-MH) (Active Adult)	12.00	14.00	14.00	2.00	0.000	0.0000		
Senior Housing (R-MH)	12.00	14.00	14.00	2.00	0	0		
High Density (R-H) attached	18.00	20.00	20.00	2.00	0.338	0.0432		
Senior Housing (R-H) attached	18.00	20.00	20.00	2.00	0	0		
Town Center Residential (M-X) attached				2.00	0.338	0.0432		
COMMERCIAL INDUSTRIAL								
Neighborhood Commercial (C-N)							0.25	24.0
Community Commercial (C-C)							0.25	24.0
General Commercial (C-G)							0.25	24.0
Office Commercial (C-O)							0.35	44.0
Commercial Recreation (C-R)							0.10	0.5
Mixed Use (Town Center) (M-X)							1.00	51.0
Mixed Use (Old River Neighborhood K) (M-X)							0.50	51.0
Limited Industrial (North of Byron) (I-L)							0.40	26.0
SCHOOLS								
K-8 (Elementary / Middle School) (P-F)								2.5
								2.5
PARKS AND RECREATION								
Neighborhood Parks (NP)								0.2
Community Parks (CP)								0.2
Regional Park (RP)								0.2
PUBLIC								
Wastewater / Service Yards (P-F)								5.0
Water Treatment Plant (P-F)								5.0
Transit Center (P-F)								5.0
Public Facilities (Private, Public) (P-F)							0.3	5.0

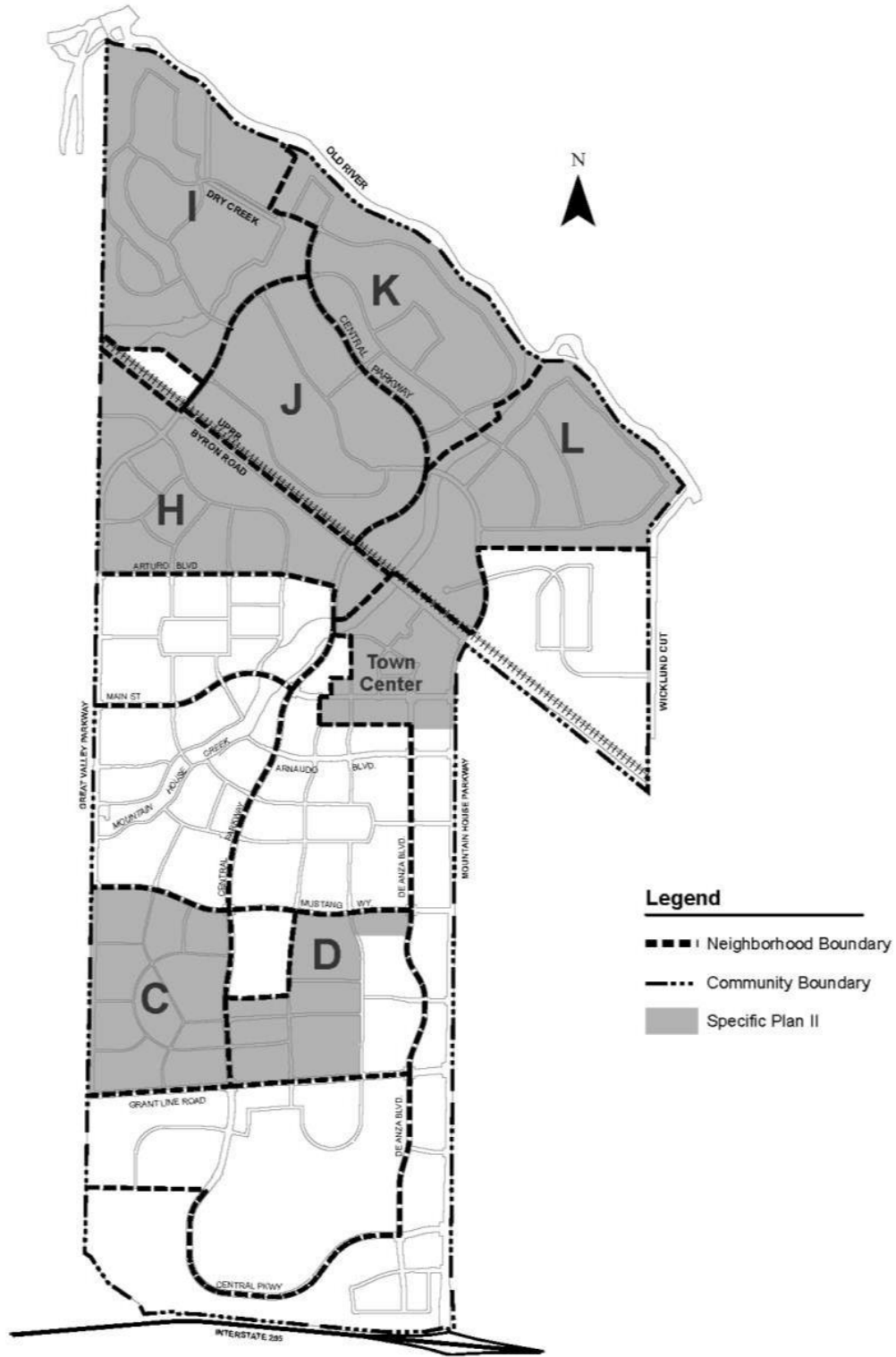


FIGURE 3.3 – NEIGHBORHOOD BOUNDARIES

MOUNTAIN HOUSE SPECIFIC PLAN II

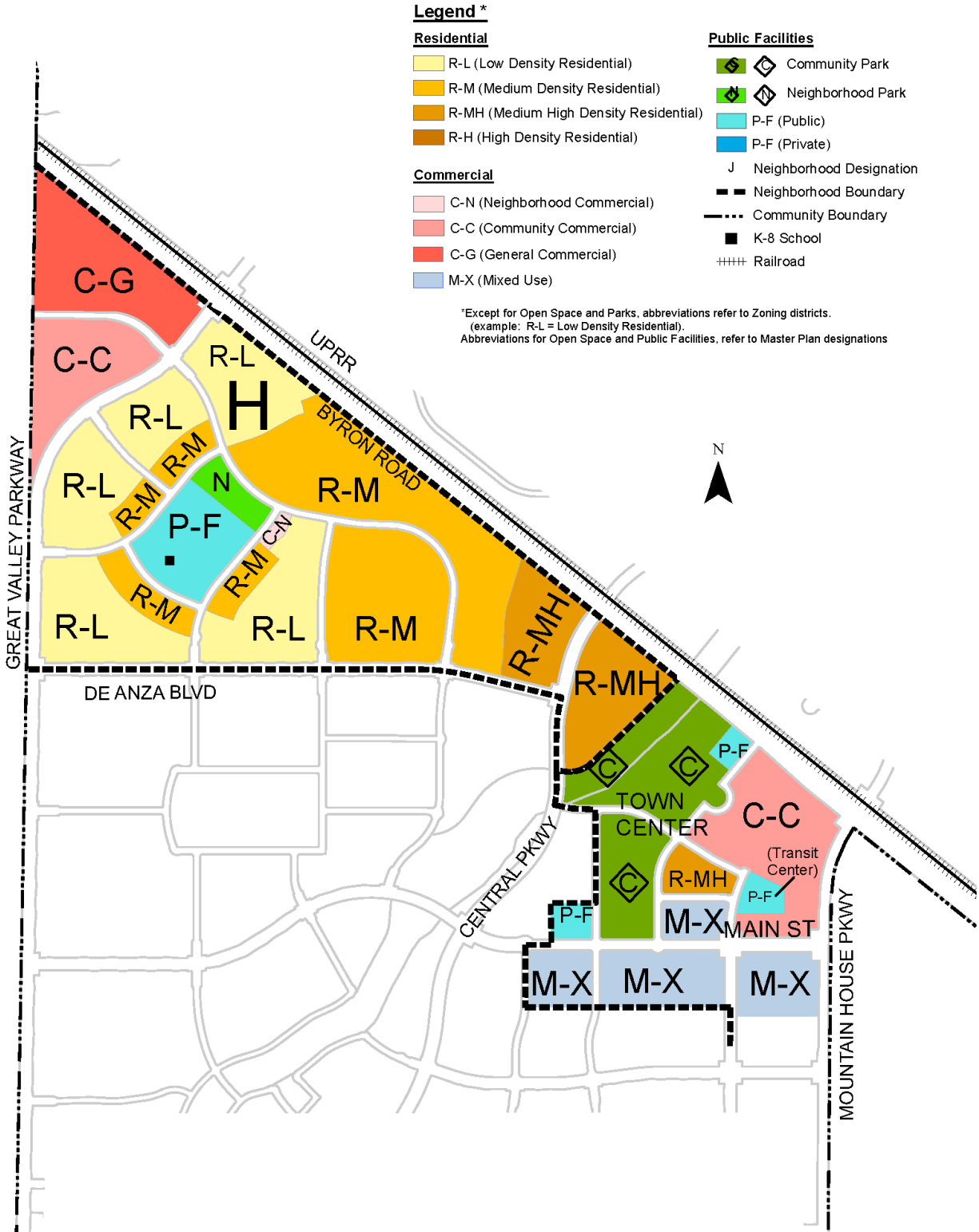
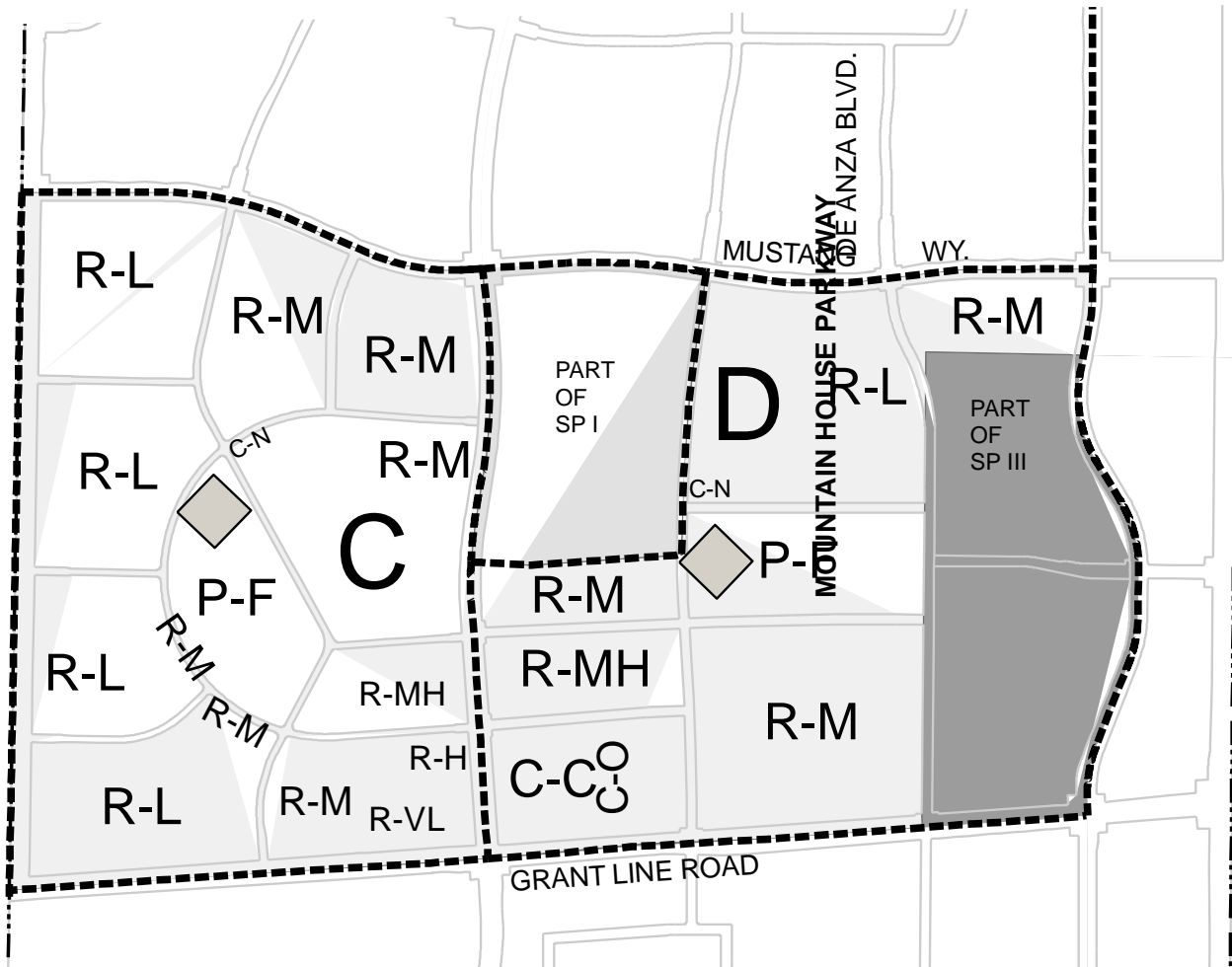


FIGURE 3.4 – TOWN CENTER & NEIGHBORHOOD ‘H’ LAND USE



Legend *

Residential

- R-VL (Very Low Density Residential)
- R-L (Low Density Residential)
- R-M (Medium Density Residential)
- R-MH (Medium High Density Residential)
- R-H (High Density Residential)

Commercial

- C-N (Neighborhood Commercial)
- C-C (Community Commercial)
- C-O (Office Commercial)

Public Facilities

- Neighborhood Park
- P-F (Public)
- Specific Plan I
- Specific Plan III
- C Neighborhood Designation
- Neighborhood Boundary
- Community Boundary
- K-8 School

*Except for Open Space and Parks, abbreviations refer to Zoning districts.
 (example: R-L = Low Density Residential).
 Abbreviations for Open Space and Public Facilities, refer to Master Plan designations

FIGURE 3.5 – NEIGHBORHOODS ‘C’ & ‘D’ LAND USE

MOUNTAIN HOUSE SPECIFIC PLAN II

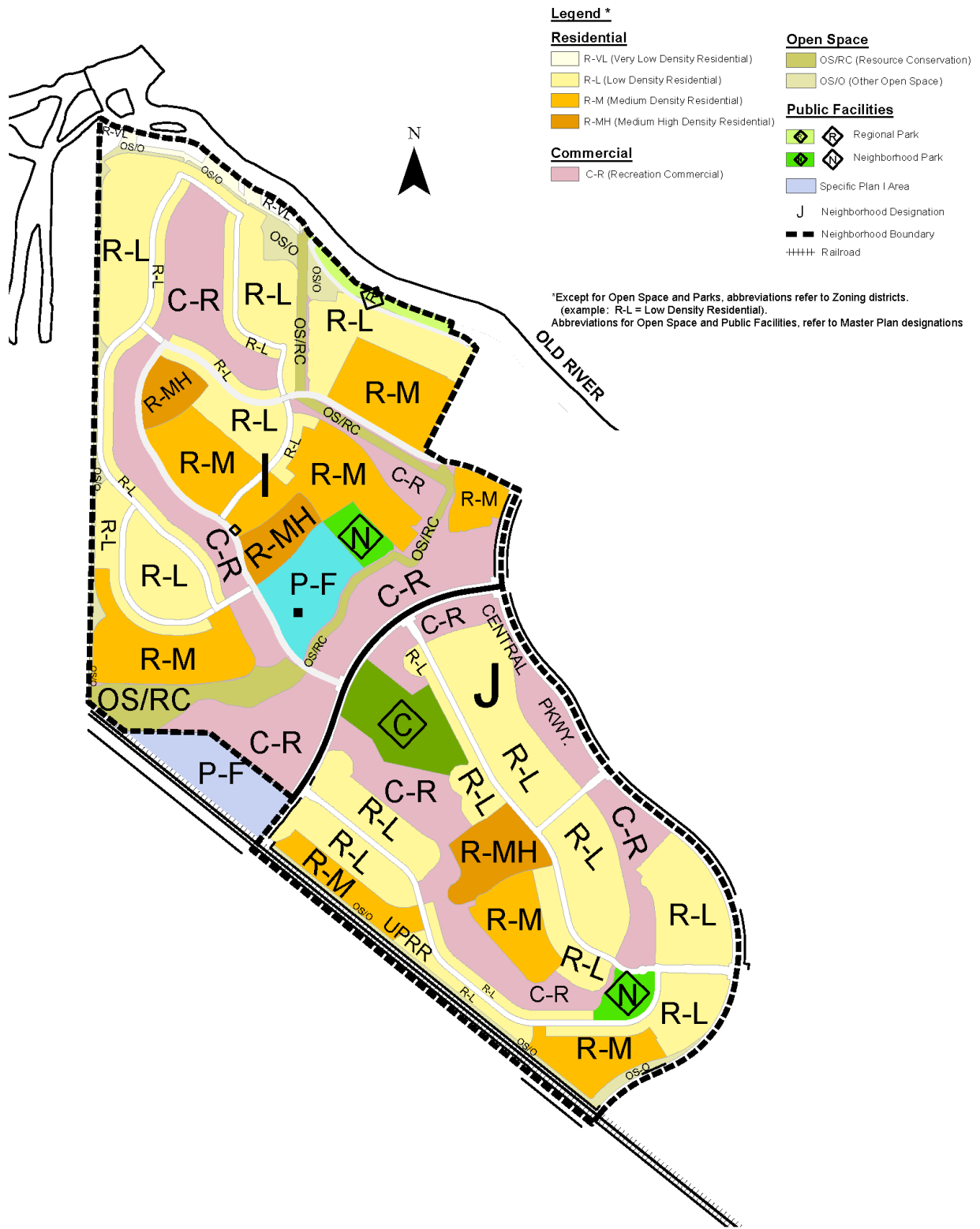


FIGURE 3.6 – NEIGHBORHOODS ‘I’ AND ‘J’ LAND USE

MOUNTAIN HOUSE SPECIFIC PLAN II

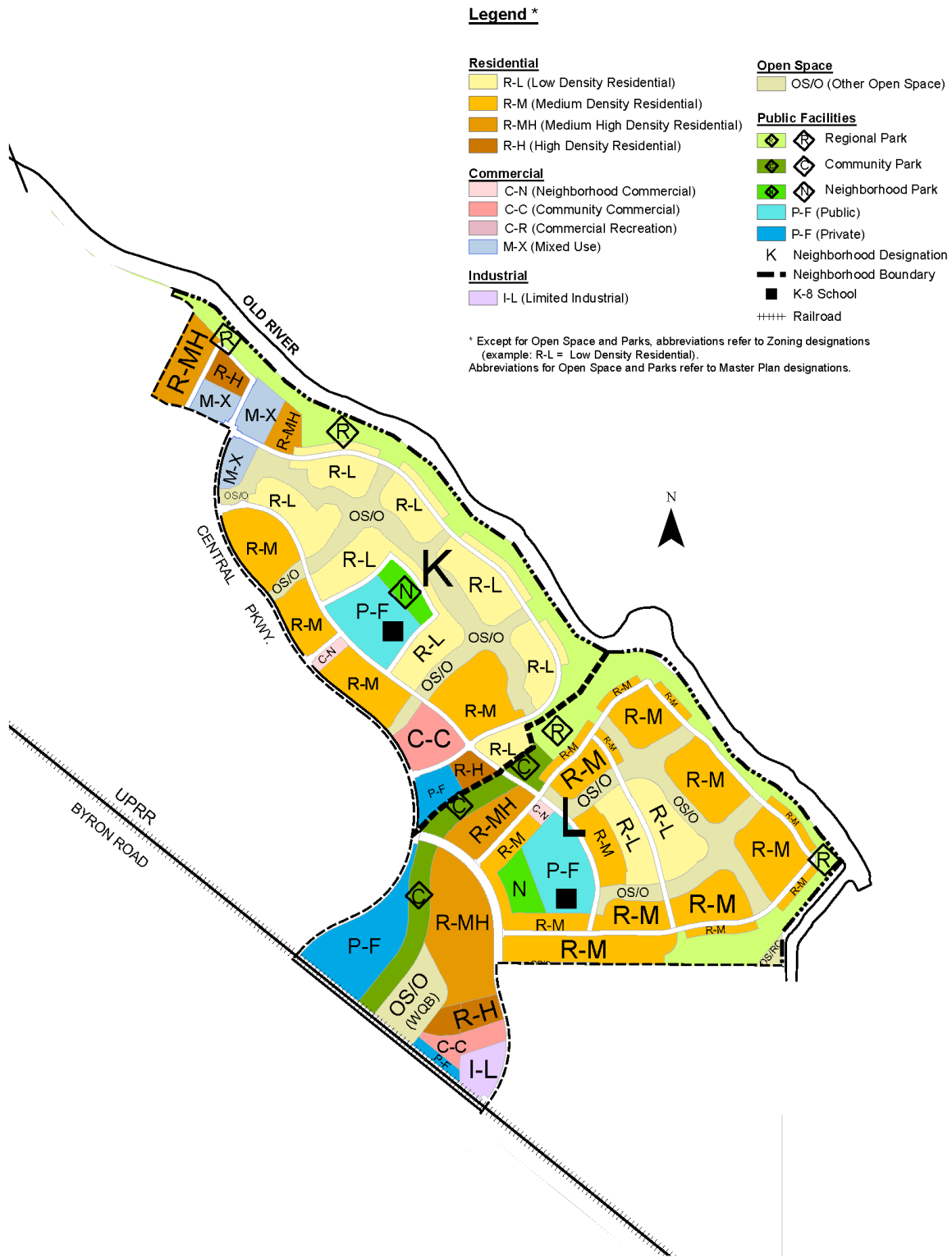


FIGURE 3.7 – NEIGHBORHOODS ‘K’ & ‘L’ LAND USE

3.3 LAND USE REGULATIONS AND PERMITTED USES

3.3.1 Description of Permitted Land Uses

Master Plan Summary

Table 3.4: Master Plan Land Use Designations provides as summary of permitted land uses within Mountain House.

Table 3.4: Master Plan Land Use Designations

Very Low Density Residential (R/VL)	Very Low Density Residential uses consist of existing single family homes on relatively large lots that occur in four separate locations within the Mountain House community.
Low Density Residential (R/L)	Low Density Residential uses include a variety of single family dwelling unit types, likely to include traditional front street-served and rear alley-served homes.
Medium Density Residential (R/M)	Medium Density Residential provides for a wide variety of detached and attached unit types and may include small-lot detached, duplexes, triplexes, or town homes.
Medium-High Density Residential (R/MH)	Medium-High Density Residential areas may include town homes, garden apartments, and other attached residential uses. Detached single family housing may also be developed (per Master Plan, Implementation 3.9.3 (d)).
High Density Residential (R/H)	High Density Residential uses are located near the Town Center and other locations in close proximity to shopping, employment and recreation uses. Housing types may include condominiums, town homes, garden apartments, and other attached homes.
Mixed Use (M/X)	The Mixed Use areas are included within the Town Center and the Old River Center, and will provide an integration of office, retail, recreation, public, and high-density residential uses. The M/X designation allows for more urban densities, innovative design, and efficient land and infrastructure utilization. Residential uses may be accommodated within vertically integrated, M/X buildings or as stand-alone structures. Residential density will be the same as that for the R/H designation.
Neighborhood Commercial (C/N)	Neighborhood Commercial areas provide small retail and service businesses within easy pedestrian and bicycle access of the immediate neighborhood. The Master Plan designates a one-acre site in each family neighborhood and in the Neighborhood K mixed active adult and family neighborhood for Neighborhood Commercial uses.
Community Commercial (C/C)	Community Commercial areas provide a full range of retail and service establishments to serve the daily shopping needs of the community. The larger site northeast of Town Center is intended to provide an additional major shopping area for the entire community.
General Commercial (C/G)	General Commercial areas will provide for retail and service uses that generally require special purpose trips, are typically oriented to automobile use, and may include discount stores, automobile repair establishments, and retail or wholesale nurseries.
Office Commercial (C/O)	Office Commercial areas support administrative and professional office development.
Commercial Recreation (C/R)	Commercial Recreation areas will provide areas for major commercial/public recreationally-oriented activities and supportive, associated uses. This Master Plan land use designation is utilized for the nature preserves, clubhouse, restaurant, and Recreation Center, parks, and other supportive, associated uses in Neighborhoods I and J.
Limited Industrial (I/L)	Limited Industrial areas are intended to accommodate modern business park developments that provide little or no nuisance activities.
Public (P) - Schools	This Master Plan designation is used for the K-8 school within each family neighborhood and the Neighborhood K mixed active adult and family neighborhood, the high school, and the school corporation yard located near the wastewater treatment site.

Public (P) - Transit Center	This Master Plan designation is used for the Transit Center proposed in the Town Center.
Public (P) - Public Facility	This Master Plan designation is used for other public facilities, which may include administrative offices and facilities, public assembly rooms, and religious institutions.
Public (P) - Neighborhood Parks	A centrally located neighborhood park of approximately five acres will be developed adjacent to each K-8 school and operated in coordination with the school.
Public (P) - Community Park	Community parks are intended to provide active recreation facilities such as athletic fields and complexes, tennis/racquet courts, and for passive uses such as picnicking, jogging/walking/bicycle paths, and nature areas including the Mountain House Creek Park.
Public (P) - Regional Park	The regional park consists of a riverfront park along the Old River edge from the northwest corner of Neighborhood K to the southeast corner of Neighborhood L. This location makes use of the river's open space, wildlife and scenic values to provide a regional open space and recreational resource.
Open Space-Other (OS/O)	This Master Plan designation is used for the water quality basins and lakes north of Byron Road.
Open Space-Resource Conservation (OS/RC)	This Master Plan designation is used to preserve Dry Creek and the existing wetlands north of Byron Road.

Source: Mountain House Master Plan, Section 3.2.6

Plan Description

Figure 3.1: SPII Land Use and Table 3.1: SPII Land Use Summary describe the locations and extent of land uses proposed for SPII. These land uses are consistent with the Master Plan, and the San Joaquin County Development Title as amended, and will implement the Master Plan goals for a full-service, balanced community at Mountain House.

SPII Implementation Measures

1. **Permitted Land Uses.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title for allowable uses within each designated Zoning District, as follows:
 - a. Chapter 9-305M, Residential Zones: Use Regulations
 - b. Chapter 9-405M, Commercial Zones: Use Regulations
 - c. Chapter 9-505M, Industrial Zones: Use Regulations
 - d. Chapter 9-705M, Other Zones: Use Regulations
2. **Development Title Amendments.** All development requirements applicable to Neighborhoods E, F, and G within Specific Plan I shall be applicable to all zoning districts within SPII.

3.3.2 Land Use Density

Master Plan Summary

The Master Plan provides a density range for each residential land use category that is specifically tailored to the Mountain House new community (see Table 3.1: SPII Land Use Summary). This density range is generally more restrictive than the density range specified in the San Joaquin County General Plan.

The Master Plan establishes a minimum, maximum, and expected number of dwelling units for each residential designation and for each neighborhood. Facility planning will generally be based on a number of units higher than the “expected” number, in order to allow for contingencies. During the review of a Specific Plan adoption or amendment, the number of

proposed residential units will be reviewed with respect to the number of total units planned in the community to ensure that a maximum of 16,000 units will not be exceeded.

Acreage used in residential density calculations exclude the following:

- All Arterial street rights of way.
- Railroad rights of way and adjacent open space buffer.
- Creek corridors and wetland areas identified in the Master Plan.
- Non-residential land uses including uses that may be added at a later date.
- Collector streets shown on Master Plan, Figure 3.5.

Acreage included in residential density calculations consist of the following:

- Local roads and Collectors internal to each neighborhood.
- Land used in the actual subdivision including any additional neighborhood open space, median landscaping or private recreation areas.
- Major utility transmission easements.

Plan Description

Land use densities in SPII will be consistent with the provisions of the Master Plan and the San Joaquin County Development Title, as amended (see Tables 3.1-3.4).

MOUNTAIN HOUSE SPECIFIC PLAN II

TABLE 3.5 Minimum, Maximum, & Expected Residential Units by Neighborhood								
Neighborhood	Residential Zoning District	Gross Area (AC)	Minimum Density (DU/AC)	Minimum Units	Maximum Density	Maximum Units	Expected Density	Expected Units
C	R-VL	4.2	1.00	4	2.00	8	2.00	8
	R-L	118.0	3.75	443	4.75	561	4.50	531
	R-M	79.0	5.70	450	7.00	553	6.00	474
	R-MH	10.5	12.00	126	14.00	147	14.00	147
	R-H	6.0	18.00	108	20.00	120	20.00	120
	TOTAL	217.7		1,131		1,389		1,280
D	R-VL		1.00	-	2.00	-	2.00	-
	R-L	44.0	3.75	165	4.75	209	4.50	198
	R-M	72.0	5.70	410	7.00	504	6.00	432
	R-MH	13.6	12.00	163	14.00	190	14.00	190
	R-H		18.00	-	20.00	-	20.00	-
	TOTAL	129.6		739		903		820
H	R-VL		1.00	-	2.00	-	2.00	-
	R-L	96.0	3.75	360	4.75	456	4.50	432
	R-M	107.5	5.70	613	7.00	753	6.00	645
	R-MH	31.0	12.00	372	14.00	434	14.00	434
	R-H		18.00	0	20.00	0	20.00	0
	R-H Bonus Units					58		58
TOTAL	234.5		1,345		1,701		1,569	
I	R-VL	4.9	1.00	5	2.00	10	2.00	10
	R-L	145.4	3.75	545	4.75	691	4.50	654
	R-M	91.2	5.70	520	7.00	638	6.00	547
	R-MH	15.4	12.00	185	14.00	216	14.00	216
	R-H		18.00	-	20.00	-	20.00	-
	TOTAL	256.9		1,255		1,554		1,427
J	R-VL		1.00	-	2.00	-	2.00	-
	R-L	160.7	3.75	603	4.75	763	4.50	723
	R-M	36.3	5.70	207	7.00	254	6.00	218
	R-MH	14.0	12.00	168	14.00	196	14.00	196
	R-H		18.00	-	20.00	-	20.00	-
	TOTAL	211.0		978		1,213		1,137
K	R-VL		1.00	-	2.00	-	2.00	-
	R-L	98.9	3.75	371	4.75	470	4.50	445
	R-M	58.2	5.70	332	7.00	407	6.00	349
	R-MH	15.6	12.00	187	14.00	218	14.00	218
	R-H	9.0	18.00	162	20.00	180	20.00	180
	TOTAL	181.7		1,052		1,276		1,193
L	R-VL		1.00	-	2.00	-	2.00	-
	R-L	104.0	3.75	390	4.75	494	4.50	468
	R-M	49.1	5.70	280	7.00	344	6.00	295
	R-MH	33.0	12.00	396	14.00	462	14.00	462
	R-H	6.2	18.00	112	20.00	124	20.00	124
	R-H Bonus Units					32		32
TOTAL	192.3		1,177		1,456		1,381	
TOTALS	R-VL	9.1	1.00	9	2.00	18	2.00	18
	R-L	767.0	3.75	2,876	4.75	3,643	4.50	3,453
	R-M	493.3	5.70	2,812	7.00	3,453	6.00	2,960
	R-MH	133.1	12.00	1,597	14.00	1,863	14.00	1,863
	R-H	21.2	18.00	382	20.00	424	20.00	424
	Town Center RMH	5.2	12.00	62	14.00	73	14.00	73
	M-X (Town Center)			200		200		200
	R-H Bonus Units			-		90		90
	M-X (Town Center) Add'l Units			-		240		240
	Grand Total	1428.9		7,938		10,005		9,321

Notes:

1) Unit count and acreage figures are approximate and may be modified by Tentative Maps.

SPII Implementation Measures

1. **Residential Densities.** All implementing projects shall comply with the densities indicated on Table 3.3: SPII Land Use Assumptions and with the provisions of the San Joaquin County Development Title, including:
 - a. Chapter 9-300, Residential Zones: Intent and Organization
 - b. Chapter 9-310M, Residential Zones: Lot and Structure Regulations
 - c. Chapter 9-315, Residential Zones: Density Bonus
2. **Minimum and Maximum Densities.** Development of residential subdivisions shall occur within the minimum / maximum density range of the residential land use district in which they are located, as shown in Table 3.3: SPII Land Use Assumptions, except that a residential subdivision or development may be approved at a density which exceeds or falls below the density range specified by the Master Plan, provided the subdivision is within the General Plan density range and that the density range, for each land use district, will be maintained for the neighborhood. The developer, at its sole discretion, will determine the exact density within each neighborhood.

3.3.3 Public Facilities

Master Plan Summary

Public safety facilities such as fire and police stations will be located in or near commercial areas or adjacent to public parks. Institutional uses such as private schools may be sited in commercial, residential or public areas adjacent to Arterial or Collector roads. Civic and community buildings will generally have primary facades which “front” public streets and spaces, and the design of such facilities will enhance public access and perception of such buildings.

Public-serving uses such as administrative and civic buildings will be concentrated within or near the Town Center. A main transit center will be developed in the central commercial area of the Town Center. The rail facility north of Byron Road will include transit information, parking, and waiting areas.

For schools, see Chapter Five: Education, Child Care and Library Services.

Plan Description

Figure 3.1: SPII Land Use and Figure 3.2: SPII Zoning indicates the location of public facilities within SPII. These land uses will include:

- Five acres of transit facilities, including three acres in the Town Center and two acres in Neighborhood L adjacent to the railway,
- Two sites, (one five acres located in Neighborhood K, and a larger 22 acre site located in Neighborhood L) are available for private uses such as churches, day care sites, private schools, or medical facilities;
- Acreage available for a fire station in Neighborhood K, if this site is considered optimal by the MHCSD and the Fire Service Provider, consistent with the Fire Protection Plan (see Chapter Six, Section 6.3: Fire Protection), and
- Five and one-half acres in the Town Center to be used for civic facilities such as library, administrative offices, and public assembly space.

SPII Implementation Measures

1. **Public Facilities.** Public facilities shall be located as indicated by Figure 3.1: SPII Land Use and Figure 3.2: SPII Zoning.
2. **Public Facility Provisions.** All Public Facilities shall be located and designed in compliance with all applicable Community Approvals and MHCS D Plans, Programs and Standards, as follows:
 - a. **MHCS D Design Manual, including Chapter Two: Implementation; Chapter Three: Streetscapes; Chapter Four: Walls and Fences; Chapter Five: Paths; Chapter Six: Street Furniture; Chapter Seven: Lighting; Chapter Eight: Signage; Chapter Thirteen: Civic Facilities; and Chapter Fourteen: Public Works Facilities.**
 - b. **Fire Protection Plan**
 - c. **Emergency Preparedness Plan**
 - d. **Transportation Demand Management and Transit Plan, including Chapter One: Transportation Demand Management and Chapter Two: Transit**

3.3.4 Pre-Existing Land Uses Within Mountain House

Master Plan Summary

The Master Plan requires that pre-existing residential areas be designated Very Low Density Residential (R/VL) in the General Plan prior to their inclusion in a Specific Plan. Pre-existing residential areas may connect to public sewer, water and drainage systems without the requirement of a Specific Plan, provided the use remains allowable under the AU-20 zone and is compatible with adjacent urban uses, either existing or planned.

Specific Plans for areas adjacent to pre-existing residential areas that will remain in residential use will include provisions to ensure land use compatibility between proposed and existing uses, and will plan for future extension of urban services and facilities into these areas. The R/VL general plan designation for pre-existing residential areas and the AU-20 zone may be changed to an urban designation and zone when a Specific Plan is approved for a pre-existing residential. The "Old River Homesites" pre-existing residential area will be included in the Specific Plan for Neighborhood I.

Development adjacent to existing agricultural operations will utilize interim or permanent setbacks, landscape buffers, fencing or walls to minimize noise, spray drift, and limit the potential for trespass. Development will also ensure protection of agricultural water supplies.

Plan Description

Figure 3.2: SPII Zoning shows the proposed R-VL zoning for existing residential areas within the SPII Area. The existing "Old River Homesites" are included in Neighborhood I. Pre-existing home sites adjacent to Old River are zoned R-VL, consistent with the Master Plan. Adjacent residential subdivisions that are part of new development are zoned R-L.

Design measures to integrate the Old River home sites into the new community, including grading, drainage, and provision of utilities, are described in Chapter Four, Section 4.3.3: Neighborhood Design.

All residential areas in SPII that are adjacent to the community's west edge are zoned low-density or medium density (R-L or R-M) to provide for the building setbacks required by the

Master Plan (100-foot building setback for areas adjacent to Great Valley Parkway; 100-foot building setback from the property line for areas to the north).

SPII Implementation Measures

1. **Pre-Existing Uses.** All implementing projects shall comply with Deed Notices for Right To Farm Ordinance.
2. **Land Use Compatibility.** Pre-existing home sites adjacent to Old River shall be zoned R-VL, as shown on Figure 3.2: SPII Zoning. Residential subdivisions adjacent to the Old River home sites shall be zoned R-L. Existing home sites shall be provided with proper drainage, utilities, and access as described in Chapter Four, Section 4.3.3: Neighborhood Design.
3. **Agricultural Mitigation Fee.** If a Countywide agricultural mitigation fee were established, an agricultural mitigation fee, based on each agricultural acre converted to an urban use, shall be paid by the developer to the County as specified in the ordinance. Any lands that have a recorded Final Map (not including the “Preliminary Maps”) prior to the adoption of an agricultural mitigation fee shall not be subject to the fee.

3.3.5 Mineral Rights

Plan Description

Five of the existing parcels within Specific Plan II have mineral rights with rights to surface access by third party mineral rights owners (see Figure 3.8: Mineral Rights Map). Such rights enable the owners to explore and extract mineral resources that may exist below the subject properties. Several conceptual surface entry locations have been identified within the area of Specific Plan II as depicted on Figure 3.8.

Potential sites, as identified on Figure 3.8 take into consideration criteria identified below, which attempts to preserve the mineral right holders’ ability to search for and extract if found, mineral resources below the identified parcels while, 1) preserving the landowners rights to develop the property consistent with the terms of the Master Plan and this Specific Plan and, 2) minimizing the impacts to ultimate adjacent uses and occupants. The identified sites are preferred sites, but may be relocated as necessary to accomplish the following criteria, which seeks to balance a series of potentially competing interests including:

- Minimizing disruption to and disturbing the continuity of residential uses and neighborhoods;
- Avoiding locations near school facilities;
- Locating facilities near prominent public arterial road rights of way, where conveyance pipelines may exist or be placed by the extractor;
- Facilitate, as practicable, convenient access for service vehicles and equipment.

SPII Implementation Measures

1. **Surface Entry Rights to Access Minerals.** In accordance with applicable law, a surface entry site may be provided on original parcels encumbered by third party surface entry rights to access minerals. To the maximum extent possible, these sites will be located in public areas such as Community Parks, and shall be located to allow convenient vehicular access. Siting criteria will also consider pipeline conveyance routes to existing off-site transmission pipelines. All extraction and conveyance facilities shall specifically be located away from school facilities, and shall to the greatest extent possible, avoid being located within any Neighborhood within Mountain House. Drilling and well site operators shall comply with all applicable Federal, State, County and MHCSD code requirements.

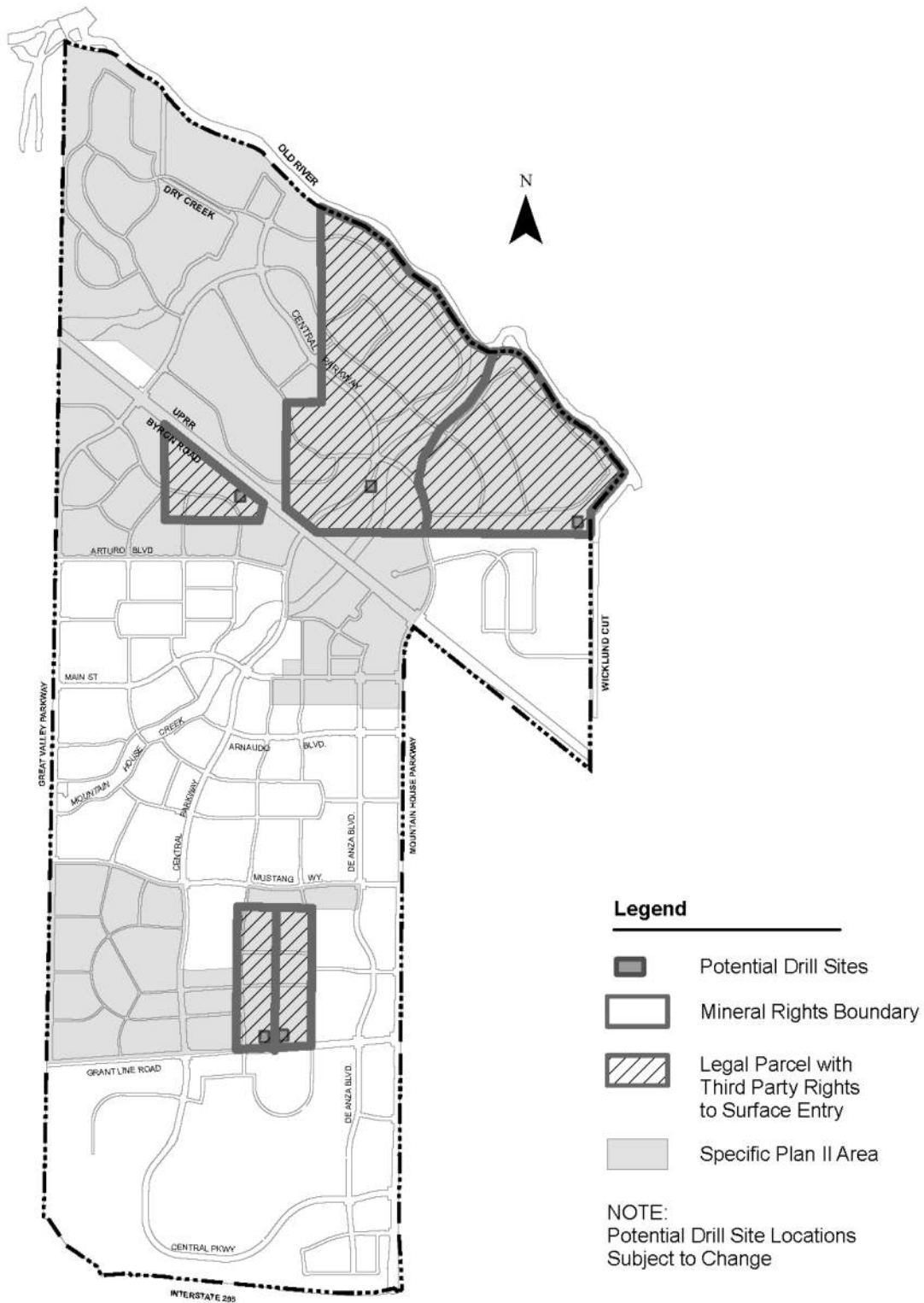


FIGURE 3.8 – MINERAL RIGHTS MAP

3.3.6 Home Occupations

Master Plan Summary

The Master Plan encourages home occupations within Mountain House in order to minimize the need for automobile use, take advantage of emerging communication technologies and increase employment opportunities within the community.

Plan Description

Home occupations within SPII will be consistent with the provisions of the Master Plan and the San Joaquin Development Title, as amended.

SPII Implementation Measures

1. **Home Occupations.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (Chapter 9-839M: Home Occupation Permit) regarding use restrictions and permit requirements for Home Occupation uses.

3.3.7 Second Unit Dwellings

Master Plan Summary

The Master Plan encourages second unit dwellings in order to increase the diversity and affordability of housing opportunities for residents. For each residential subdivision within the R-VL, R-L and R-M zoning districts, second unit dwellings will be required on at least 6.5 % of the parcels, unless the required units are provided elsewhere within the neighborhood.

Plan Description

Second unit dwellings within SPII will be developed in a manner consistent with the provisions of the Master Plan and the San Joaquin Development Title, as amended. Second unit dwellings will be required on at least 6.5% of parcels within areas zoned R-VL, R-L and R-M. These areas are indicated on Figure 3.2: SPII Zoning.

SPII Implementation Measures

1. **Second Unit Dwellings.** Each neighborhood shall contain a specified minimum number of second unit dwellings. At least 6.5% of the total R/VL, R/L and R/M units approved for each neighborhood shall be designated to include second unit dwellings. Tentative Maps shall identify lots or parcels designated for second unit dwellings. For each lot or parcel designated to contain a second unit dwelling, building permits for the primary single family dwelling and the second unit shall be issued concurrently. The final inspection for the second unit dwelling shall also take place concurrently with the final inspection for the primary single family dwelling. Second unit dwellings shall not be subject to the Affordable Housing Impact Fee (described below). For the purpose of calculating the Affordable Housing Impact Fee, it is assumed that one-third of the second unit dwellings will be leased to lower income households.
2. **Applicable Standards.** All such implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (Chapter 9-830M: Second Unit Dwellings).

3.3.8 Senior Housing

Master Plan Summary

Specific Plans will consider the need for additional senior housing sites, and determine a method to reserve the sites for seniors.

Plan Description

Neighborhoods J and K will be developed as mixed active adult and family neighborhoods. This means that within each of these neighborhoods, there will be an area set aside for active adults where, at least one member of the household is 55 years or older, and no school age children are allowed to reside in the homes.

SPII Implementation Measures

1. **R-L and R-M areas within the active adult portion of Neighborhoods J and K, shall be developed as age restricted housing for active seniors. Restrictions shall be imposed on these areas that specifically prohibit school age persons from living in the residential units constructed in these zones.**
2. **The R-MH area within Neighborhood J, shall be developed as age restricted housing for active seniors. Restrictions shall be imposed on these areas that specifically prohibit school age person from living in the residential units constructed in these zones.**

3.4 JOBS/HOUSING AND AFFORDABLE HOUSING

A primary goal of the Mountain House community is to establish a close balance between employment and housing. The Master Plan is intended to allow those who work in the community to have the opportunity to live there and those who live in the community to have the opportunity to work there. To this end, the Master Plan establishes two distinct but interrelated programs: 1) the Jobs/Housing Program, crafted to ensure that jobs are available to working residents of the community; and 2) the Affordable Housing Program, designed to ensure that homes are available and affordable to employees within the community. The Master Plan also requires a job creation program and economic development staffing to encourage economic development.

3.4.1 Jobs/Housing Program

Master Plan Summary

The Master Plan's jobs/housing program is intended to ensure that jobs and a corresponding amount of affordable housing are available to working residents in Mountain House, with a jobs/housing ratio target of 0.76 at buildout of the community. The Master Plan makes the following assumptions:

- a) **Employed Residents per Household:** An average of 1.70 employed residents (full-time equivalents) per household are assumed. This value is assumed to be constant throughout project development.
- b) **Non-Residential Absorption:** The absorption of certain non-residential land uses (e.g., Neighborhood Commercial, Community Commercial, public uses such as schools and parks) relates directly to the residential absorption due to the demand for basic retail goods and services by residents in the community. These land uses follow residential absorption with a short lag. Other non-residential land uses (e.g., General Commercial, Industrial) are assumed to be absorbed after a

sufficient employment base exists in the community and after maturing of the job creation program.

Jobs have been assumed to follow housing by an average delay of three years. Under a projected-growth scenario, an average of 55 acres per year is absorbed. The 55 acres consists of 30 acres of commercial and industrial uses and 25 acres for schools and other public uses.

The Master Plan directs that programs will be instituted to attract and develop jobs in the community.

Job development activities are to target specific types of industry that tend to offer higher salaries, including:

- biomedical, biotech, bioengineering
- professional health care services
- high-tech (i.e., chip manufacturing, software development)
- voice and data communication hardware and services
- financial services, real estate, accounting and legal services

Non-residential land uses will generally conform to the job densities set forth in the Master Plan, as described by Table 3.3: SPII Land Use Assumptions in this document.

Redesignation and rezoning of commercial and industrial land to non-employment uses (such as residential uses) will be approved only if the county determines that the proposed redesignation or rezoning will not have a negative impact on the Mountain House Jobs/Housing and Affordable Housing programs.

The primary emphasis of the Jobs/Housing Program will be to rely on market forces to attain desired jobs/housing goals, rather than on overt governmental action, such as restricting residential development to correct jobs/housing imbalances.

Plan Description

SPII implements the same job-producing land uses as is contained in the Master Plan, including commercial industrial and office land uses, in addition to the secondary uses which generate additional jobs (i.e. educational facilities, parks, public facilities, etc.). No amendments of these land uses as contained in the Master Plan are proposed by SPII. In addition, as an implementing document of the Master Plan, SPII is bound by the same policies contained within the Master Plan Job/Housing Program as adopted within the Master Plan and as required by all related Community Approvals.

No additional measures or amendments to the Jobs/Housing Program are proposed, and therefore all implementing projects are obligated to the performance, job attraction and marketing obligations contained in the Master Plan.

SPII Implementation Measures

1. **Jobs/Housing Program.** All implementing projects shall comply with the Mountain House Jobs/Housing Program contained in Master Specific Plan Section 3.9.1. Lands controlled by the Master Developer shall comply with the applicable provisions of the Master Plan Development Agreement and the Specific Plan II Development Agreement.

3.4.2 Affordable Housing Program

Master Plan Summary

The Master Plan's affordable housing program is intended to ensure that housing is available and affordable to all employees in Mountain House. Households at every income level will be able to find housing that is affordable. Assistance will be made available to fill affordability gaps for specified households that cannot find affordable housing.

The primary emphasis of the Affordable Housing Program will be to rely on market forces, coupled with land use design and density constraints, to dictate the appropriate number, monthly rents, and sales prices of dwelling units within the community. To extend incentives to employees who wish to live in Mountain House and to help address any affordability gaps that may be present in the community, employers are encouraged to contribute to the Mountain House Housing Trust Fund and/or, to provide down payment assistance, mortgage buy-downs, temporary collateral against mortgages, or other incentives.

Plan Description

SPII includes a similar residential program as is contained in the Master Plan, including the provision of multiple densities of residential land use. These land use types are intended to facilitate the construction of a variety of housing types and price ranges within the community. The balance of residential land uses and densities are unchanged from those currently adopted in the Master Plan. These residential amendments will serve to provide additional opportunities for "market provided" housing, as is provided for and discussed in the Affordable Housing Program and Ordinance adopted for the Mountain House community. In addition, all housing within SPII is subject to the payment of affordable housing impacts fees, except as exempted by the County Affordable Housing Ordinance and the Affordable Housing Program of the Master Plan.

Since SPII is an implementing document of the Master Plan, SPII is bound by the same policies contained within the Master Plan Housing Program and Affordable Housing Ordinance. No change to this Program or Ordinance is proposed as part of SPII, since these related Programs already address affordable Housing within the Community. All implementing projects are subject to the requirements contained within these implementing Programs/Ordinances.

SPII Implementation Measures

1. **Affordable Housing Program. All implementing projects shall comply with the Mountain House Affordable Housing Program contained in Master Specific Plan Section 3.9.3, and the Affordable Housing Ordinance and Technical Report adopted May 26, 1998, each as amended. Lands controlled by the Master Developer shall comply with the applicable provisions of the Master Plan Development Agreement and the Specific Plan II Development Agreement.**

CHAPTER FOUR: DEVELOPMENT AND DESIGN

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CHAPTER FOUR: DEVELOPMENT AND DESIGN

4.1 INTRODUCTION

This chapter presents development and design plans standards and guidelines, including design concepts for focus areas, and states implementation measures for SPII. The guidelines in this Specific Plan are intended to supplement the MHCS D Design Manual.

Land use is addressed in Chapter Three: Land Use. Schools are addressed in Chapter Five and parks and open space issues are addressed in Chapter Seven.

4.2 DEVELOPMENT STANDARDS

The overall objective for development standards is to provide a guide for all development within SPII and to assure a high level of quality in the construction and operation of public and private buildings, open spaces and facilities. Unless addressed specifically, development standards shall be in accordance with the County Development Title and the MHCS D Development Standards.

Standards for street rights-of-way are found in the MHCS D Development Standards.

All implementing projects on land controlled by the Master Developer, shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, as evidenced by written approval from the Master Developer, or its Design Review Committee, in its sole discretion. Non-Trimark properties shall also comply with these documents, which compliance shall be determined by San Joaquin County.

4.2.1 Grading Standards

Master Plan Summary

Grading practices within the community are to minimize disruption to the natural topography; protect and enhance the project's aesthetics; minimize risk to health and property from improper control of storm drain water runoff, erosion and sedimentation; and provide for efficient construction operations.

Grading will ensure positive drainage and create areas that appear an integral part of the graded or paved surface with smooth slope transitions. Storm water runoff will be directed towards public streets, public facilities or easements and not across adjacent private property. Grading operations will be planned and implemented to efficiently control erosion and sedimentation.

Specific Plans will provide typical grading details and grading concepts for any special conditions unique to the particular Specific Plan area.

Plan Description

The purpose of grading is to facilitate the ability to implement Master Plan density targets, including a variety of lot and home sizes, and to ensure public safety through the enforcement of standard engineering design principles such as maximum grades of streets and alleys, positive drainage, water quality management, and minimization of abrupt slope transitions.

SPII areas with unique grading and drainage conditions consist of Neighborhood C and the lands north of Byron Road. In Neighborhood C, the average existing grade across the site is approximately 1.5%, with the landform sloping from an elevation of 165 feet in the southwest to elevation 85 feet in the northeast across a distance of approximately 4,800 feet (slightly under one mile). Existing features include a knoll on the west side of the

neighborhood and a man-made irrigation canal. Site grading (see Figure 4.1: Neighborhood C Grading Section) will accommodate the development pattern shown on Figure 3.5: Neighborhoods C and D Land Use, while ensuring proper engineering standards.

See Chapter 15, Section 15.7: Flood Protection for discussion of grading and storm drainage north of Byron Road.

SPII Implementation Measures

1. **Grading Standards – Design.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards, as follows:
 - a) **Volume I: Design - Section 1: General Design Requirements; Section 2: Street Design Standards; and Section 3: Storm Drainage Design Standards.**
 - b) **Volume II: Construction - Section 19: Earthwork and Section 72: Slope Protection.**
2. **Grading Standards – Erosion Control.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Pollution Prevention Plan, and the State of California General NPDES Permit for Construction Activities (NOI).



FIGURE 4.1 – NEIGHBORHOOD ‘C’ GRADING SECTION

4.2.2 Building Requirements

Master Plan Summary

The architectural character of Mountain House will consist of a variety of styles and building types. Architectural and design standards are to be established and applied consistently within distinct areas of the community including Neighborhood Centers, Village Centers, and the Central Commercial area. The intent is to encourage these areas of the community to establish a unique architectural character. To accomplish this, Specific Plans or Special Purpose Plans are to present more detailed site plans and guidelines for architecture, which should be coordinated with designs for landscape, lighting, signage, and site furnishings. Detailed design guidelines are required for all development.

As required by the Master Plan, development standards and guidelines have been developed for the business park and other industrial or commercial uses. The Mountain House Office, Commercial, and Industrial Design Manual is consistent with the Master and Specific Plans and other County adopted plans for Mountain House, and has been submitted to the County to apply to all Trimark properties within Specific Plan I and Specific Plan II.

Plan Description

Building requirements are addressed in the County Development Title and the Trimark Design Manuals.

This chapter provides plans for focus areas, consistent with the Master Plan requirement for Special Purpose Plans. Focus areas include (see Sections 4.5 to 4.7 and Figures 4.11 to 4.27):

- Town Center
- Neighborhoods D, K, and L Village Centers
- Old River Center
- Neighborhood H Community/General Commercial Center
- Neighborhood Centers for Neighborhoods C, D, H, K and L
- Neighborhood I/J

SPII Implementation Measures

1. **Building Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development and Building Titles.
2. **Focus Area Requirements.** Implementing projects located within a Focus Area, as defined in Sections 4.4 to 4.7 of this chapter, shall comply with all applicable requirements contained in the respective Focus Area.
3. **MHCSD Design Manual Requirements.** All public facilities shall comply with the applicable provisions of the MHCSD Design Manual (all chapters).
4. **Private Design Guidelines.** All implementing projects on land controlled by the Master Developer, shall comply with the applicable provisions of

the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. Non-Trimark properties shall also comply with these documents, which compliance shall be determined by San Joaquin County. The Design Manuals are as follows:

- a. Single Family Residential Design Manual
- b. Multi-Family Development Design Manual
- c. Commercial, Office & Industrial Design Manual

4.2.3 Signage

Master Plan Summary

In general, signs are to be utilized only where necessary and in an understated manner, emphasizing an image of permanence and quality, and providing a sense of community character, neighborhood and special area identity, and continuity. All signs shall conform to the County Development Title.

Plan Description

Signs in the SPII Area will conform to the applicable requirements of the San Joaquin County Development Title, adopted Special Purpose Plans, the MHCSD Design Manual, and the Mountain House Design Manuals, as amended. All signs will reflect the architectural design theme of the neighborhood or district in which they are located.

SPII Implementation Measures

1. **Signage Regulations.** All signs erected in the Plan area shall comply with the provisions of the San Joaquin County Development Title, as amended, including:
 - a. Chapter 9-1700, Sign Regulations: Intent and Organization;
 - b. Chapter 9-1705, Sign Regulations: General Provisions; and
 - c. Chapter 9-1710, Sign Regulations: Standards.
2. **Community Signage.** All signs erected in public areas shall comply with the provisions of the MHCSD Design Manual (Chapter Eight: Signage).
3. **Private Area Signage.** All implementing projects on land controlled by Trimark Communities shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. Non-Trimark properties shall also comply with these documents, which compliance shall be determined by San Joaquin County. The Design Manuals are as follows:
 - a. Single Family Residential Design Manual (see Chapter Three, On-site Signage)
 - b. Multi-Family Development Design Manual (see Chapter Three, Signage)
 - c. Commercial, Office & Industrial Design Manual (see Chapter Three, Signage).

4.2.4 Lighting

Master Plan Summary

The Master Plan requires that lighting throughout Mountain House be designed to minimize glare and night lighting levels, differentiate use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users. Lighting throughout Mountain House will minimize impacts to adjacent land uses, especially residences. Lighting requirements will be addressed in the County Development Title and/or MHCS D Design Manual.

Plan Description

Lighting in the SPII Area will conform to the applicable requirements of the San Joaquin County Development Title, the MHCS D Design Manual, and the Mountain House Design Manuals, as amended. All lighting will reflect the architectural design theme of the neighborhood or district in which they are located.

SPII Implementation Measures

1. **County Lighting Requirements.** All implementing projects shall comply with the applicable lighting provisions of the San Joaquin County Development and Building Titles.
2. **MHCS D Lighting Requirements.** All public improvement projects shall comply with the applicable provisions of the MHCS D Development Standards (Volume I: Section 2.4.12 and Volume II, Section 86) and MHCS D Design Manual (Chapter Seven: Lighting).
3. **Private Lighting Requirements.** All implementing projects shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. The Design Manuals are attached as follows:
 - a. Single Family Residential Design Manual (see Chapter Three, Lighting)
 - b. Multi-Family Development Design Manual (see Chapter Three, Lighting)
 - c. Commercial, Office & Industrial Design Manual (see Chapter Three, Lighting).
4. **Focus Area Lighting Requirements.** Please refer to see Sections 4.5 to 4.7 of this chapter for applicable Lighting Standards for Focus Areas.

4.2.5 Walls and Fences

Master Plan Summary

The Master Plan states that walls and fences are to be located and designed to assist in establishing the character of the community. Specific Plans will address the design of community and neighborhood walls, privacy fences, and open fences.

Community walls that are located along all R/L, R/VL, and R/M uses abutting Arterial streets, except for Arterial streets where homes are served by rear alleys, should blend into the overall landscape and not become dominant visual elements. Long continuous lengths of community wall/sound wall are to be avoided.

View (open) fences are generally required for land uses abutting the Mountain House Creek Community Park corridor, Old River Regional Park, and the nature preserves in

Neighborhoods I and J. View fencing should utilize a common design for each corridor or open space area. Fencing around neighborhood parks is to be compatible with that of the neighborhood school site.

Plan Description

Walls and fences in the SPII Area will conform to the applicable requirements of the Master Plan, the MHCSD Design Manual, and the Mountain House Design Manuals, as amended.

Community walls will occur along all arterial streets adjacent to single family uses except for Central Parkway. Increased wall heights will be required to mitigate the noise conditions along Byron Road and Grant Line Road.

For special conditions within SPII, see Figure 4.7: Railroad/Bryon Road Sections and Figure 4.8: Lake Edge Sections.

SPII Implementation Measures

1. **County Wall and Fence Requirements.** All implementing projects shall comply with the applicable wall and fencing provisions of the San Joaquin County Development and Building Titles (Chapter 9-1022: Fencing and Screening).
2. **MHCSD Wall and Fence Requirements.** All implementing public facility projects shall comply with the applicable provisions of the MHCSD Development Standards (Volume II, Section 80) and Design Manual (Chapter Four: Walls and Fences).
3. **Private Wall and Fence Requirements.** All implementing projects shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. The Design Manuals are as follows:
 - a. Single Family Residential Design Manual (see Chapter Three, Fences and Walls).
 - b. Multi-Family Development Design Manual (see Chapter Three, Fences and Walls)
 - c. Commercial, Office & Industrial Design Manual (see Chapter Three, Fences and Walls).
4. **Wall Heights on Grant Line Road and Byron Road.** Community wall heights along Grant Line Road and Byron Road may vary from the typical condition as follows:
 - a. Along Byron Road, wall heights shall not exceed 9 feet tall, as measured from the adjacent pad grade.
 - b. Along Grant Line Road, wall heights shall not exceed 8 feet tall as measured from the adjacent pad grade.
 - c. Based on Tentative Map grading plans, wall heights may be reduced subject to maintaining a minimum noise level of 65 Ldn at buildout for outdoor living areas.

- d. **Where applicable, low berms shall be used to reduce the visual height of walls.**

4.2.6 Site Furnishings

Master Plan Summary

The Master Plan requires that site furnishings be located and designed to assist in establishing the distinct character of an area. Site furnishings should be consistent within, but vary between, neighborhoods and designated planning areas.

Specific Plans and Special Purpose Plans are to describe locations and provisions for site furnishings. These site furnishings shall conform with the Development Title and CSD Design Manual.

Plan Description

Site furnishings for SPII have been specified by the MHCS D Design Manual (for public areas) and the Mountain House Design Manuals (for private areas). The precise location of site furnishings will be shown with final improvement plans.

SPII Implementation Measures

1. **MHCS D Site Furnishing Requirements. All implementing public facility projects shall comply with the applicable provisions of the MHCS D Development Standards and Design Manual (Chapter Six: Street Furniture; Chapter Eleven: Parks; Chapter Twelve: Schools; and Chapter Thirteen: Civic Facilities).**
2. **Private Site Furnishing Requirements. All implementing projects shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. The Design Manuals are as follows:**
 - a. **Single Family Residential Design Manual (see Chapter Three, Site Furnishings).**
 - b. **Multi-Family Development Design Manual (see Chapter Three, Site Furnishings).**
 - c. **Commercial, Office & Industrial Design Manual (see Chapter Three, Site Furnishings).**

4.2.7 Public Art and Monuments

Master Plan Summary

Public art is intended to enhance the visual appearance and cultural interest of public and private properties open to the general public. Public art is to be incorporated into the development of public and private areas that are open to the general public.

Specific Plans or Special Purpose Plans for focus areas including the Neighborhood Centers, Village Centers, Freeway Commercial area, Central Commercial and Town Center area will include provisions for public art applicable to that focus area.

Plan Description

Public art at Mountain House will seek to incorporate contemporary art practices into the development of private and public spaces within the community. Criteria for public art are:

Public art is intended to enhance the visual appearance and cultural interest of public and private properties open to the general public. Public art projects should express the spirit, values, visions, and poetry of place that collectively define the Mountain House community.

Public art may be placed in parks, lobbies, plazas, entrances to communities, civic buildings, or other locations that are visible to the public.

In general, public art means any durable work of visual art such as sculpture, fountains, entry monuments, mosaics, mixed media, and landscape expressions (including some natural and manufactured materials such as rock, reflecting pools, screens, benches, and other types of street furniture). Public art is not intended to include ephemeral arts such as dance, voice, music or poetry.

Art-making of many kinds may be considered, from single-artist commissions to artist collaborations with engineers, designers, and neighborhood groups. However, a work of art should be selected to work in harmony with its surroundings and also support the interest and activities of the community.

Within SP11, some form of public art should be placed in every prominent gathering area, as follows:

In neighborhood centers, public art will primarily be located within the neighborhood parks (for proposed locations, see Section 4.6: Neighborhood Center Focus Areas). Preferred sites include landforms within open play areas, pedestrian junctions, and adjacent to seating and picnic areas in the passive-use portion of parks. Public art may also be integrated into the design of neighborhood commercial uses.

In community centers, public art will be located in pedestrian plazas, entries, edges, intersections, and transit facilities (for proposed locations, see Section 4.5: Community Commercial Focus Areas and Section 4.7: Neighborhoods I and J Golf/Recreation Center). Public art may be located within a park or open space element, such as the River Community Park at Old River Center.

In the Town Center, public art will be an important civic expression in such areas as the library, MHCSO offices, the Main Street corridor and roundabouts, building plazas, and Central Community Park entries, edges, and gathering areas (for proposed locations, see Section 4.4: Town Center). Public art should be carefully integrated with the more formal landscape and urban design treatments envisioned for the Town Center, and may be conceived as part of site furnishings such as tree grates, benches, fountains, and other urban street elements.

SP11 Implementation Measures

- 1. Public Art Requirements. Improvement plans for private and public projects shall indicate specific proposals and locations for public art, which may include sculpture, fountains, entry monuments, landscape expressions, and other visual art forms.**
- 2. Design Review. Proposals for public art on land controlled by the Master Developer, shall be reviewed by the Design Review Committee.**
- 3. Privately-Enforced Public Art Requirements. All implementing projects the Master Developer shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be**

evidenced by written approval by the Master Developer, or its Design Review Committee, in its sole discretion.

4. **Public Art Funding.** Public art within parks and other public areas shall be funded as part of the project's construction cost. Public art within private development shall be funded by the project builder.
5. **Focus Area Requirements.** Please refer to Sections 4.4 to 4.7 of this chapter, for specific requirements within Focus Areas.

4.2.8 Siting Criteria for Community Facilities

Master Plan Summary

The Master Plan provides criteria for community facilities in order to minimize land use conflicts and avoid aesthetic, functional, or other impacts to surrounding areas.

Public facilities that have internal functions that could be a threat to the health and safety of the community will be sited and mitigated in such a manner as to minimize the impact. Those public facilities that are of poor visual quality or conflict with the visual character of adjacent land uses will be sited to minimize the adverse visual impact on the adjacent uses and the community in general.

Those public facilities that have the potential to generate noise to a degree that would be a nuisance to adjacent land uses will be designed and sited to minimize such impacts. Any public facility that has, as a part of its function, the potential for generating odors that would be a nuisance to adjacent land uses will be designed and sited to minimize such impacts.

Those public facilities that are intended to be accessed by the public will be sited within the community and within the neighborhood in such a manner as to allow convenient public access and reduce the need for traffic on local streets.

Plan Description

Public facilities with potentially negative visual and/or odor impacts, such as the wastewater and water treatment plants, have been designed and permitted, and the initial phases constructed, as part of Specific Plan I. These facilities will be expanded as part of SPII implementation (see Section 12.6: Water Treatment Plant and Section 13.4: Wastewater Treatment Plant). Expansion will take place in compliance with the respective approved Use Permits.

In addition to the treatment plants, SPII locates new public facilities as indicated by Figure 3.1: SPII Land Use and Figure 3.2: SPII Zoning. Such facilities are zoned P-F and include:

Five acres of transit facilities, including three acres in the Town Center and two acres in Neighborhood L adjacent to the railway,

Two sites of approximately five acres each, located in the Town Center and Neighborhood K and intended for private uses such as churches,

Additional acreage available for a fire station in Neighborhood K, if this site is considered optimal by the MHCSD and the Fire Service Provider, consistent with the Fire Protection Plan (see Chapter Six, Section 6.3: Fire Protection), and

Five and one-half acres in the Town Center to be used for civic facilities such as library, administrative offices, and public assembly space.

Public facilities in the Town Center are sited on or near Main Street and the Central Community Park. Other public facilities are located on major roadways to facilitate access and visibility.

SPII Implementation Measures

1. **MHCSD Community Facility Design Requirements.** All implementing public facility projects shall comply with the applicable provisions of:
 - a. **The MHCSD Design Manual, as amended (Chapter Thirteen: Civic Facilities and Chapter Fourteen: Public Works Facilities)**
 - b. **The MHCSD Development Standards, Volume 1: Design, Sections 4: Water System Design Standards and 5: Sanitary Sewer System Design Standards**
2. **Public Facilities.** All implementing public facilities projects shall comply with the applicable provisions of the San Joaquin County Development and Building Titles:
 - a. **Chapter 9-700M, Other Zones: Organization and Intent**
 - b. **Chapter 9-705M, Other Zones: Use Regulations**
 - c. **Chapter 9-710M, Other Zones: Lot and Structure Regulations**

4.3 OVERALL DEVELOPMENT AND DESIGN

This section presents development and design provisions for SPII.

Section 4.4: Town Center, Section 4.5: Community Commercial Focus Areas, Section 4.6: Neighborhood Center Focus Areas, and Section 4.7: Neighborhoods I and J provide additional provisions.

4.3.1 Community Edges

Master Plan Summary

The Master Plan proposes edge treatments to establish a distinct community boundary and buffer the potential adverse effects of the new urban community on adjacent agricultural lands, and vice versa. Edge treatments are to be designed to respond to the unique site conditions between Mountain House and adjacent off-site uses.

Buffer areas and setbacks will be no larger than necessary, and will consist of usable, easily maintainable areas and treatments. Edge treatments will be installed no later than at construction of adjacent roadways and no later than the development of adjacent land uses. Edge treatments will include provisions for the conveyance of runoff from a 100-year flood event occurring from either upstream drainage facilities or from overland sheet flow.

Specific provisions for edge treatments shall be included in applicable Specific Plans. Specific Plans contiguous with previously developed areas shall utilize the same design treatment as the previous Specific Plan with modifications limited to improved plant selection or to correct problems with existing edge treatments.

Specific Plans contiguous with previously developed areas will utilize the same design treatment as the previous Specific Plan. Specific provisions for edge treatments will be included in applicable Specific Plans. Modifications will be limited to improved plant selection or other efforts to correct problems with existing edge treatments.

Plan Description

All Community Edges required by the Master Plan will be implemented by Specific Plan II and implementing Tentative Maps and development applications. These edge treatments are consistent with the MHCS Design Manual (Chapter Ten: Community Edges and Windbreaks), as follows:

Western Community Edge along Alameda County line, including the Great Valley Parkway roadway and windrow tree planting (applicable to the southern portion of Neighborhood H), the 100-foot building setback and 20-foot landscape strip within commercial areas (applicable to the northern portion of Neighborhood H), and the 100-foot building setback and continue security fence or wall or roadway within residential areas (applicable to Neighborhood I).

Eastern Community Edges along Mountain House Parkway and the Wicklund Cut, including Mountain House Parkway, planting, and agricultural fence (applicable to SPII areas south of Byron Road). The portion of the Regional Park that abuts the Wicklund Cut at the northeast corner of the community will be subject to the same treatment as described below for the northern community park along Old River.

Northern Community Edge along Old River, including preservation of the existing levee and terraced fill to create a relatively flat, park open space and a river trail within the Regional Park. See Section 4.3.3: Neighborhood Design for a description of the Old River home sites interface. Section 7.2.5: Old River Regional Park for the Old River edge treatment, and Section 15.7: Flood Protection for a further description of grading in the north area.

Consistent with the requirements of the Master Plan, all permanent community edge treatments will be implemented as part of the construction of each phase of development within Specific Plan II that abuts such a Community Edge. During the incremental phasing of the various areas within Specific Plan II, a minimum of a 100-foot setback will be established between the ultimate build-out boundary of any phased subdivision and any interim on-going farm operations. In areas where farm operations are ceased and development is not anticipated to occur, these fallow areas will be planted with a low-maintenance ground cover (i.e. alfalfa) to minimize dust impacts to future residents and to create a natural barrier between farm operations and development. All areas outside of this buffer area may remain in active farm operation until future development phases dictate transition.

SPII Implementation Measures

1. **MHCS Design Manual Community Edge Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS Design Manual, as amended (Chapter Ten: Community Edges and Windbreaks).
2. **Amendments to MHCS Design Manual.** The MHCS Design Manual shall be revised to be consistent with all provisions of this Specific Plan including grading and flood control along Old River.

4.3.2 Entries and Intersections

Master Plan Summary

Entries form another primary component of the Mountain House landscape environment. Community entries and neighborhood entries reinforce the overall community character while distinguishing individual neighborhoods as unique places.

The Master Plan requires special treatment of community gateways, community entries, arterial intersections, and neighborhood entries. These treatments are described and implemented in Specific Plan II and through the MHCSD Design Manual.

Plan Description

Figure 4.2 SII Entries and Intersections indicates the location of community gateways, community entries, neighborhood entries, and arterial intersections within the SII area. These include:

Community Gateway at Byron Road and the western community edge;

Community Entries at the intersections of Byron Road/Great Valley Parkway, Byron Road/Mountain House Parkway, Main Street/Mountain House Parkway, and Grant Line Road/Great Valley Parkway;

Neighborhood Entries at entry points to neighborhoods, generally at Collector intersections with Arterials;

Arterial Intersections at Grant Line Road/Central Parkway, Mustang Way/Central Parkway, Mustang Way/Great Valley Parkway, Central Parkway/De Anza Boulevard, Great Valley Parkway/Central Parkway, and Central Parkway/Mountain House Parkway; and

A Town Center "urban" arterial intersection at Main Street/De Anza Boulevard (see Figure 4.14: Main Street Concept).

SII Implementation Measures

1. **MHCSD Entry Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Nine: Entries).
2. **MHCSD Design Manual.** The MHCSD Design Manual, Chapter Nine: Entries, shall be amended to be consistent with the Master Plan.

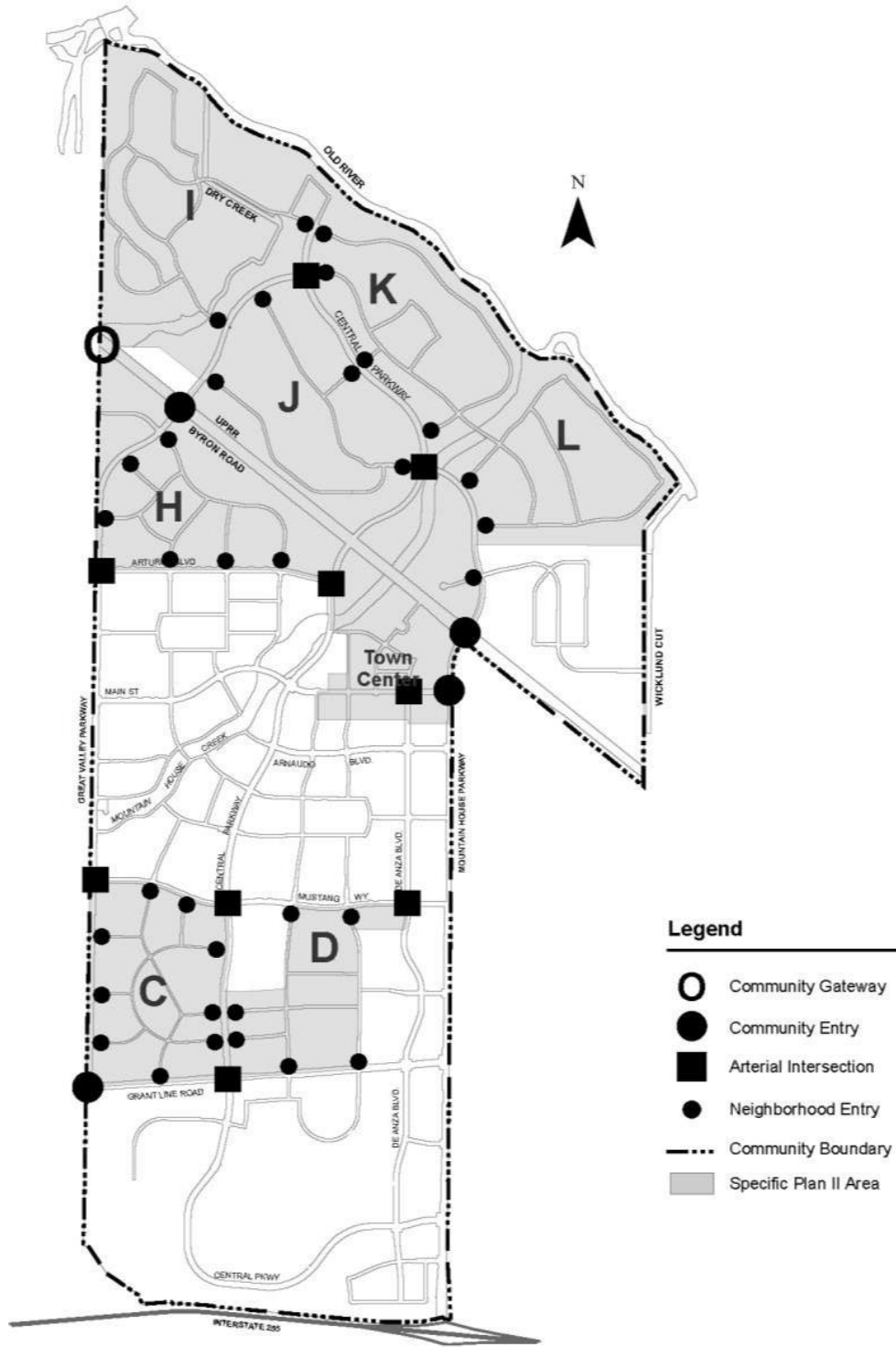


FIGURE 4.2 – SPII ENTRIES AND INTERSECTIONS

4.3.3 Neighborhood Design

Master Plan Summary

The Master Plan provides policies to create attractive, identifiable neighborhoods centered on K-8 schools and parks and to establish a local street network that facilitates easy access within neighborhoods and contributes to an attractive residential setting. These provisions are summarized in Chapter Two: Planning Concepts.

Specific Plans for residential areas are to include conceptual layouts for all roadways and for the school sites, parks, commercial areas and other uses within the neighborhoods. Additional design provisions are described and implemented through standards in Specific Plan II, the Mountain House Development Title, the Mountain House Single Family Design Manual, the Multi-Family Design Manual, and the MHCS Design Manual.

The Master Plan requires that Design Guidelines consistent with the Master Plan and other County adopted plans for Mountain House be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in residential areas.

Plan Description

Neighborhood Concepts

Figures 3.1 and 3.4 through 3.7 depict the land use configurations of SPII neighborhoods. Figures 4.3 to 4.6 show the layout of local streets, lots, and neighborhood focal points for the seven SPII neighborhoods and the Town Center. The neighborhoods may be generally described as follows:

Neighborhood C: This neighborhood is bounded by Great Valley Parkway, Mascot Boulevard, Central Parkway, and Grant Line Road. Consistent with the Master Plan, the intensity of land uses decreases from the higher density housing along Central Parkway to lower densities along the west. A semi-circular Collector street bounds the edges of the neighborhood center located in the middle of the site and orients circulation toward the high school and Neighborhood D Village Center located across Central Parkway.

Neighborhood D: In addition to a variety of residential uses, Neighborhood D includes the high school and the Village Center at Grant Line Road and Central Parkway (see Section 4.5: Community Commercial Focus Areas). In order to achieve adequate population for the K-8 school, this neighborhood contains a higher percentage of medium density housing than other SPII neighborhoods. Most of the eastern portion of this neighborhood, adjacent to De Anza Boulevard, will be developed as part of Specific Plan III.

Neighborhood H: This neighborhood is bounded by Great Valley Parkway/County line, Byron Road, Mountain House Creek, and De Anza Boulevard. The neighborhood center occupies the middle of the site, surrounded by residential uses that lessen in intensity from east to west. The easternmost portion, adjacent to Mountain House Creek, will be developed with medium high density housing. On the west edge are parcels designated for general and community commercial use. A curving Collector street runs east-west through the neighborhood and links these various areas.

Neighborhoods I: This neighborhood is bounded to the north by Old River and to the west by Alameda County. The neighborhood will be developed with single family and attached housing surrounding a nature preserve. In addition, this neighborhood includes a Neighborhood Park and elementary school as well as paseos or greenways connecting through the residential subdivision to the park and the Old River Regional Park. A trail

corridor within the nature preserve adjacent to the unloaded collector street (i.e., that street without driveway access) provides an extension of this linear pedestrian system.

Neighborhoods J and K: These neighborhoods are considered together because they share a common design and market intent. Each of these neighborhoods will be developed as a mixed active adult family neighborhood. Neighborhood J features a nature preserve with lakes. Residential development will consist of predominately single family housing, with some housing developed at an R-MH density. Neighborhood K is organized around a man-made lake system and includes a full range of residential densities (R-L to R-H) as well as a Village Center and the Mixed Use Old River Center. Old River Regional Park, Mountain House Creek Community Park, and the lake system and its associated trails provide extensive recreational opportunities and pedestrian/bicycle links.

Neighborhood L: This neighborhood includes diverse residential densities (R-L to R-H) and, like Neighborhood K, benefits from immediate access to Old River Regional Park, Mountain House Creek Community Park, and the lake/trail system. In addition, the North Community Park is located in the southwest corner. Neighborhood L also contains a small Community Commercial area, a small area for light industrial uses, and a future rail station.

Special Conditions

Special neighborhood design conditions within SPII include the Byron/Rail corridor, the lake/open space areas, and the integration of the existing Old River home sites into Neighborhood I.

Figure 4.7: Railroad/Bryon Road Sections illustrates the proposed setback condition for residential uses adjacent to the Bryon Road corridor. On the north side within Neighborhood J, the setback includes a fence or wall at the railroad property line, a 50-foot buffer with berm and planting, and a fence or hedge with residential units beyond. Because of the grade relationships in this area, the residential lots will be generally six feet below the elevation of Byron Road and the Union Pacific Railroad tracks. Therefore, the berm will be approximately eight feet high relative to the rear yard elevation, making the top of the berm approximately two feet higher than the train tracks and Byron Road. A pedestrian trail will run generally between the berm and the wall adjacent to the railroad property line.

On the south side, the lots will be located adjacent to the Bryon Road right-of-way line and will generally be three feet above the elevation of Byron Road and the Union Pacific Railroad tracks. The face of curb will be situated approximately 22 feet from the roadway right-of-way. A sound wall at the right-of-way line will separate the residential lots in Neighborhood H from the Bryon Road corridor.

Figure 4.8: Lake Edge Sections depicts alternative treatments for the lake/open space edges in Neighborhoods K and L, including two public and two private edge conditions. Where the lake edge is public, a path, maintenance area, and stone edge or filtration zone separates the lake/open space from private lots. Where the edge is privately owned, the edge may have a concrete wall or a sloping stone edge.

The existing Old River home sites are located in the northern portion of Neighborhood I, at elevations of approximately 10-13 feet. The existing 30-foot wide roadway (Kelso Road) and roadway easement that provides access to these home sites runs parallel to Old River at approximately elevation four feet. The north half of the roadway easement is located on

individual home sites, while the south half falls within Trimark property. A new, private rural roadway will be constructed with the centerline on the existing roadway.

Figures 4.9 and 4.10 describe the integration of the Old River home sites into the new pattern of roads and parcel elevations within Neighborhood I. These measures will provide for access, buffering, grading and drainage, and availability of urban utilities, as follows:

- The existing elevations of home sites and roadway will be maintained. A fill slope will start at the south edge of the roadway easement and shall generally rise at a maximum slope of 4:1, as practical, to meet the elevation of new residential lots (or the closest private property line) within Neighborhood I. The width of the fill slope area will vary depending on the amount of grade to be accommodated.
- The fill slope will be planted with native or naturalized palette of trees, shrubs, and groundcover to screen the Old River home sites from new development. This fill slope south of the new roadway will be maintained by a financing/maintenance entity acceptable to the MHCS D.
- A wall or decorative fence will be placed at the top of the fill slope. This may consist of a solid wall or view fence no more than seven feet in height. At the end of cul-de-sacs, this edge treatment will be a view fence (see Figure 4.9: Old River Homesites Plan).
- Access to the Old River home sites roadway will be provided via a local street connection through Neighborhood I. All urban utilities in Neighborhood I will be extended within Kelso Road in a manner capable of serving the Old River Homesites. Should the owners of those properties elect to receive public water and sewer from the MHCS D, they will need to annex into the Mountain House Community Services District.
- Urban runoff from Old River home sites will be directed to a drainage swale at the bottom of the fill slope, where it will flow west, parallel to the roadway easement, to a collection basin at the northwest corner of Neighborhood I. From there, runoff will either be pumped to Old River or the Mountain House storm water system, or conveyed by gravity flow.

SPII Implementation Measures

1. **Private Neighborhood Design Requirements.** All implementing projects shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. The Design Manuals are as follows:
 - a. **Single Family Residential Design Manual (see Chapter Three: Site Planning and Landscape Design).**
 - b. **Multi-Family Development Design Manual (see Chapter Three: Site Planning and Landscape Design).**
 - c. **Commercial, Office & Industrial Design Manual (see Chapter Three: Site Planning and Landscape Design).**
2. **Old River Home Sites.** Improvements to the Old River home sites area shall include access, grading and drainage, buffering, and extension of urban utilities, as described in this section and as indicated by Figure 4.9: Old River Homesites Plan and Figure 4.10: Old River Homesites Sections.

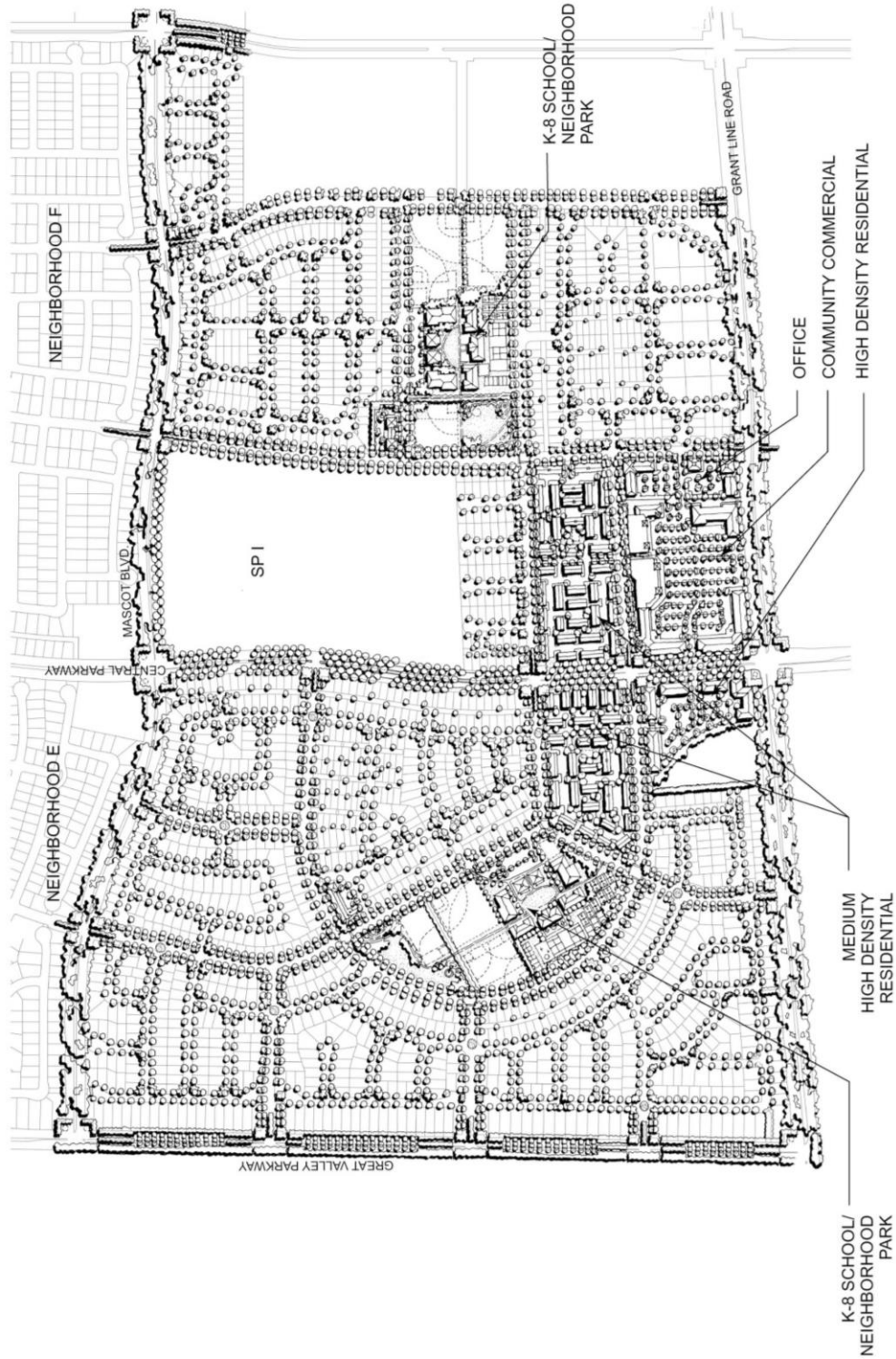


FIGURE 4.3 – SPII ILLUSTRATIVE CONCEPT (NEIGH. 'C' & 'D')

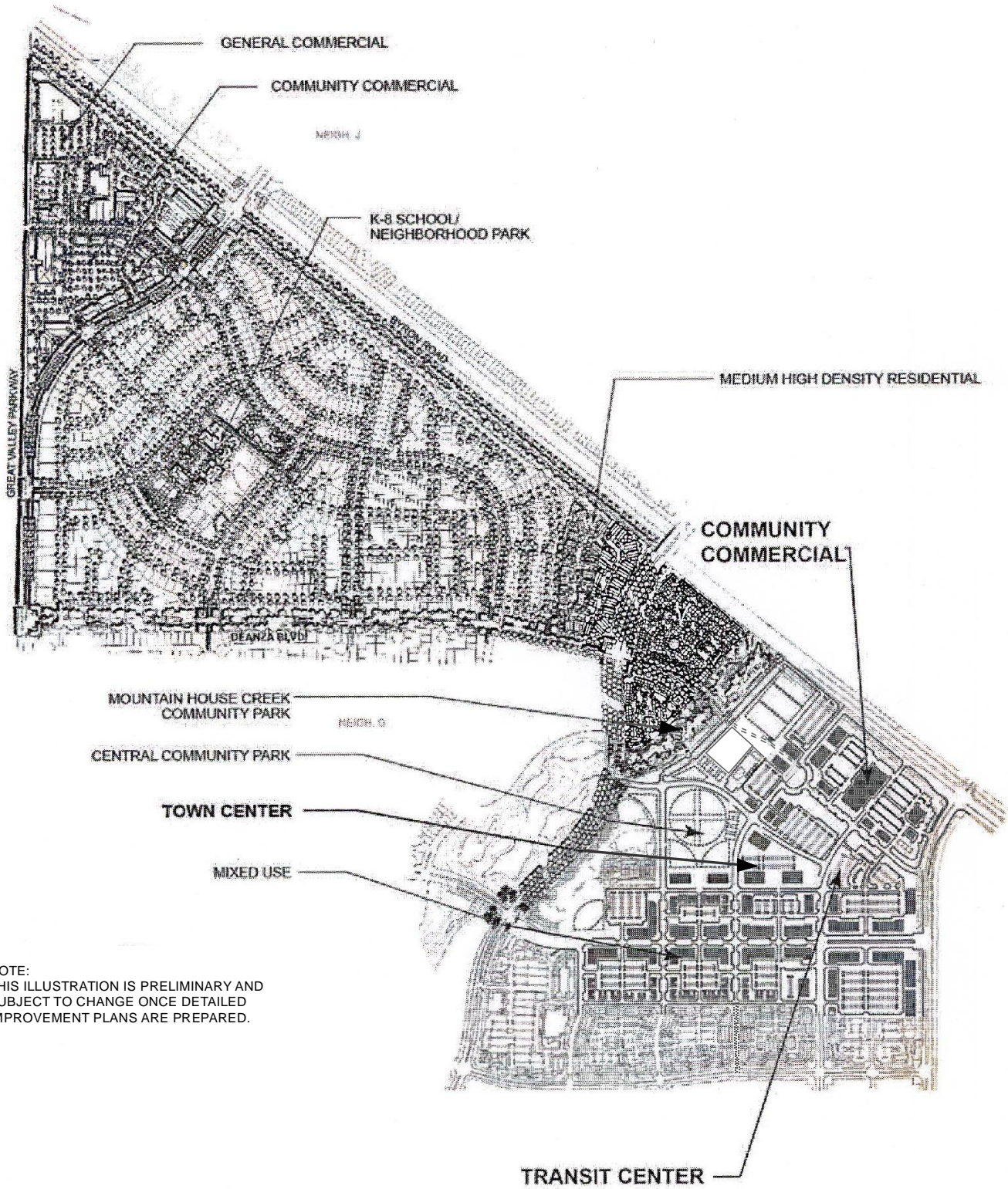


FIGURE 4.4 – SP II ILLUSTRATIVE CONCEPT (NEIGH. 'H' & TOWN CENTER)

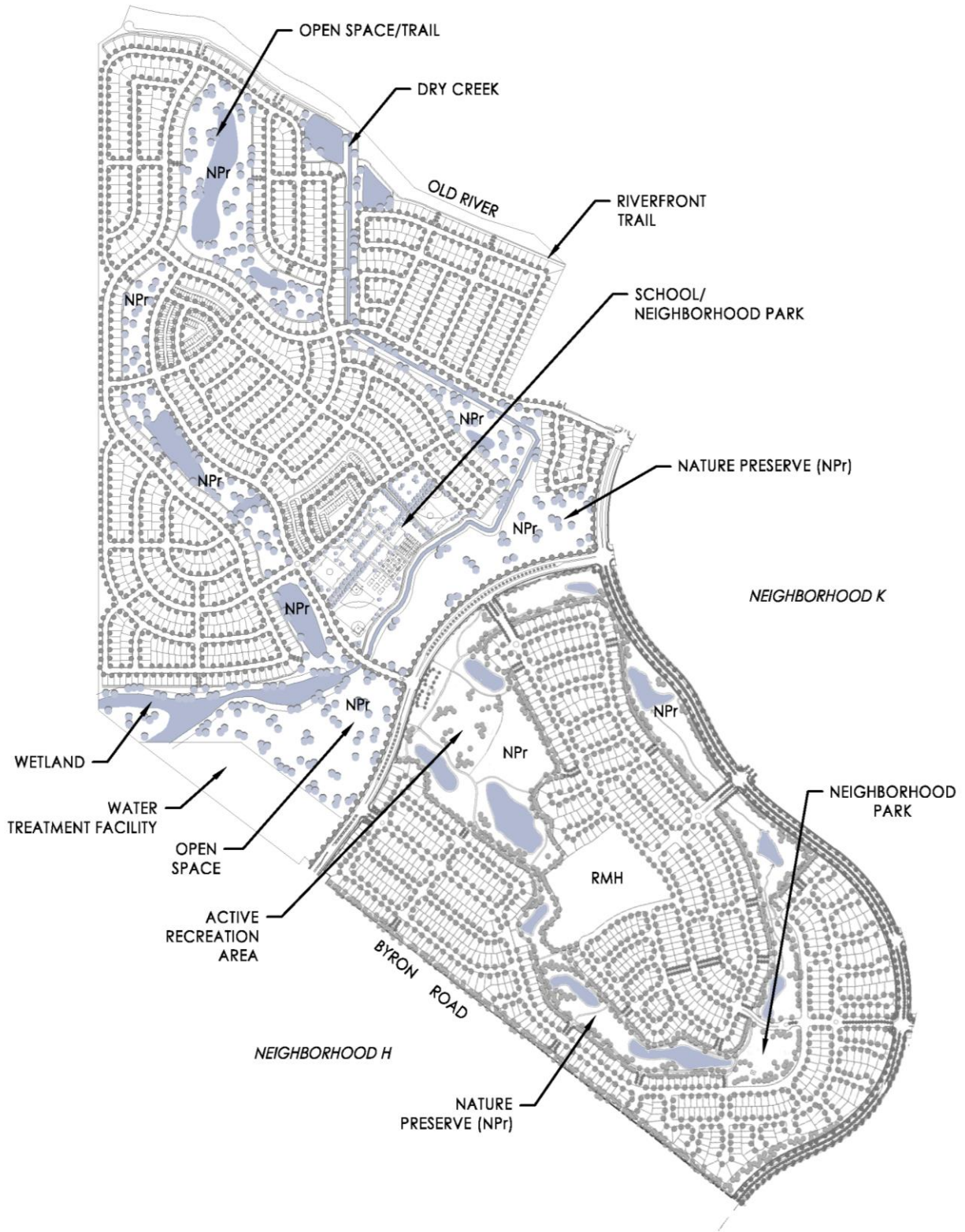


FIGURE 4.5 – SP II ILLUSTRATIVE CONCEPT (NEIGH. 'I' & 'J')

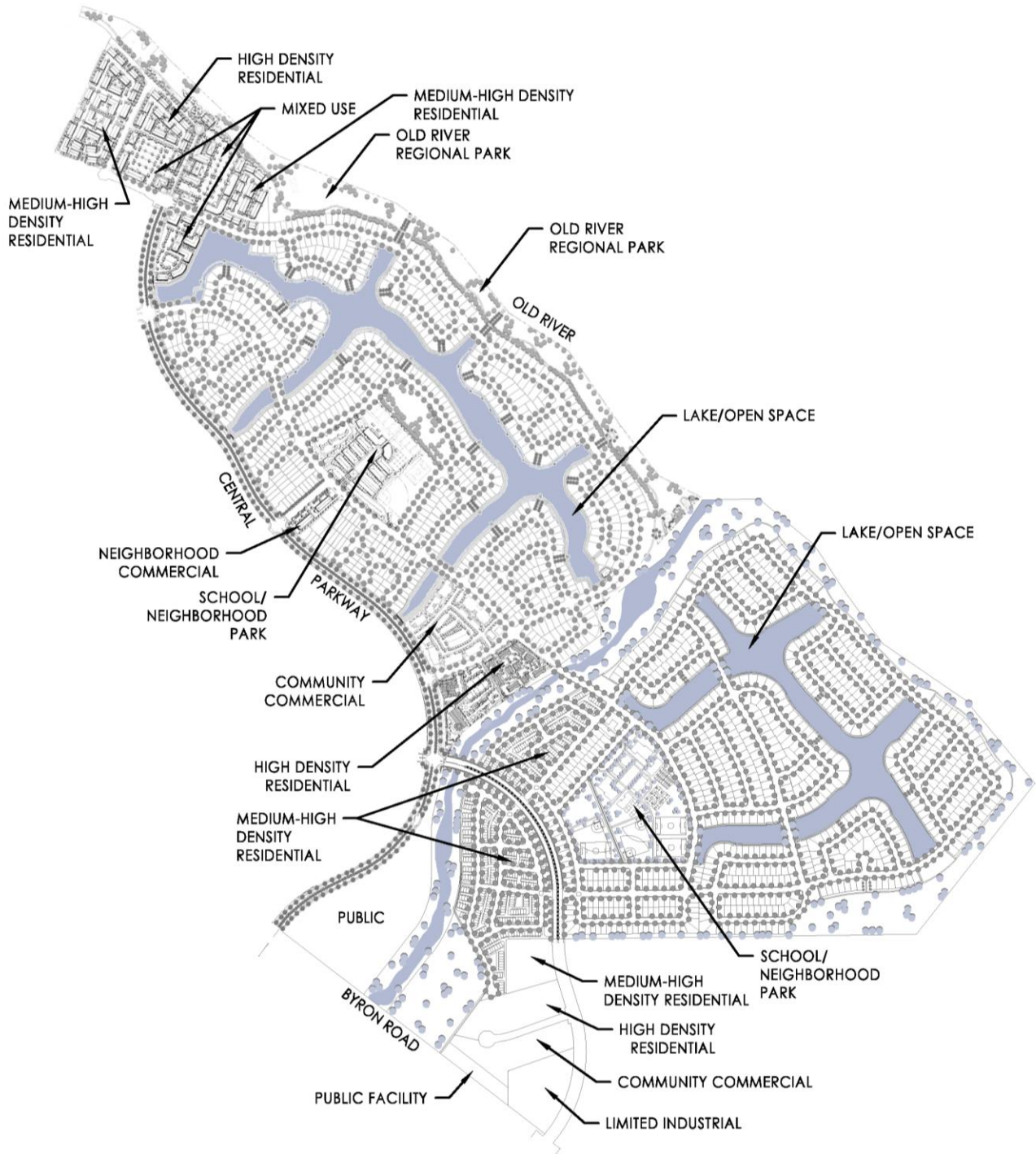
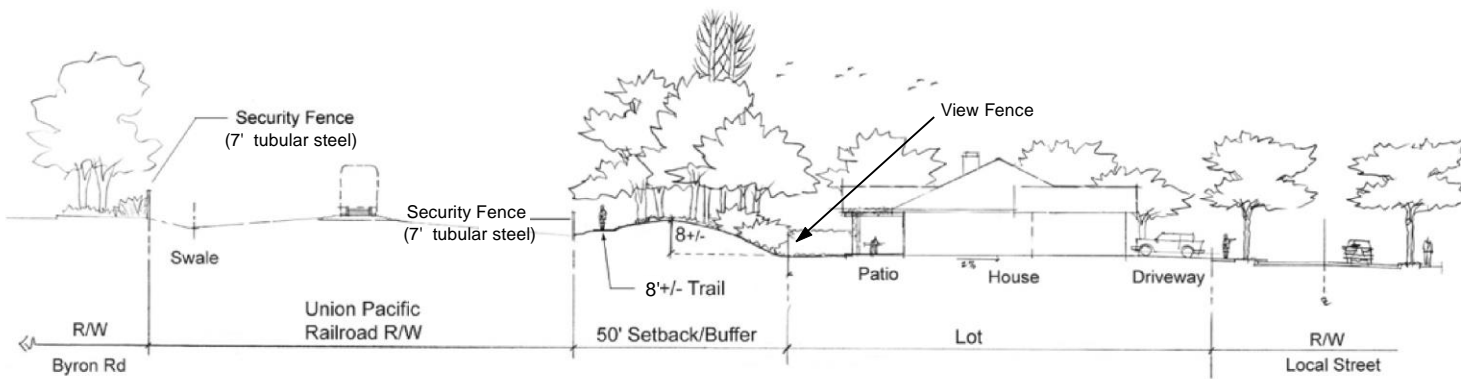
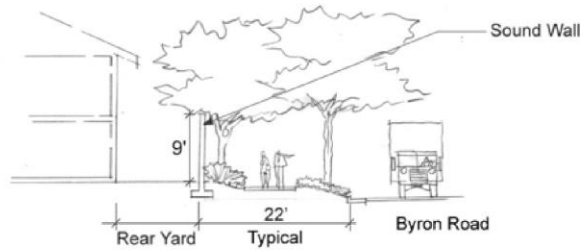


FIGURE 4.6 – SP II ILLUSTRATIVE CONCEPT (NEIGH. ‘K’ & ‘L’)



NORTH SIDE



SOUTH SIDE

FIGURE 4.7 – RAILROAD/BYRON ROAD SECTIONS

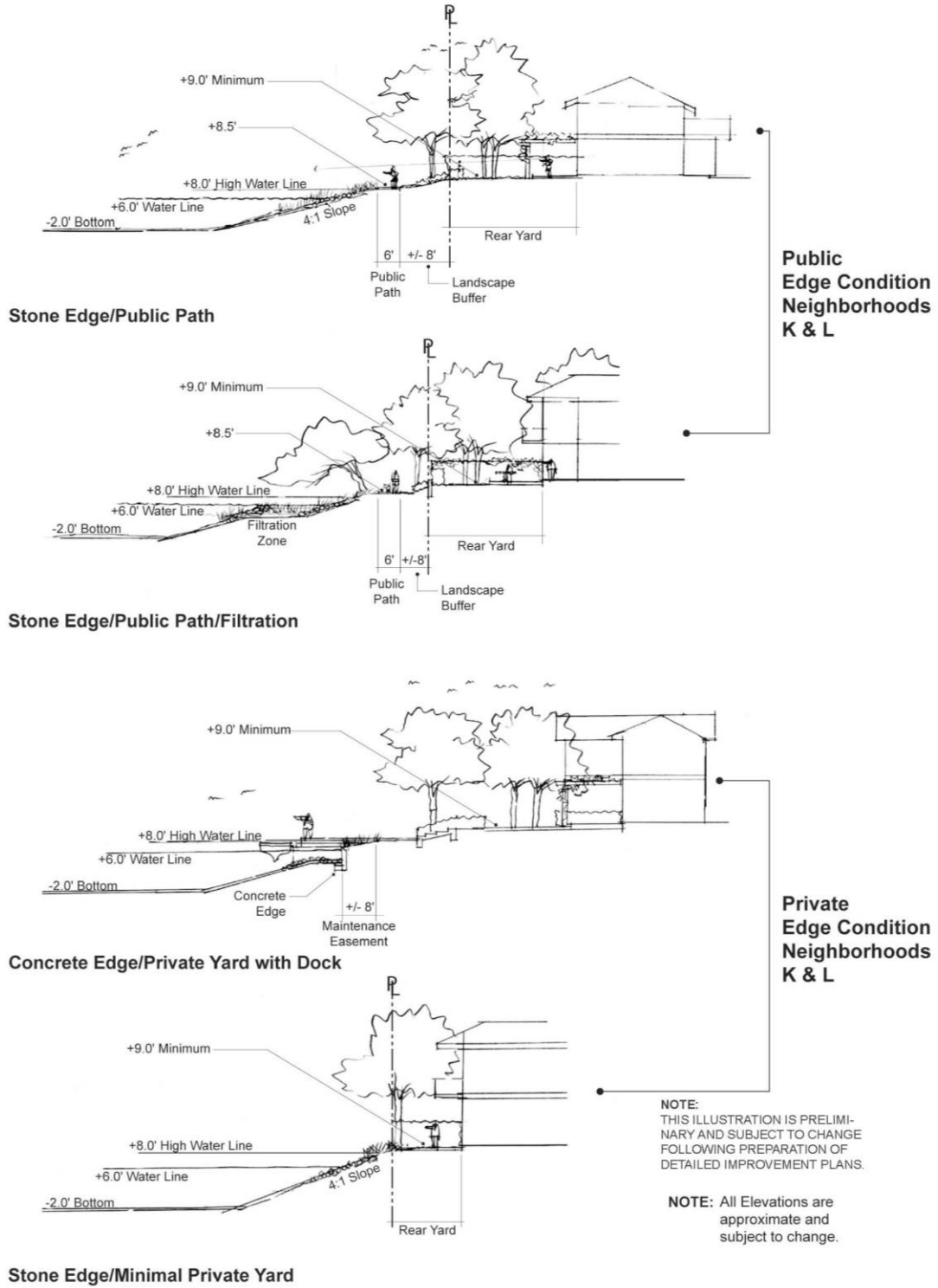


FIGURE 4.8 – LAKE EDGE SECTION

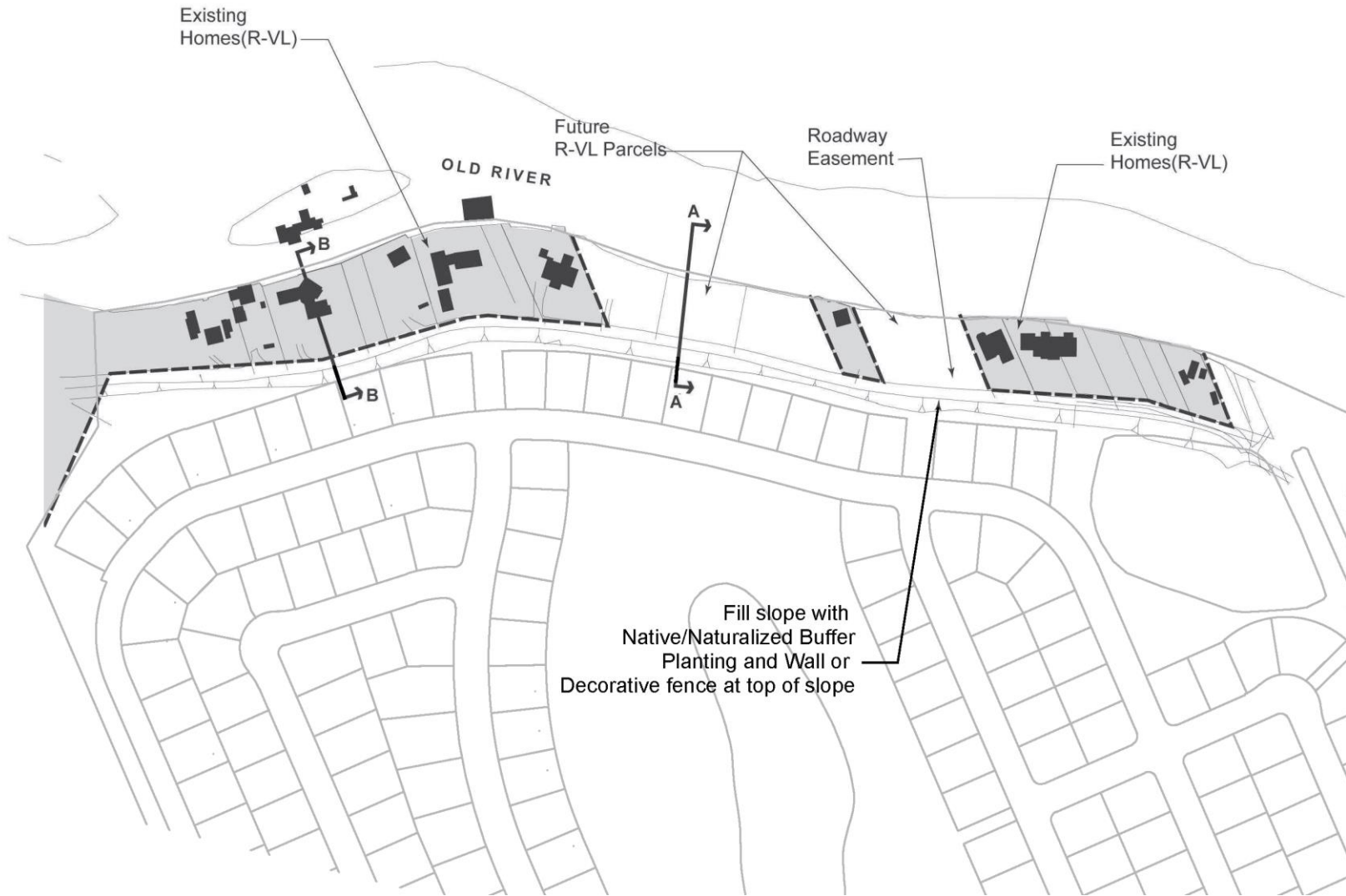


FIGURE 4.9 – OLD RIVER HOMESITES PLAN

MOUNTAIN HOUSE SPECIFIC PLAN II

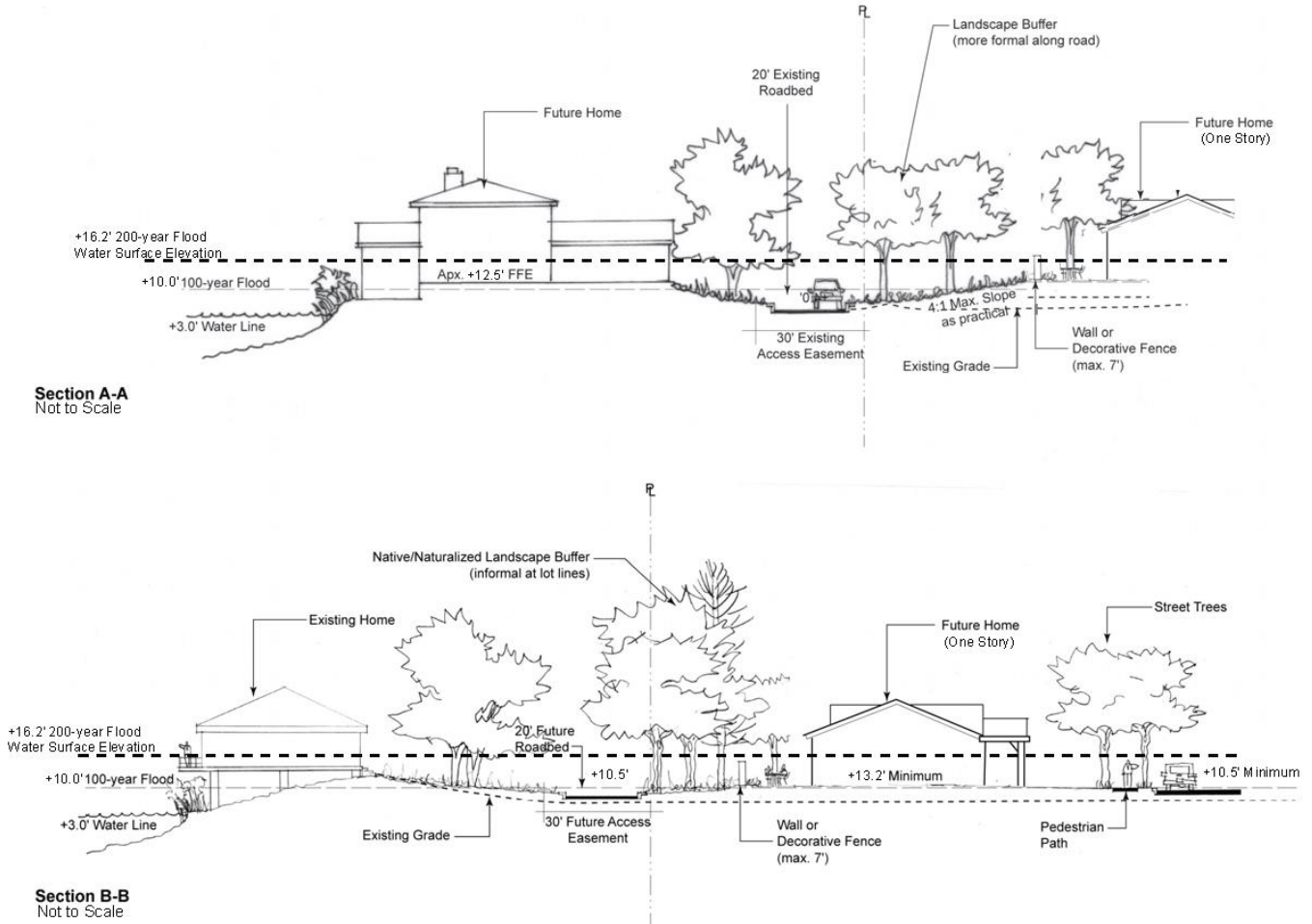


FIGURE 4.10 - OLD RIVER HOMESITES SECTIONS

4.3.4 Landscape Design

Master Plan Summary

The Master Plan proposes that the Mountain House landscape create a diverse, stable environment in keeping with the landscape patterns of the San Joaquin Valley and utilizing long-lived and low-maintenance plant species that are native to the region or well-adapted to the climatic and soils conditions of the site. Landscape improvements are to require minimal maintenance and irrigation, and maximize the use of native and drought tolerant plant materials. These provisions are described and implemented through the MHCS Design Manual, the Single Family and Multi-Family Design Manuals, and the Commercial, Office, and Industrial Design Manual.

Each Specific Plan will describe any specific landscape provisions that are applicable only to that Specific Plan Area, such as tree selection for Collector streets, designated accent trees for each neighborhood, and typical design of entries including species and placement. Special Purpose Plans for focus areas will describe a comprehensive landscape treatment for the subject area. Such landscape treatment will be coordinated with architecture, lighting, signage, and site furnishings.

A variety of windbreak landscape treatments are to be used to define use areas, establish visual points of reference, and provide protection from the prevailing winds. Windbreaks of trees should be utilized within parks and school sites and with other land use development parcels as needed.

Landscaping plans that include walls and fences, trails, sidewalks, bikeways and a conceptual layout of plant species and sizes for both existing and proposed roadways of Collector classification and above, and other edge treatments will be included in all Specific Plans after Specific Plan I. The landscaping plans included in each Specific Plan will be used as criteria to review the design and landscaping plans of all major projects within the community prior to construction.

Plan Description

Landscape standards for SPII public areas are described by the MHCS Design Manual. The Mountain House, Single Family, Multi-Family, and Commercial, Office and Industrial Design Manuals provide direction for private areas.

Landscape design for each neighborhood will be prepared in a manner consistent with the Master Plan provisions summarized above, and with the requirements of the MHCS Manual and Trimark Community, LLC Design Manuals. Beyond the provisions of these documents, there are no special landscape requirements anticipated for the SPII neighborhoods. Plant palettes will be selected from these documents, and a list of plant materials for local streets and neighborhood accent trees will be provided in coordination with architectural theming prior to Final Map. Neighborhood plant palettes will provide for differing landscape themes between neighborhoods.

SPII Implementation Measures

1. **County Landscape Requirements. All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (Chapter 9-1020/1020M: Landscaping Regulations).**

2. **MHCSD Landscape Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual (Chapter Three: Streetscapes; Chapter Nine: Entries; Chapter Ten: Community Edges and Windbreaks; Chapter Twelve: Schools; Chapter Thirteen: Civic Facilities; Chapter Fourteen: Public Works Facilities; and Appendices).
3. **Private Landscape Requirements.** All implementing projects on land controlled by Trimark Communities shall comply with the applicable provisions of the Mountain House Design Manuals, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion. Non-Trimark properties shall also comply with these documents, which compliance shall be determined by San Joaquin County. The Design Manuals are as follows:
 - a. **Single Family Residential Design Manual** (see Chapter Three: Site Planning and Landscape Design)
 - b. **Multi-Family Development Design Manual** (see Chapter Three: Site Planning and Landscape Design)
 - c. **Commercial, Office & Industrial Design Manual** (see Chapter Three: Site Planning and Landscape Design).
4. **Focus Area Requirements.** Please refer to Sections 4.4 to 4.7 of this chapter for specific requirements for uses within Focus Areas.

4.4 TOWN CENTER

Master Plan Summary

The Master Plan proposes the Town Center as an active, mixed use “downtown” that will create a sense of focus for the Mountain House community. The Town Center will function as a gathering and activity area and will provide the principal opportunities for specialty shopping, entertainment, office, public-serving uses such as administrative and civic buildings, and high density housing, all located in close proximity within a pedestrian-scaled urban setting.

The Town Center will be surrounded by Major and/or Minor Arterial streets. Central Parkway will function as a pedestrian, automobile and transit north-south corridor that connects the majority of the neighborhoods with the Town Center. Adjacent streets and pedestrian/bicycle systems will facilitate access to the Town Center. A transit center will be provided within the Central Commercial area. The Mountain House Creek pedestrian corridor will connect to the Town Center via Main Street and public park areas.

The Master Plan requires that the entire Town Center be included in one Specific Plan that includes the mixed use portion, the Central Commercial Center, the Transit Center, and the area north to Mountain House Creek, planned predominately for open space and public uses.

Design Guidelines consistent with the Mountain House Master Plan and other County adopted plans for Mountain House are also required prior to approval of Final Maps, Parcel Maps or other development permits in Town Center areas. These guidelines have been submitted as part of the Mountain House Commercial, Office & Industrial Design Manual.

Plan Description

Table 3.2: SPII Land Use by Neighborhood and Figure 3.4: Town Center and Neighborhood 'H' Land Use show the proposed land uses for the Town Center:

- Mixed Use (including 200 high density housing units),
- Community Commercial,
- Community Parks,
- Transit Center, and
- Public Facilities.

Figures 4.11 to 4.15 illustrate the proposed Town Center design concepts. Figure 4.11: Town Center Illustrative Concept shows the overall Town Center and its adjacent areas. Figure 4.12: Higher Density Mixed Use Concept depicts a higher density alternative for the mixed use area that would approach the densities envisioned by the Master Plan (FAR of 1.0). This approach will utilize structured parking to support more urban densities including buildings up to four stories (90 feet) in height. Figure 4.13 further examines the density alternatives and shared parking issues for Town Center.

Figure 4.14: Main Street Concept depicts the proposed design for Main Street and the Main Street/De Anza Boulevard intersection, which are the SPII roadways that are not covered by the MHCS Design Manual standards.

Town Center is proposed to include the following major components:

Mixed Use: The Town Center mixed-use core is comprised of street oriented buildings focused on Main Street and intersecting collector and local streets with all parking located to the rear of buildings or within parking structures. This traditional block and street pattern will provide flexibility and interconnections between all uses. The mixed-use areas will likely include retail, office and residential uses. Mixed-use densities may range from two-story, surface parked uses to vertically mixed uses within multi-story buildings with structured parking. Residential uses may be mixed vertically within buildings or may be accommodated as "free-standing" uses, typically located at the rear of the blocks adjacent to the public facilities or existing high density residential uses, as illustrated in Figure 4.12: Higher Density Mixed Use Concept. Along Main Street, buildings will be located at the right-of-way, with recessed entries to businesses.

Public Facilities: Public facilities are accommodated within four separate sites, located as a transition between the mixed-use areas and the Central Community Park. The public facility site on Main Street is intended to include the MHCS offices, community center, library, or other such uses. A second site is envisioned to include future public facilities, adjacent to the Central Community Park. A third site, located along De Anza Boulevard is intended for private ownership community uses such as worship facilities. The Transit Center is located between De Anza Boulevard and Mountain House Parkway, just north of Main Street, and will provide convenient access to local and regional bus transportation. See Chapter Nine for further description of the transit facility.

Community Commercial: Town Center includes a large Community Commercial use at the corner of Mountain House Parkway and Byron Road. This site will accommodate a range of uses including larger footprint buildings that are inappropriate for the mixed use areas along Main Street. Buildings will generally back onto Mountain House Parkway and Byron Road, with enhanced architecture, landscape and screening to ensure an attractive edge

condition. Rear service areas along arterial streets will be screened from view with walls and landscaping.

Community Parks: Town Center also includes the Central Community Park uses and a portion of Mountain House Creek Community Park. See Chapter Seven for further descriptions of park facilities.

Main Street: Main Street will function as the primary arterial spine within the Town Center, connecting residential neighborhoods to the west with Mountain House Parkway to the east. The central, two block portion of Main Street is 'anchored' by landscaped traffic roundabouts that will emphasize the unique character of the streetscape, provide a hierarchy of spaces along the street, and function as traffic calming and control elements. Main Street will vary in cross section based on the location within Town Center, with on-street parking provided throughout the district. Between Mountain House Parkway and De Anza Boulevard, the street includes two through lanes in each direction, a landscaped median, and parallel parking along most of the length. At De Anza Boulevard, the roadway transitions to a narrower cross section, with a single through lane in each direction and diagonal parking along both sides.

The Main Street section is a relatively narrow, urban street (96 feet between store fronts) with the minimum traffic lanes required, close proximity of buildings and retail activity, and pedestrian safety through more frequent and shorter crossings.

Diagonal parking is provided in front of stores. The ample pedestrian zone in front of buildings provides locations for outdoor seating and movement.

Two landscaped roundabouts facilitate pedestrian movement, calm traffic, and define entry to the Main Street core.

Portions of Main Street could be closed to allow for street fairs or farmers markets, with traffic re-routed to the adjacent roadway grid.

Streetscape Treatment and Character: Streets throughout Town Center are intended to provide a traditional 'downtown' character, with tree-lined streets and businesses oriented to the pedestrian sidewalks. Special landscaping, pedestrian pavements, street furniture, and signage will be provided, consistent with the MHCS Design Manual and applicable Mountain House Design Manuals for private parcels. In general, the Town Center landscape will be more formal than other parts of the community, and will include consistent use of more urban streetscape furnishings including tree grates, benches, fountains, and public art. Street design may allow for widened sidewalks extending to the curb, with tree-wells provided for street tree planting.

SPII Implementation Measures

1. **Town Center Configuration.** Town Center land uses shall be located as described by Figure 3.1: SPII Land Use.
2. **Residential Units.** Residential uses may be accommodated within vertically integrated, mixed-use buildings or as stand-alone structures within the Town Center area.
3. **Design Guidelines.** Development of all community and general commercial areas shall comply with the provisions of the Master Developer Mountain House Commercial, Office, and Industrial Design Manual (Chapter Five: District Guidelines).

4. **Town Center Uses.** The Town Center is intended as a location for specialty shopping, entertainment, office, parks, high-density housing and civic functions. Multiple or mixed uses within each building (such as retail, office, entertainment and residential) and vertical integration of uses are encouraged.

For an exact list of allowable uses, see the San Joaquin County Development Title (Chapter 9-705M: Other Zones - Use Regulations).
5. **Civic Uses.** Civic and community buildings shall generally have primary facades which “front” public streets and spaces, and the design of such facilities shall enhance public access and perception of such buildings.
6. **Town Center Character.** The Town Center shall exhibit a consistent urban character conducive to community activities and defined by architecture, materials, landscape, signage, land use, high land intensity, and development standards. Design of buildings and outdoor spaces shall utilize color, special materials, signage, furnishings and landscaping to promote the area as the active “heart” of the new community.
7. **Building Design.** Buildings in the Town Center shall maintain a continuity and consistency of design in terms of character, materials and architectural detail. Awnings, canopies, projecting signs and trellises shall be utilized to provide visual interest and a more pedestrian scale. Buildings should be sited to emphasize a direct relationship with the street and provide frequent, convenient connections to rear parking areas.
8. **Town Center Landscape.** The Town Center landscape shall create an area of shaded, urban streets, pedestrian in scale. Landscape treatments in the Town Center shall include a more formal landscape treatment than in other areas of the community. Emphasis on complementary patterns of tree plantings throughout pedestrian areas, as well as the use of tree grates and other street furnishings including benches, fountains, public art and other urban street elements.
9. **Streets.** Local and Collector streets in the Town Center shall generally utilize widened sidewalks extending to the curb, with tree-wells provided for street tree planting. The streets shall be tree-shaded and buildings shall be oriented to the street with generally little or no setback from the sidewalk. For more guidelines on streetscape, see:
 - a. Master Developer Mountain House Commercial, Office & Industrial Design Manual, Chapter Three: Site Planning and Landscape
 - b. MHCSD Design Manual, Chapter Three: Streetscapes
10. **Parking.** Parking shall be provided on all Town Center streets, with additional off-street parking provided at the rear of the buildings, in interiors of blocks, beneath buildings or in parking structures. Techniques for maximizing shared parking throughout the Town Center shall include location of shared parking, signage, parking lot design, and paid vs. free parking.
11. **Edge Conditions.** Where buildings back onto public streets, designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

12. **Transit.** A transit center shall be provided within the Central Commercial area of the Town Center, as indicated by Figure 4.15: Town Center Community Commercial. The transit center shall include:

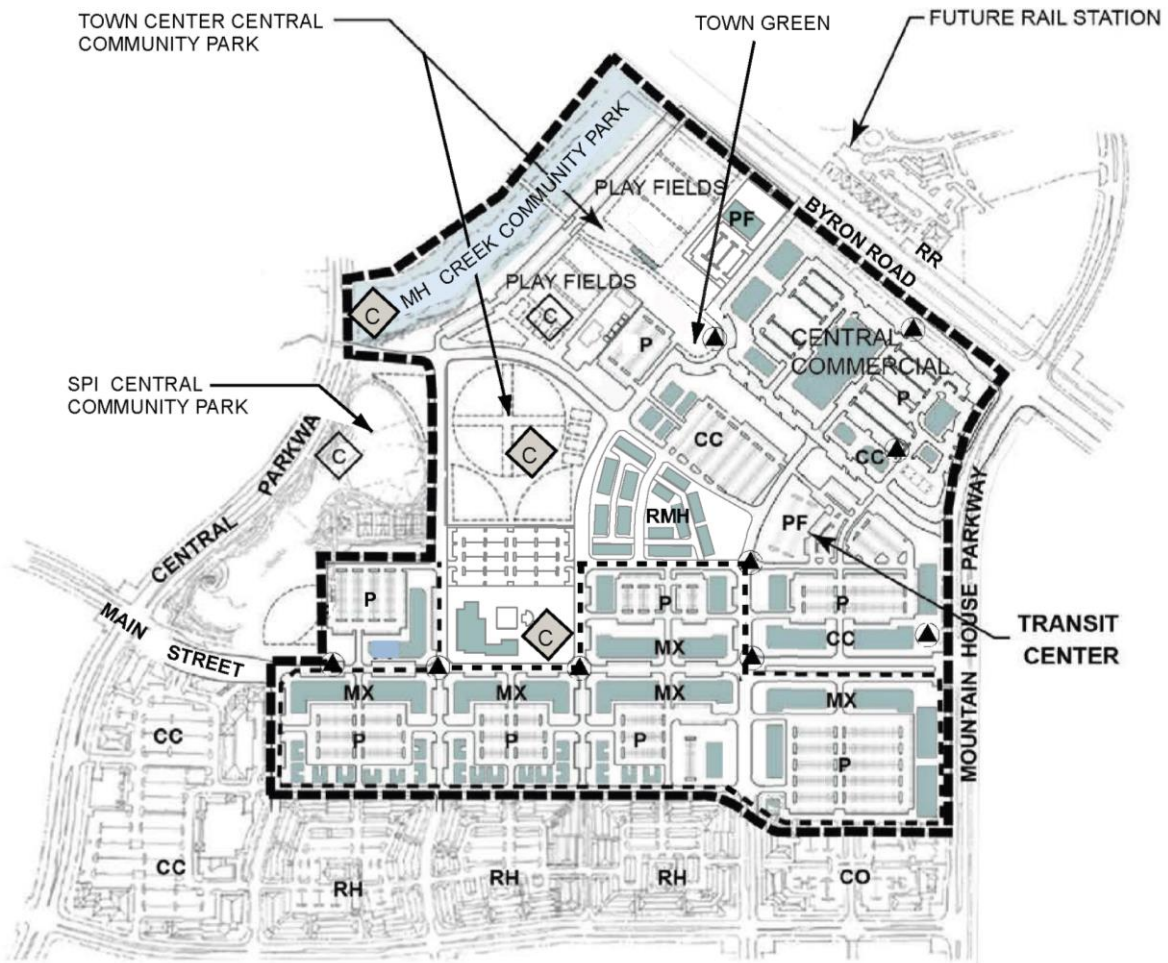
Park-and-ride lot

Bicycle storage facilities

For more information on transit requirements, see the Mountain House TDM Program and Transit Plan (Chapter Two: Transit)

13. **Relationship to SPI Commercial.** The SPI Village Center adjacent to Town Center on Central Parkway shall provide pedestrian and vehicular connections to adjacent, future Town Center uses. Uses adjacent to Main Street shall orient storefronts toward the street, and should be designed as an extension of the street-oriented uses anticipated for Town Center.
14. **Amendments to MHCSD Design Manual.** The MHCSD Design Manual shall be revised to be consistent with all provisions of this Specific Plan related to landscape design and streetscape, including Main Street.

MOUNTAIN HOUSE SPECIFIC PLAN II



LEGEND

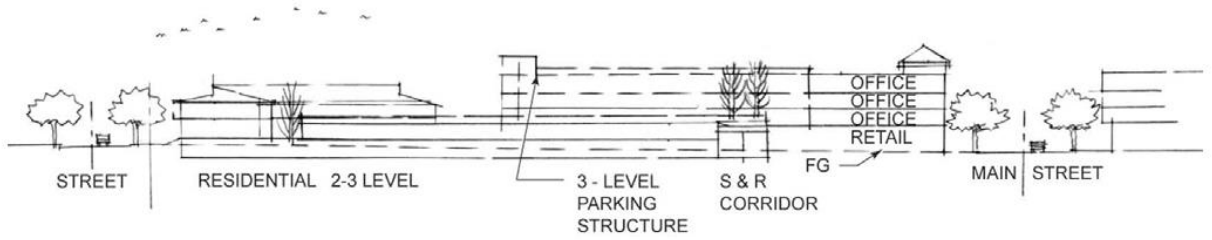
	TOWN CENTER BOUNDARY	MX	MIXED USE
	MIXED USE CORE	CC	COMMUNITY COMMERCIAL
	PARKING AREA	CO	OFFICE COMMERCIAL
	COMMUNITY PARK	RH	HIGH DENSITY RESIDENTIAL
	PUBLIC FACILITY	RMH	MEDIUM HIGH DENSITY RESIDENTIAL
	POSSIBLE LOCATIONS FOR PUBLIC ART		

NOTE:
THIS ILLUSTRATION IS PRELIMINARY AND
SUBJECT TO CHANGE ONCE DETAILED
IMPROVEMENT PLANS ARE PREPARED.

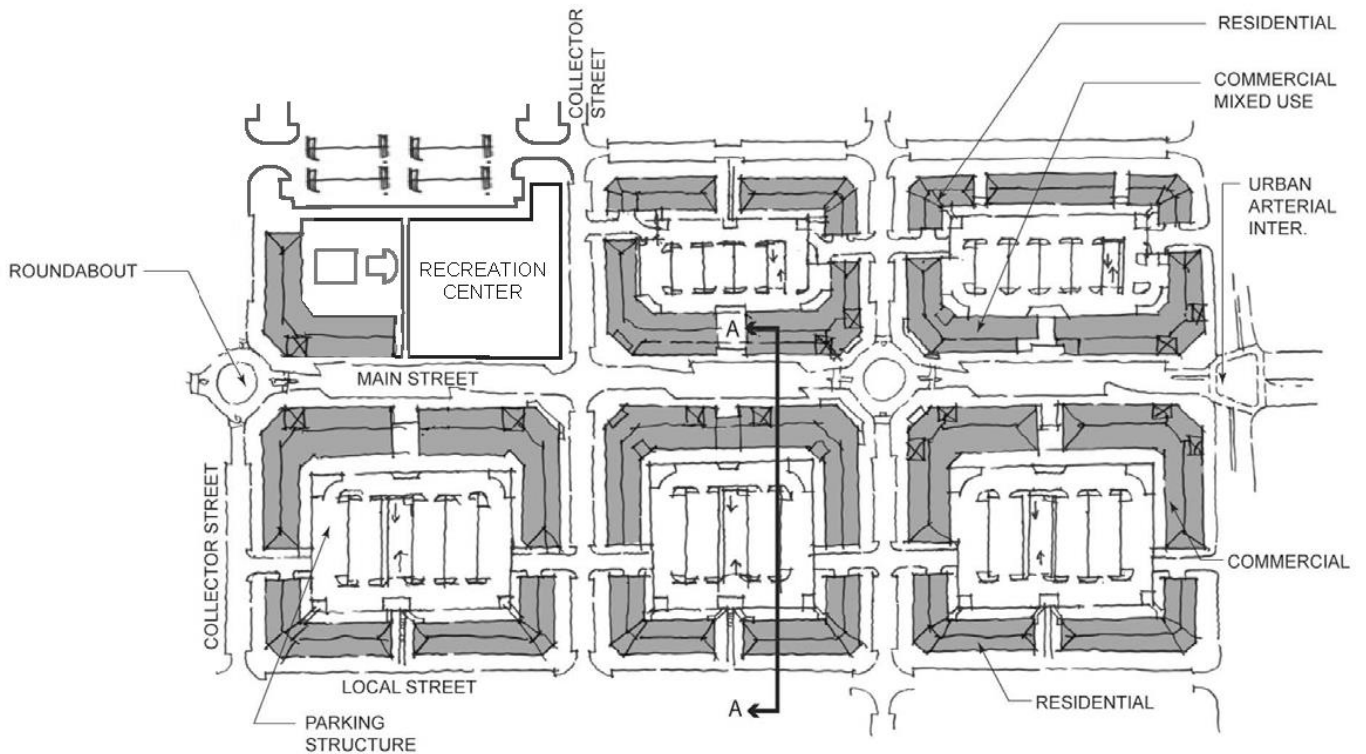


FIGURE 4.11 – TOWN CENTER ILLUSTRATIVE CONCEPT

MOUNTAIN HOUSE SPECIFIC PLAN II



SECTION A



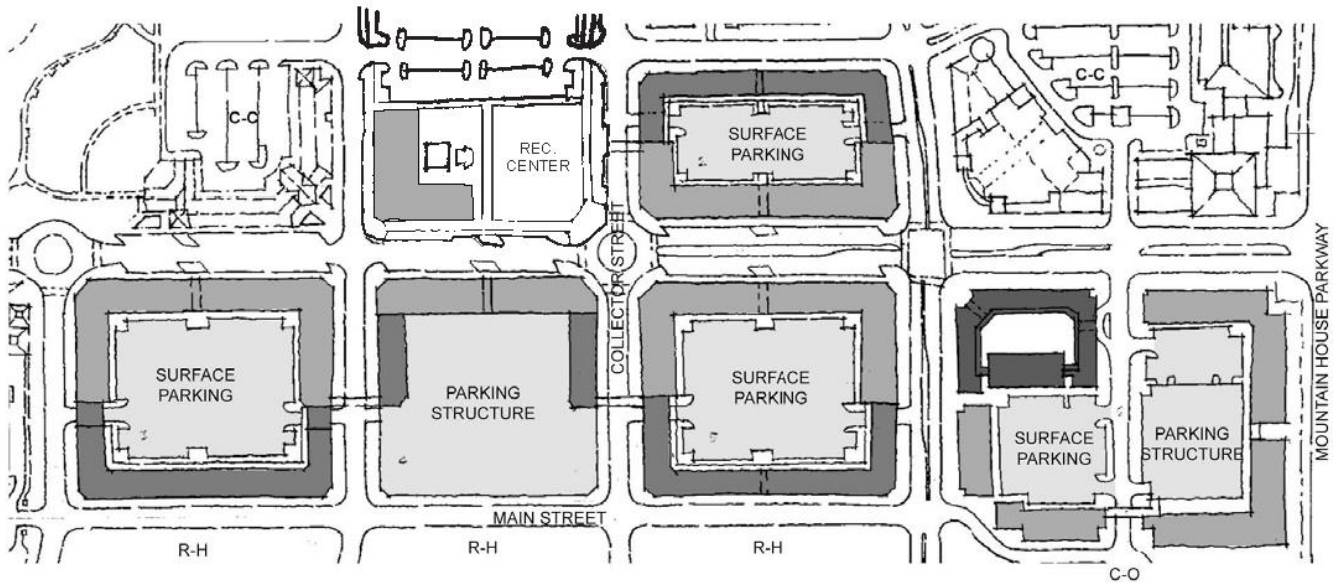
PLAN

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SUBJECT TO CHANGE ONCE DETAILED

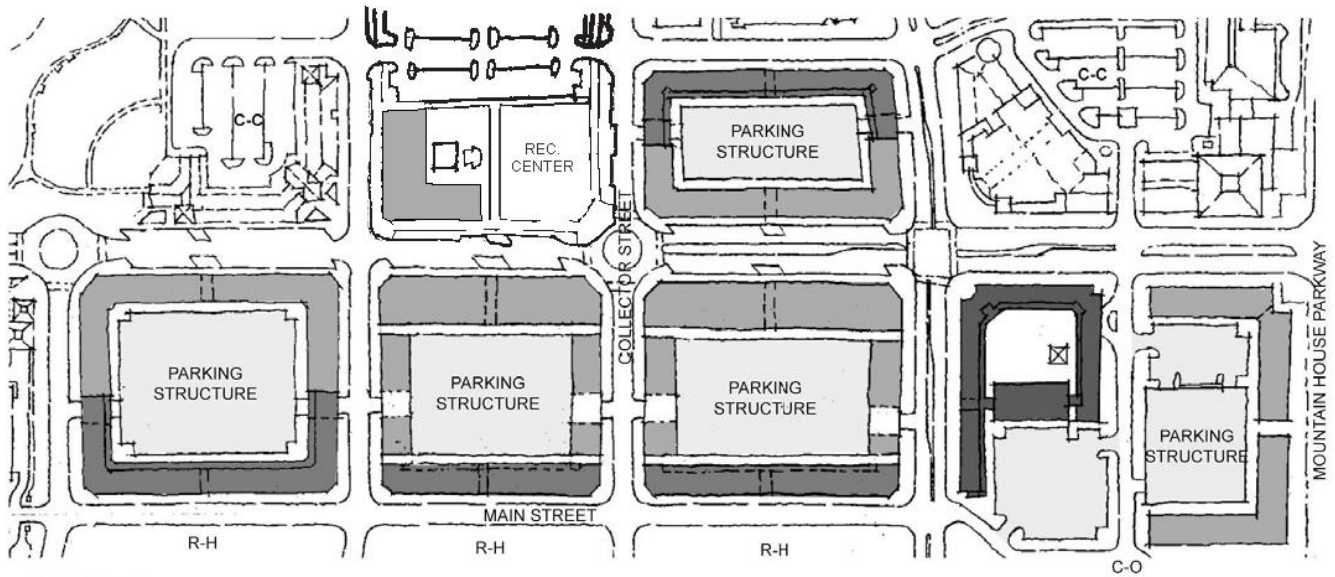
NOTE:
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NARY AND SUBJECT TO CHANGE
FOLLOWING PREPARATION OF
DETAILED IMPROVEMENT PLANS.

FIGURE 4.12 – HIGHER DENSITY MIXED USE CONCEPT

MOUNTAIN HOUSE SPECIFIC PLAN II



ALTERNATE A

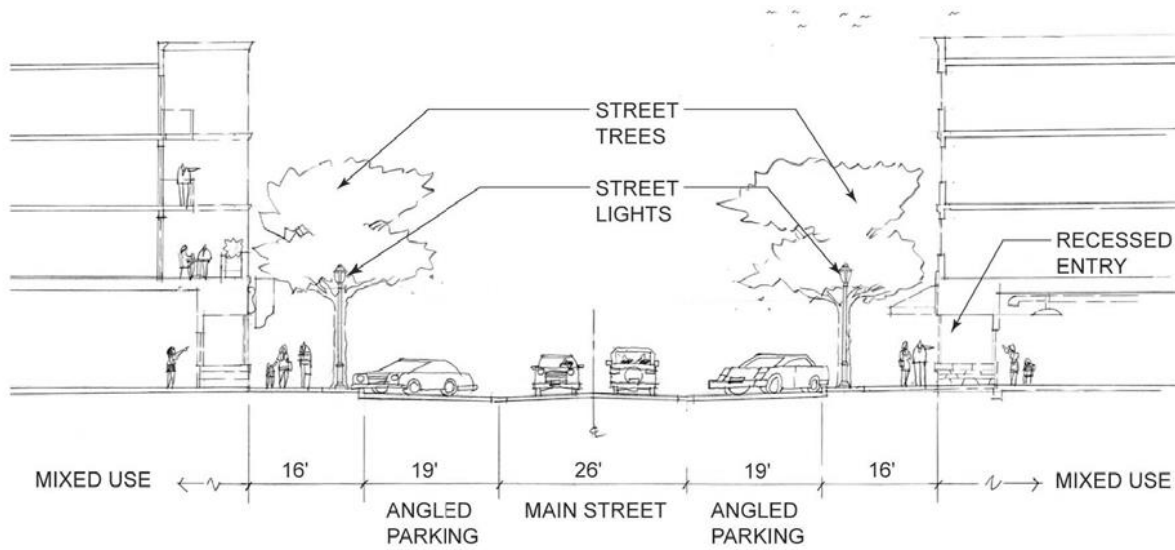


ALTERNATE B

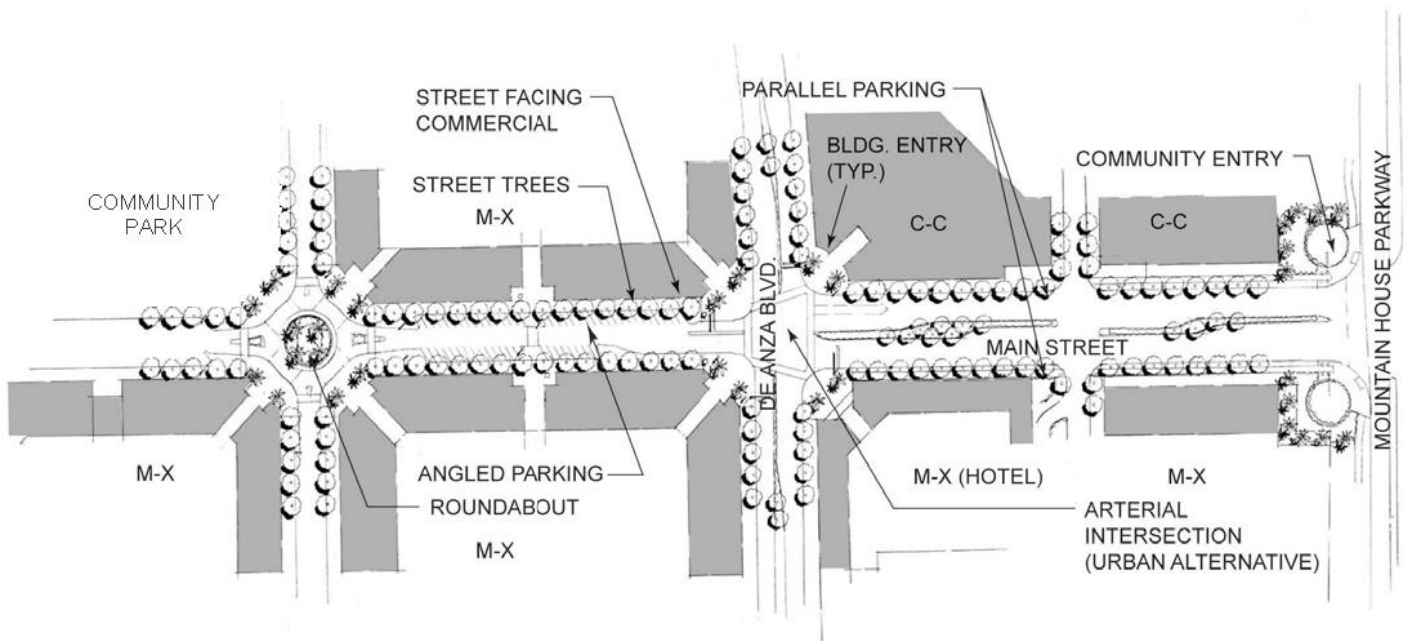
- HOTEL
- RESIDENTIAL
- OFFICE/RETAIL
- PARKING

NOTE:
THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

FIGURE 4.13 – TOWN CENTER (SHARED PARKING ALTERNATIVE)



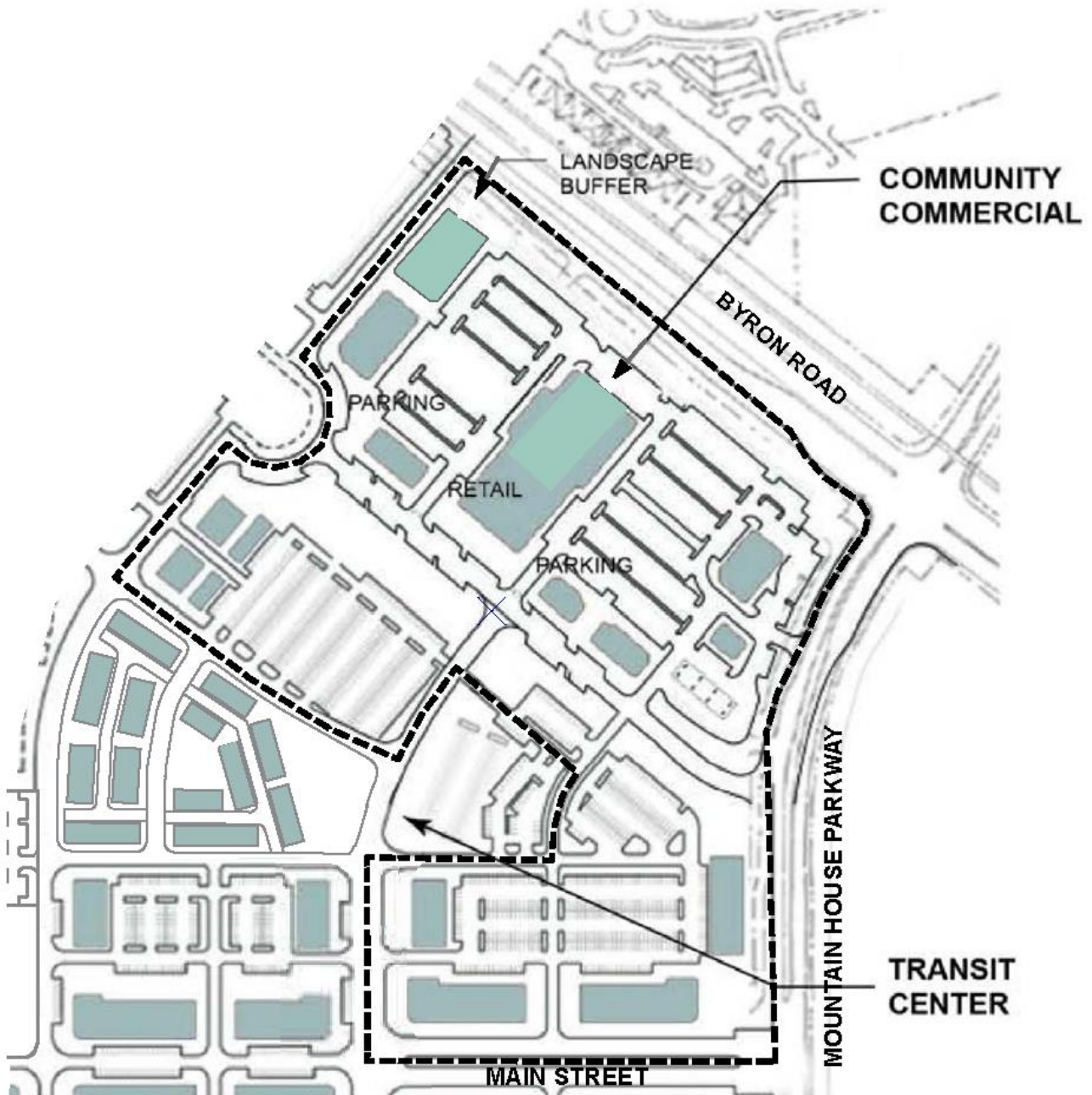
MAIN STREET SECTION



MAIN STREET INTERSECTIONS

NOTE:
THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

FIGURE 4.14 – MAIN STREET CONCEPT



NOTE: THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

----- COMMUNITY COMMERCIAL BOUNDARY



FIGURE 4.15 – TOWN CENTER COMMUNITY COMMERCIAL

4.5 COMMUNITY COMMERCIAL FOCUS AREAS

Master Plan Summary

Community commercial areas are to be designed as active, colorful, pedestrian-friendly areas that serve multiple neighborhoods, with sites fronting Arterial streets and intersections. Community commercial areas should provide courtyards and outdoor seating and gathering areas with exterior pedestrian protection from sun and rain, by means such as colonnades or recessed walkways.

Mountain House includes three Village Centers that provide grocery and similar shopping needs to multiple neighborhoods, one community-serving shopping center (Central Commercial) located within the Town Center (see Section 4.4, above), and commercial nodes in Neighborhood H and north of Byron Road. Each Village Center will have one or more areas for outdoor dining and gathering and should display a unified design and architectural theme throughout the site.

The Master Plan requires Special Purpose Plans for Village Centers to be approved prior to approval of the first Development Permit within the focus area. Design Guidelines consistent with the Mountain House Master Plan and other County adopted plans for Mountain House are also required to be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in commercial areas. These guidelines have been submitted as part of the Mountain House Commercial, Office & Industrial Design Manual.

Plan Description

This Specific Plan II, combined with the Master Developer Mountain House Commercial, Office & Industrial Design Manual as referenced, will serve as the Special Purpose Plans for Village Centers and other Community or General Commercial areas within SPII. This document describes the conceptual layout and design and requirements relative to uses, locations, access, physical relationships, pedestrian facilities, and service requirements for each Community Commercial area, and provides an adequate level of detail such that the need for and detail of subsequent, discretionary permits may be minimized where development applications are found consistent with this Specific Plan.

Specific Plan I addressed the Village Center in Neighborhood F. SPII includes the Village Centers identified by the Master Plan for Neighborhoods D and L, as well as other Community Commercial and General Commercial uses, as follows:

'D' Village Center

The Village Center at Grant Line Road and Central Parkway (Figure 4.16) will serve the south-central portions of Mountain House with daily retail services including grocery/drugstore and related stores and a four-acre site for office commercial uses. With higher density housing located to the north and east, and the Neighborhood Park to the northeast, this Village Center forms a mixed-use area with opportunities for pedestrian access from housing to shopping and recreation.

Uses: Larger retail uses are generally located on the north side of the site, with smaller, multi-tenant or single user buildings surrounding the site, adjacent to the arterial streets. Office uses are located east of the retail site with buildings sited adjacent to the public streets. To the extent feasible, retail and office uses will orient to the public streets, particularly Central Parkway and the collector street bounding the east side of the site.

Access: Primary vehicular access to the Center is from Grant Line Road via a collector street on the east side of the site. Several other driveways serve the site from both Grant Line and Central Parkway. Pedestrian access will be provided from all surrounding public streets. Walkways connecting the center to the arterial multi-use paths and collector street sidewalks will occur at all driveways from public streets. Additionally, pedestrian connections or breezeways between buildings will be provided at the northwest corner of the site and approximately the mid-point of the site in order to provide convenient access from the adjacent medium density residential uses to the north.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Where buildings back onto public streets, designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Service: Service areas for commercial uses will be accessed from the Collector street along the north side of the site. All services areas will be screened from view with walls and landscaping, in addition to any required landscaping for streets.

Residential Interface: Medium-density residential areas abutting the east side of the site will back or side onto the collector street. All backing lots will incorporate the community privacy wall and additional landscape setback area in addition to the designated landscape treatments for the roadways. At least one pedestrian connection from the medium density area will be provided between Grant Line Road and the collector street north of the site.

Landscape, Lighting, and Signage: Roadway landscaping shall be consistent with the requirements of the MHCSD Design Manual. Landscaping, lighting, furnishing and general site layout and improvement requirements shall be consistent with the Master Developer Mountain House Commercial, Office & Industrial Design Manual.

Village Center Joint-Use Park-n-Ride Lots: As required by the Mountain House TDM Program and Transit Plan, the Village Center in Neighborhood D will include a joint-use parking area for transit riders.

'H' Community/General Commercial Area

The commercial area in the northwest portion of Neighborhood H (Figure 4.17) provides larger-scale Community and General Commercial services for Mountain House.

Uses: The Community Commercial uses south of Kelso Road will provide local shopping services with direct vehicular and pedestrian connections to the residential areas to the east, across Great Valley Parkway. The 29-acre General Commercial site north of Kelso may be suitable for a variety of less intensive retail uses, such as storage or home supply. These commercial areas are more oriented to vehicles than uses within the Village Centers, with building uses and entries generally oriented toward the parking lots.

Building Siting: Buildings are sited to respect the 100-foot setback along the Community West Edge and to form a strong building edge that screens parking and service areas from Great Valley Parkway.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Where buildings back onto public streets, designs shall utilize enhanced

architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Site Perimeters: Treatment of site perimeters will be consistent with the West Edge, Great Valley Parkway, Collector Street and Byron Road landscape treatments as specified in the MHCSD Design Manual.

Landscape, Lighting, and Signage: Roadway landscaping shall be consistent with the requirements of the MHCSD Design Manual. Landscaping, lighting, furnishing and general site layout and improvement requirements shall be consistent with the Master Developer Mountain House Commercial, Office & Industrial Design Manual.

Neighborhood K Village Center

The Village Center in Neighborhood K (Figure 4.18) will provide the primary daily shopping services for neighborhoods north of Byron Road. In addition to the commercial uses of the Village Center, the area immediately to the south includes a high-density housing site, and a public facility site, located on the Mountain House Creek Park, for potential religious/institutional use and for a fire station serving the northern portions of the community. A small segment of the Neighborhood K lake abuts the Village Center on the northwest. These uses and proximity to open space provide a range of shopping, living and recreational opportunities.

Uses: The Village Center is bounded on the southwest by Central Parkway, and by a Collector street on the northeast. The Collector street provides direct access for residents of Neighborhoods K and L. Commercial uses are located around the perimeter of the Village Center site, with business oriented toward the public streets and open space to the extent feasible. Building adjacencies along the open space to the northwest and to the southwest collector provide opportunities for outdoor plazas and activity areas and street-oriented retail uses, respectively.

Access: Primary vehicular access to the Village Center is from Central Parkway and the Collector streets adjacent to the site. Pedestrian access will be provided from all adjacent streets and from the public walkways along Mountain House Creek and the lake/open space network to the northwest. At least one public walkway connection will be provided to the commercial site from the medium density residential areas to the northeast. A public pedestrian walkway connection will be provided from Mountain House Creek to the commercial site, located between the worship site and the high-density residential use.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Where buildings back onto public streets, designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Service: Service areas for the larger commercial buildings will be provided from the collector street on the northeast side. All service areas will be screened from view with walls and landscaping, in addition to any required landscaping for streets.

Residential Interface: Residential uses include a small high-density site located between the commercial uses and Mountain House Creek. Medium density residential uses are located across the Collector street to the east. These uses will either side onto the Collector street or face the street with rear alley garage access.

Landscape, Lighting, and Signage: Roadway landscaping shall be consistent with the requirements of the MHCS D Design Manual. Landscaping, lighting, furnishing and general site layout and improvement requirements shall be consistent with the Master Developer Mountain House Commercial, Office & Industrial Design Manual.

Village Center Joint-Use Park-n-Ride Lots: As required by the Mountain House TDM Program and Transit Plan, the Village Center in Neighborhood K will include a joint-use parking area for transit riders.

Neighborhood L Center

The Neighborhood L Village Center includes a mix of commercial, high-density residential, limited industrial and open space uses clustered around a future rail station (Figure 4.19). Located north of Byron Road at the intersection of Mountain House Parkway, the Center provides a transition from the mixed-use Town Center to the south and the lake residential neighborhoods to the north.

Uses: Limited industrial uses are located at the intersection of Byron and Mountain House Parkway, surrounding around the future rail station site. Parking areas for Limited Industrial uses will be designed in conjunction with the rail station to provide opportunities for shared parking, if appropriate. The community commercial retail site located along Mountain House Parkway at the collector street will provide local serving shopping and dining services for the adjacent residential and industrial uses.

Access: Primary vehicular access is provided from a collector street (the extension of Bethany Road) on Mountain House Parkway, with secondary access from a driveway between the Community Commercial and Limited Industrial sites. Pedestrian access will be provided from the Mountain House Parkway multi-use path, sidewalks along both sides of the Collector street and walkways connecting all uses within the Village Center. A trail along the open space/water quality basin will extend from the future train station northward along Mountain House Creek, and to the North Community Park located west of the Village Center. A pedestrian walkway will also be provided along the south side of the Limited Industrial use connecting the future train station and the intersection of Mountain House Parkway and Byron Road.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Where buildings back onto public streets, designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Residential Interface: High-density housing is separated from commercial uses by the Collector street. The housing is bounded by open space to the west, medium-high density housing to the north and Mountain House Parkway to the east.

Landscape, Lighting, and Signage: Roadway landscaping shall be consistent with the requirements of the MHCS D Design Manual. Landscaping, lighting, furnishing and general site layout and improvement requirements shall be consistent with the Master Developer Mountain House Commercial, Office & Industrial Design Manual.

Old River Center

The Old River Center, located at the terminus of Central Parkway within Neighborhood K, will be a Mixed Use (M-X) development oriented toward adjacent multi-family housing and recreational access and activities at the Old River Regional Park. (Figure 4.20). The area

is intended as an activity hub for the northern portion of Mountain House, providing a range of commercial, office, higher density housing, and recreational services to the community.

Uses: The Old River Center includes a combination of uses (commercial/office/high density housing), and Medium-High Density Residential uses. Commercial and residential development is expected to be oriented toward the proximity to Old River and its recreational and aesthetic amenities. Examples may include boutique retail shops, restaurants and delis, and multi-family housing. The entire center is bounded to the north by Old River Regional Park. To the west are Low Density Residential and Medium Density Residential uses within the Neighborhood I active adult neighborhood, while the east side is bounded by lake/open space uses and Low Density Residential and Medium Density Residential housing within Neighborhood K.

Open Space/Recreation. Adjacent to the Old River Center, the Old River Regional Park is configured to provide a wide, usable area between the residential/commercial uses and the river. Park uses in the vicinity of Old River Center are anticipated to include a river interpretive center, trail head and staging area, extensive walking/hiking trails, picnic areas, and parking and a future boat launch facility.

Access: On the south side of the Old River Center, Central Parkway intersects with the primary Collector street serving the Old River Center and Neighborhood K. Central Parkway continues north and provides access to the Mixed-Use development focused on each side of the roadway, then continues to its terminus at Old River Regional Park.

Building Orientation: Mixed Use buildings will be oriented primarily to Collector streets, and/or to the lake when suitable lake frontage sites are available. Off-street parking provided to support retail Mixed Use activities will be located to the sides or rear of buildings, to the extent possible.

Edge Conditions. Site plans shall provide for adequate location and quantity of parking to support a contemporary shopping center; however, building pads shall be sited to maximize the presence of architecture and minimize open expanses of parking on the street edge. Designs shall utilize enhanced architecture, landscape, and screening to ensure an attractive edge condition and buffer service areas.

Residential Interface: Surrounding the Mixed-Use development are Low Density Residential, Medium-High Density Residential, and High Density Residential uses, connected by streets and walkways to the extensive open space network and the commercial uses. A single-loaded local street connecting to the Old River homesites will separate the commercial and residential uses from Old River Regional Park, providing continuous sidewalks and parking between the various uses.

SPII Implementation Measures

1. **Land Use.** Commercial uses shall be located as described by Figure 3.1: SPII Land Use, Figure 3.2: SPII Zoning, and Table 3.2: SPII Land Use by Neighborhood.
2. **Design Guidelines.** All implementing projects shall comply with the applicable provisions of the Mountain House Commercial, Office & Industrial Design Manual, as amended, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion.

3. **Site Design.** The site design of Community and General Commercial area shall be generally consistent with the conceptual designs indicated in Figures 4.16 to 4.20, subject to minor modifications during preparation of Tentative Maps, MHCSD requirements, or Lammersville Unified School District requirements.
4. **Civic Uses.** Civic and community buildings shall generally have primary facades which “front” public streets and spaces, and the design of such facilities shall enhance public access and perception of such buildings.
5. **Site Planning.** Site design and building orientation shall provide easy, preferably direct, access to stores by transit users and pedestrians, without parking lots being serious impediments to access. Buildings shall be oriented toward streets, public spaces and parking areas, with easy pedestrian access via sidewalks and transit to adjacent residential, civic, open space, or commercial/industrial uses.
6. **Parking.** Parking areas shall be located to the rear or side of commercial buildings whenever practical. Shared parking areas and shared access drives shall be utilized to reduce curb cuts and points of conflict along streets. Shared parking may be allowed with non-commercial uses such as churches, parks and recreation facilities. Uses within each Community Commercial area shall utilize shared parking areas and access drives to the degree possible.
7. **Transit Facilities.** All commercial areas shall be served by transit and shall comply with the applicable requirements of the TDM/TSM.
8. **Pads.** Pad uses shall be designed as secondary, supporting elements within Community Commercial areas, utilizing the same architectural style. Service stations and other “pad” uses, including parking areas, shall be carefully designed to not visually dominate the street or intersection.
9. **Pedestrian Amenities.** Community Commercial Areas shall provide exterior pedestrian protection from sun and rain, by means such as colonnades or recessed walkways. Each Village Center shall establish one or more areas for outdoor dining and gathering, and elements such as courtyards, awnings, canopies, or trellises are encouraged.

For more guidelines on site furnishings, lighting, and signage, see the Mountain House Commercial, Office & Industrial Design Manual.

10. **Pedestrian Access.** Village Centers shall be easily accessible from surrounding neighborhoods by pedestrians and bicycles, and shall incorporate the following elements, to the extent feasible:

Pedestrian walkways through parking areas,

Direct connections of pedestrian walks from storefronts to adjacent streets,

Pedestrian “breezeways” or access streets connecting through or between buildings to residential areas adjacent to the Village Center site,

Direct pedestrian access from transit stops to storefronts, and

Storefronts of buildings facing surrounding streets.

11. **Building Design.** All commercial buildings should express a clear sense of entry, and should be sited with the primary facades oriented to sidewalks adjacent to streets, for direct pedestrian access. In general, the placement, massing, and scale of buildings shall be oriented to pedestrians and connections to transit. To the extent possible, buildings shall be located with entries and primary facades facing the public streets, with parking and loading areas to the sides or rear.

Each Village Center shall display a unified design with an architectural theme to be utilized throughout the site. Building massing in Village Centers may vary, but shall reinforce one or more focal areas, emphasizing pedestrian use.

12. **Landscape Design.** The landscape concept for commercial and industrial areas shall emphasize the consistent treatment of street corridors, the placement of vertical accent tree plantings at parcel entries and to demarcate large single-user parcels, and the planting of vertical trees at major use areas. In commercial and industrial areas, accent trees shall be used in groups or regular groves at building entries, patios, courtyards, employee gathering areas or other special areas. Setback landscaping in commercial and industrial areas should create an effective separation/buffer between uses and parcels.

To visually minimize the impact of the mass of parking areas and to facilitate pedestrian movement, parking areas in Village Centers shall be heavily planted with trees and should, to the extent feasible, be broken up with buildings or landscaping.

13. **Recycling Collection Site.** A single, centralized recycling collection site shall be designated in each Village Centers (Neighborhood D and K).
14. **Service Areas.** Service, loading, storage or other potential nuisance areas shall be located to minimize impacts on adjacent uses.
15. **Office and Industrial Sites.** The Office Commercial site at Central Parkway and Grant Line Road shall be designed to complement the adjacent Village Center and multi-family housing areas.
16. **Building Design.** Office and Industrial uses should reflect a similarity of design within each identifiable area or at least consistent with design guidelines. Buildings shall generally have a clear sense of entry and primary facades that face toward public streets and be designed to enhance public access and perception of such buildings.
17. **Future Rail Station.** The rail facility north of Byron Road shall include transit information, parking, and waiting areas. These facilities shall be required when commuter rail service is implemented.

MOUNTAIN HOUSE SPECIFIC PLAN II

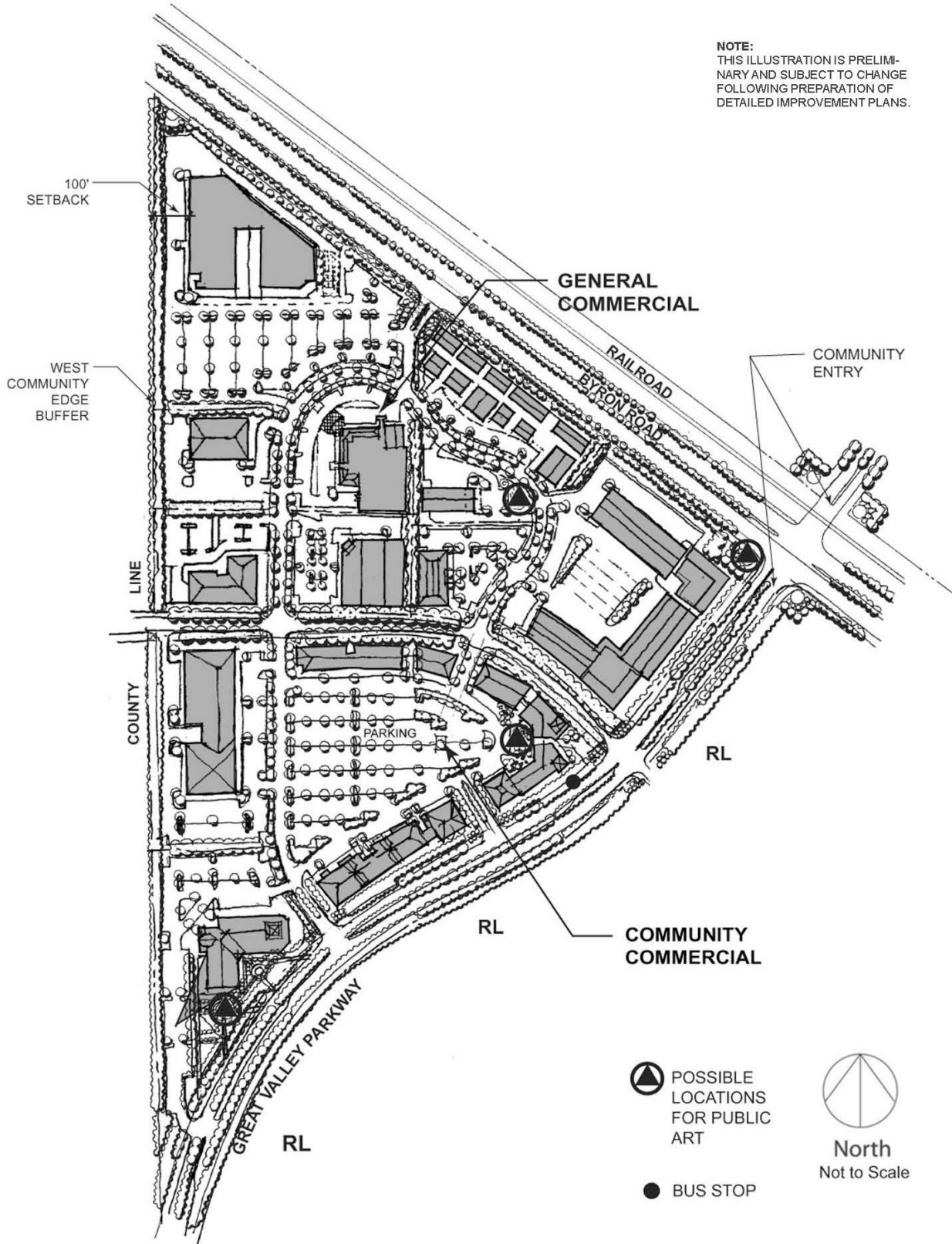
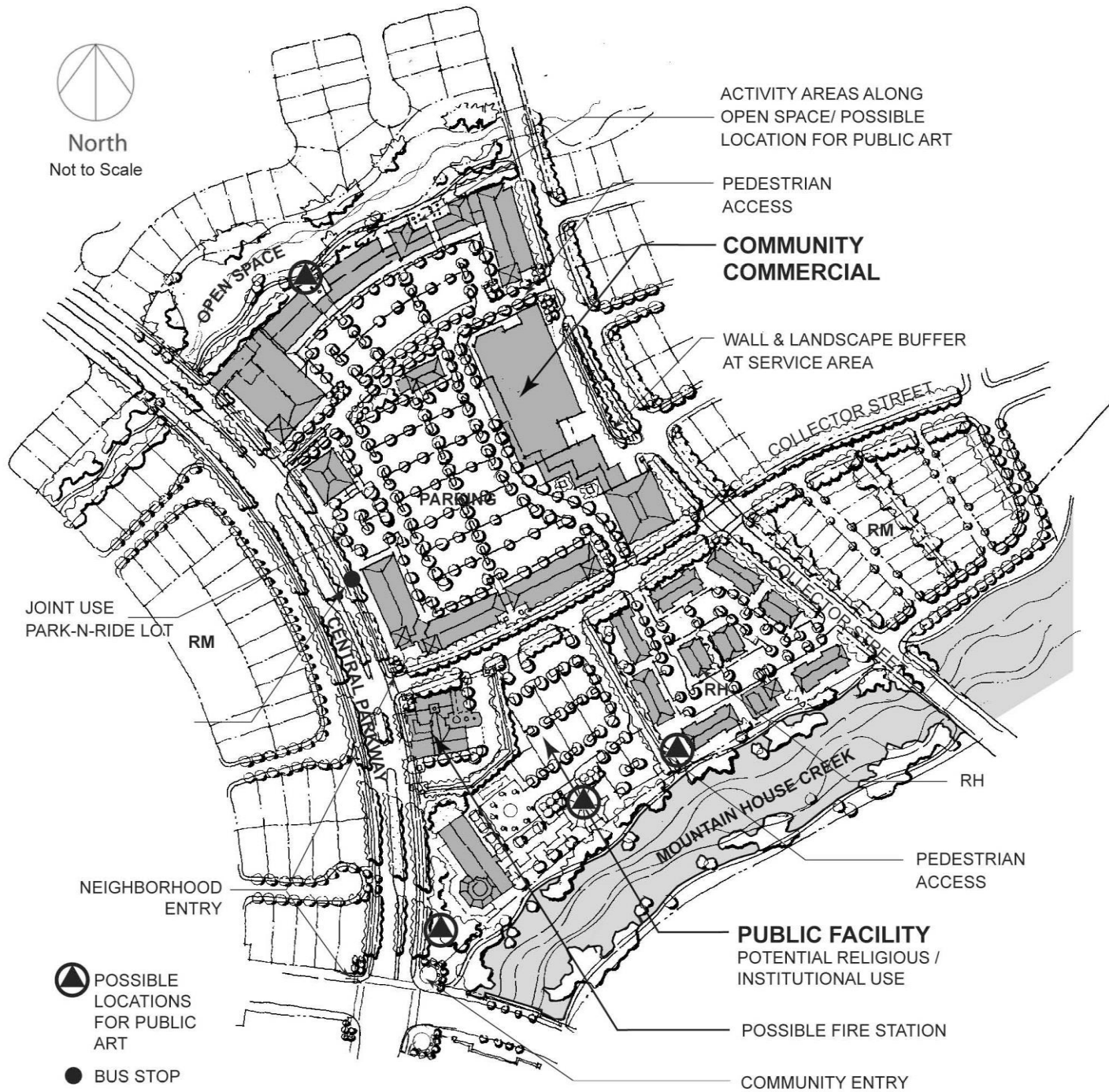


FIGURE 4.17 – NEIGHBORHOOD 'H' COMMUNITY/GENERAL COMMERCIAL AREA

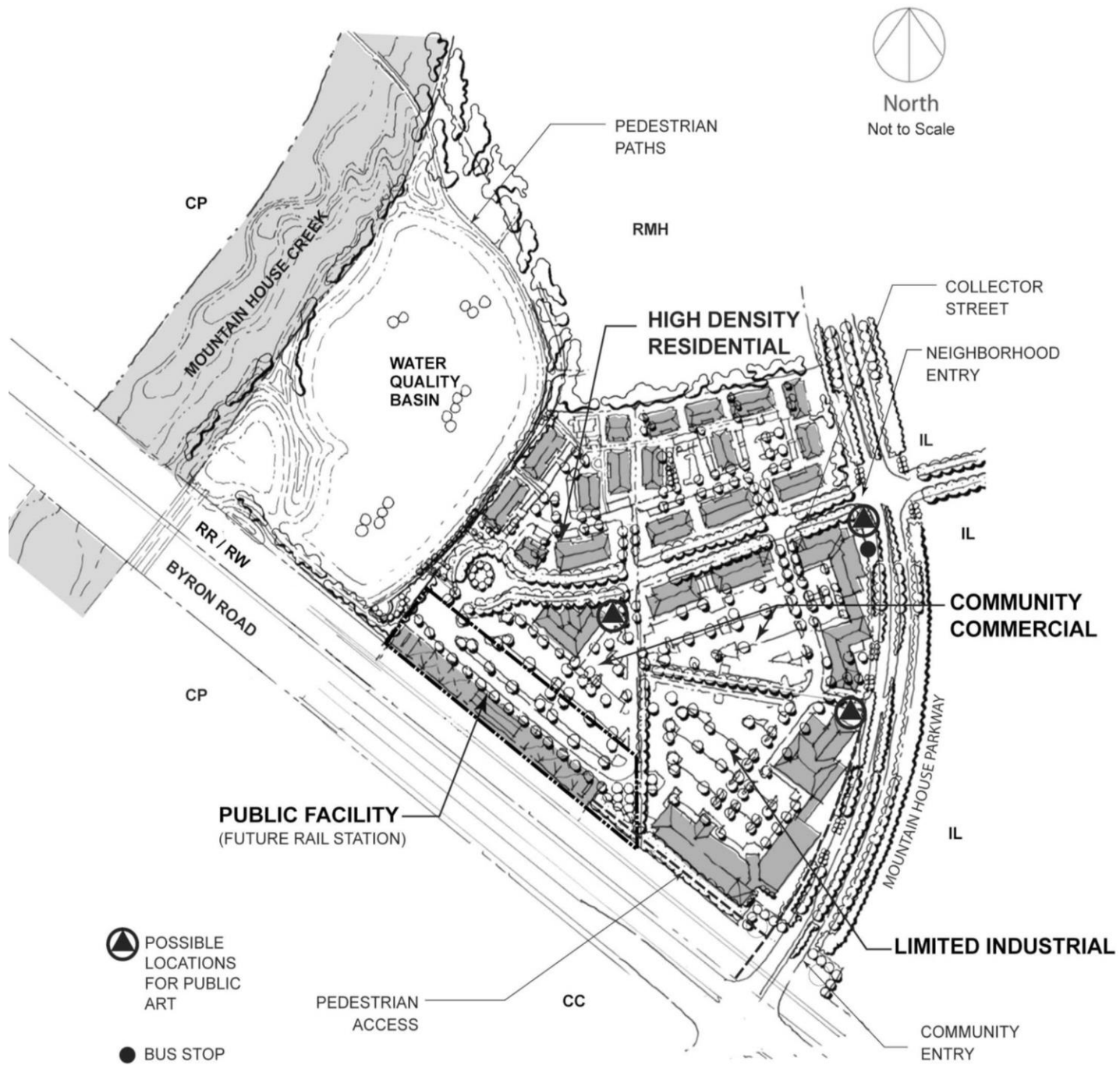
MOUNTAIN HOUSE SPECIFIC PLAN II



NOTE:
 THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

FIGURE 4.18 – NEIGHBORHOOD 'K' VILLAGE CENTER

MOUNTAIN HOUSE SPECIFIC PLAN II



NOTE:
 THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

FIGURE 4.19 – NEIGHBORHOOD 'L' CENTER

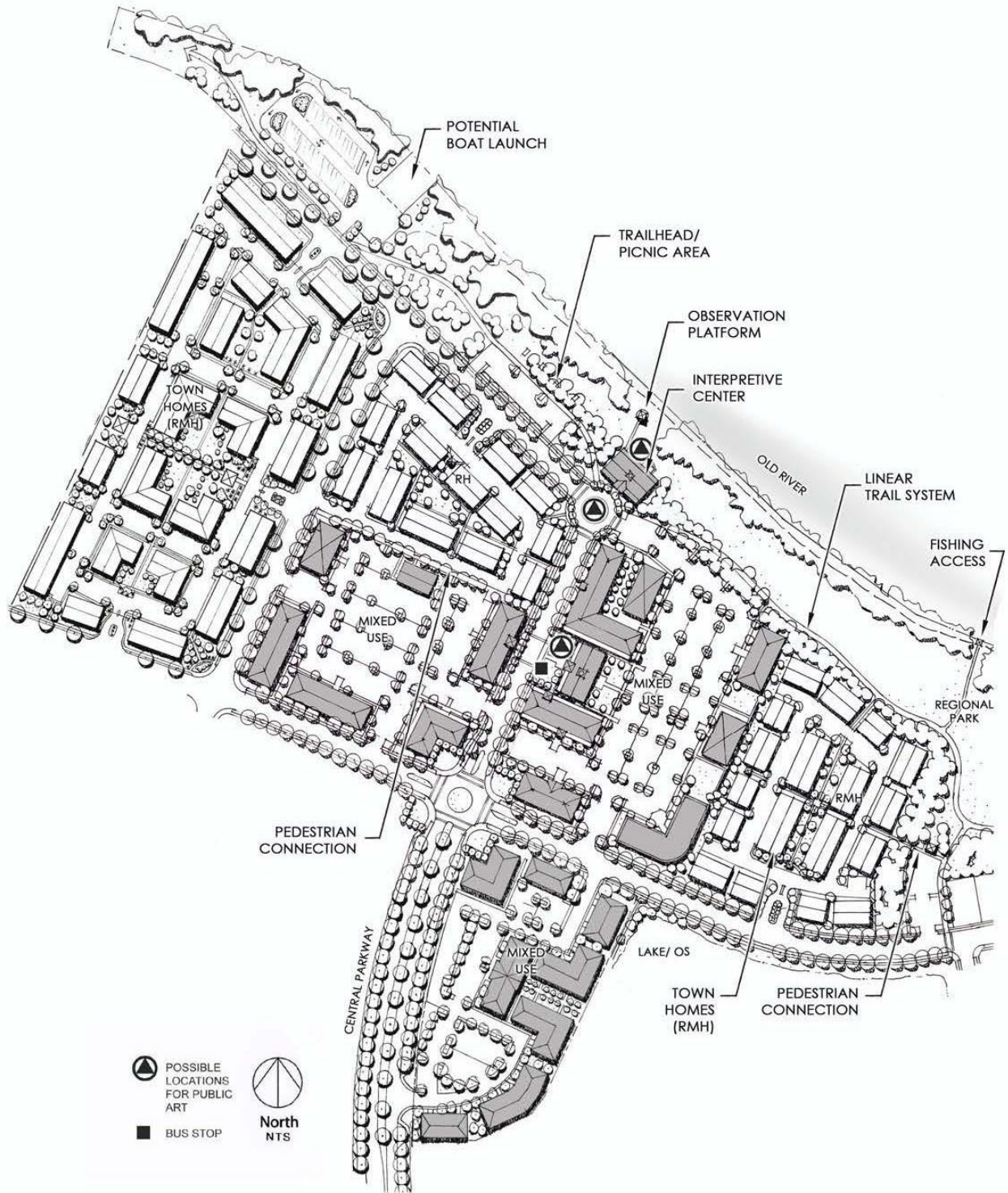


FIGURE 4.20 – OLD RIVER CENTER

4.6 NEIGHBORHOOD CENTER FOCUS AREAS

Master Plan Summary

The Master Plan requires a Special Purpose Plan for Neighborhood Centers. Alternatively, a Special Purpose Plan may not be necessary if a sufficient level of detail for the Neighborhood Center is included in the Specific Plan.

Plan Description

This Specific Plan II, combined with the Master Developer Mountain House Commercial, Office & Industrial Design Manual as referenced, will serve as the Special Purpose Plans for Neighborhood Centers within SPII. This document describes the conceptual layout and design and requirements relative to uses, locations, access, physical relationships, pedestrian facilities, and service requirements for each Neighborhood Center, and provides an adequate level of detail such that the need for and detail of subsequent, discretionary permits may be minimized where development applications are found consistent with this Specific Plan.

There are five Neighborhood Centers in SPII, four in the family neighborhoods of Neighborhoods C, D, H, and L, and one in the mixed active adult and family neighborhood of Neighborhood K. Each Neighborhood Center includes a K-8 school with a contiguous neighborhood park and a one-acre neighborhood commercial area surrounded by residential uses (see s 4.21 to 4.25).

Neighborhood Centers are located in the middle of each neighborhood, providing easy access from all surrounding residential areas. Each site is unique in shape and orientation in order to reinforce the identity of each neighborhood. A primary goal is to provide for the integration of uses and activities within and adjacent to the Neighborhood Center. A variety of public and private uses are encouraged with a common architectural and landscape theme used throughout, compatible with the residential character of the neighborhood. Shared use of school buildings, park and school facilities and school parking is anticipated.

The K-8 schools are the largest land uses within the Neighborhood Centers. Each school occupies approximately 16 acres in a central location within the neighborhood. The designs facilitate community use of facilities during non-school hours, pursuant to the Joint Use Facilities Agreement between the Lammersville Unified School District and the MHCS D.

A five-acre Neighborhood Park will be located adjacent to each school site (see Figure 3.1: SPII Land Use). The parks will provide the primary open space amenity for the surrounding residential areas within the neighborhood, and will create a sense of arrival when entering the neighborhoods.

As required by the Master Plan, Neighborhood Commercial areas are intended to serve the daily needs of people in the neighborhood. They are an integral part of the Neighborhood Center concept and will share a common theme, landscaping and convenient pedestrian connections to neighborhood residential areas, the school and park.

Adjacent residential uses are also an integral part of the Neighborhood Center. The consistent treatment and requirements identified for these areas will reinforce the neighborhood theme and help minimize conflicts between the various uses.

'C' Neighborhood Center

The 'C' Neighborhood Center (Figure 4.21) is bounded on the west side by a distinctive, curvilinear collector loop street connecting to Central Parkway. The site forms the terminus of an entry collector street from both Central Parkway and Great Valley Parkway. The site separates lower density residential uses to the west and higher density uses to the north, east and south. Alley-served lots front the street to the east of the school and park sites.

The school is located south of the park, with school vehicular access and parking anticipated from the east side of the site, while the park joint-use area is located on the east side of park, adjacent to school play areas.

The Neighborhood Commercial site is located across Vecindad Street. The streets surrounding the site will buffer and help to separate the commercial area from adjacent homes.

'D' Neighborhood Center

The 'D' Neighborhood Center (Figure 4.22) serves as the focus for a diverse neighborhood encompassing the Specific Plan II residential areas, the Village Center at Grant Line and Central Parkway, the High School and the residential uses in Specific Plan III, to the east. The site is an east/west oriented rectangular site with Neighborhood Park uses located west of the K-8 school. The west side of the site is bounded by a Collector street separating the High School and residential areas. The site forms terminus of an entry collector street from De Anza Boulevard, through Specific Plan III. Alley-served lots front the streets to the south and east of the school and park sites.

The Neighborhood Park is located to provide a separation between the High School and K-8 school uses. Vehicular access and parking for the school site is anticipated from the collector street on the north side of the site. The park joint-use area is located on the south side of the park, away from the Neighborhood Commercial across the collector street.

The primary façade of the Neighborhood Commercial use will face the park. A wall and landscape buffer help to separate the commercial area from adjacent homes.

'H' Neighborhood Center

The 'H' Neighborhood Center (Figure 4.23) is a northeast/southwest oriented rectangular site at the terminus of entry Collector streets from Great Valley Parkway and De Anza Boulevard. The north side of the park is bounded by a Collector street that generally parallels Byron Road, connecting between Great Valley Parkway and De Anza Boulevard. Alley-served lots front the streets to the northwest and southeast of the school and park sites.

The Neighborhood Park is north of the school site with the joint use area on the west side, away from the neighborhood commercial site. School buildings area centrally located within the school site, with vehicular access and parking anticipated from the west side.

The Neighborhood Commercial site is located east of the park, across the collector street. The primary building façade is oriented toward the park. A wall and landscape buffer help to separate the commercial area from adjacent homes.

'K' Neighborhood Center

The 'K' Neighborhood Center (Figure 4.24) is situated at the terminus of entry collector streets from Central Parkway. The Neighborhood Center is primarily an east-west rectangular site, with a narrow Neighborhood Commercial area extending south of the K-8 school to Central Parkway. Landscape and building orientation within the site are intended to accentuate the relationship between Neighborhood 'J' to the south, and the collector street entry from Central Parkway. The collector street on the south side of the K-8 school generally separates Lower Density Residential uses to the north and Medium Density Residential uses to the south. The lots fronting the K-8 school on this Collector street are alley-served.

Within the site, the Neighborhood Park is located immediately north of the school. Vehicular access and parking for the school is anticipated on the south side of the site.

The Neighborhood Commercial area will be separated from the adjacent homes by a masonry wall and landscape buffer.

Sidewalks on the adjacent roadways connect the Neighborhood Center uses with the nearby lake/open space trail network (see Figure 9.2: SPII Bicycle and Pedestrian System).

'L' Neighborhood Center

The 'L' Neighborhood Center (Figure 4.25) is an east/west oriented site in the center of this water-oriented neighborhood. The site is rectangular on three sides with a distinctive circular street along the frontage of the Neighborhood Park and the adjacent lakes/open space. Convenient pedestrian connections will be provided between Neighborhood Center uses and the lake/open space trail network (see Figure 9.2: SPII Bicycle and Pedestrian System).

Vehicular access and parking for the school is anticipated from the Collector street along the north side of the site. Neighborhood Commercial uses area located east of the park, across the collector street. Commercial buildings may orient toward the park or lake/open space.

SPII Implementation Measures

1. **Land Use.** Neighborhood schools, parks and commercial sites shall be located as indicated by Figure 3.1: SPII Land Use. Land uses that are permitted in the Neighborhood Centers shall be as specified by the Mountain House Development Title.
2. **Site Design.** The site design of Neighborhood Centers shall be generally consistent with the conceptual designs indicated in Figures 4.21 to 4.25, subject to minor modifications during preparation of Tentative Maps, MHCS D requirements, or Lammersville Unified School District requirements.
3. **Neighborhood Center Boundaries.** The boundaries of Neighborhood Centers shall include the Neighborhood Center uses (school, park, neighborhood commercial), surrounding roadways and immediately adjacent residential areas. Final dimensions and configurations for residential uses shall be determined by the Tentative Map for each area.
4. **Subsequent Development Plans.** Subsequent development plans for all uses within the boundary of the Neighborhood Centers shall be consistent

with the requirements and intent of this Specific Plan and with the Development Title and other applicable Community Approvals.

5. **Discretionary Permits.** Discretionary permits for land uses in Neighborhood Centers may be waived, at the discretion of the Community Development Director, if the provisions of this Specific Plan and other Community Approvals are met and there are no unresolved planning issues. The County and the MHCS D shall work with the school district to ensure that the school plans complement and are consistent with the other portions of the Neighborhood Center.
6. **Amendments.** The density of residential uses may change without an amendment to the Special Purpose Plan, provided that such changes do not adversely impact other features of the Plan.
7. **Other Modifications.** Minor modifications to the Specific Plan without a formal Plan Amendment including reconfigurations, placement of facilities or land use relationships which do not violate or adversely impact other elements of the Plan may be permitted subject to approval by the Community Development Director.

Integration of Uses

8. **Central Location.** Each Neighborhood Center shall be centrally located within its neighborhood, generally no further than 1/2 mile as measured in a straight line radial from any residence in the neighborhood. All Neighborhood Center uses shall be situated adjacent to collector streets, with direct sidewalk or through-block connections to pedestrian walks, bikeways or trails.
9. **Accessibility.** Neighborhood Centers shall be easily accessible from the neighborhood street system. Local streets serving adjacent residential areas shall form an interconnected network of residential streets. Street layout should prevent, where feasible and reasonable, the need to 'backtrack' by pedestrians and bikes.
10. **Transit.** In addition to the bus stop planned for the school site, a transit stop shall be provided near the Neighborhood Commercial site, as specified by the Mountain House Community Services District (MHCS D), in accordance with MHCS D transit facility policies and programs.
11. **Variety of Uses.** A variety of public or private uses are encouraged within the Neighborhood Centers, including education, recreation, commercial, office, civic, institution or other resident-serving uses. (See the Mountain House Development Title for permitted uses.)
12. **Common Landscape Theme.** Landscaping of the Neighborhood Centers should reinforce the common identity for the neighborhood and be consistent with the plant palettes established by the MHCS D Design Manual, Roadway Landscape Plans and/or other applicable neighborhood design criteria. Entries and arrival points shall be emphasized.
13. **Common Architectural Theme.** A consistent architectural theme shall be used throughout the Neighborhood Center, and implemented through Design Manuals. Buildings shall be compatible with a common architectural

theme designated for the neighborhood, and shall utilize common forms, details, materials and colors. The common theme will be established by the Master Developer. Building details such as entries, columns, articulation of windows, overhangs, trellises, gates, fences, and furnishings, shall be emphasized.

14. **Building Siting.** Buildings should be located adjacent to streets and walkways, with front doors and entries oriented to the street. Residential garages shall be recessed per the County Development Title, and should be recessed further where practical.

K-8 School

Requirements contained herein for the school site and facilities are subject to the concurrence of the Lammersville School District. Alternate proposals made by the District do not require approval by San Joaquin County or amendment of the Special Purpose Plan.

15. **Phasing.** Each school is anticipated to be built in a single phase with construction timing to be determined by the Lammersville Unified School District.
16. **Parking.** The site plans shall include an on-site parking lot for staff and visitors. As contained in the Lammersville Unified School and MHCSD Joint Use Agreement, the school parking lots will be available for park uses after school hours. Additional on-street parking will be provided along both sides of the streets bordering the school and park, as determined by the MHCSD.
17. **Vehicular Circulation.** On-site circulation is envisioned to include:
 - A single entrance and exit to the parking lot allowing supervision from the administration building.
 - A on-site school bus drop-off or turn-out near the primary entrance to the school.
 - As necessary, paved and/or stabilized emergency access routes available from other street entrances equipped with removable, lockable bollards.
18. **Pedestrian and Bicycle Circulation.** Pedestrian access shall be from a continuous network of sidewalks along all streets. Bicycle access shall be from a network of Class III bike routes along collector streets within the neighborhood. A sidewalk shall be located around the perimeter of the school and park site, near the street. Multiple points of pedestrian access shall be provided from surrounding streets and between the school and park.
19. **Fencing and Lighting.** Except for the parking lot area, the school site will be surrounded at the perimeter by a four to five foot high, black chain link fence, or other type of fence acceptable to the School District/MHCSD. Each fence shall contain several pedestrian/bike entrance gates, located near street intersections and crosswalks, allowing easy access for neighborhood residents.

Based on the final building design, additional security fencing and gates may be provided at the perimeter of the school buildings/interior courtyard, which will be secured after hours.

Building security lights and parking lot lights shall be planned so as to direct glare away from surrounding homes, and should be no higher than 14 feet.

20. **Landscaping and Signs.** Perimeter and on-site landscaping shall be designed to integrate each school site with its surrounding neighborhood, and will be compatible with the adjacent park. Right of way areas adjacent to the perimeter street will include landscaping, trees, sidewalk, and a jogging path.

Perimeter street tree planting shall consist of the designated neighborhood trees flanking sidewalks and pedestrian areas with groupings of flowering accent trees near entries, in planters and student gathering areas. Tree rows and groupings shall provide windbreaks wherever possible.

Landscaping within the site should define entries and use areas, provide shade and provide windbreaks to the extent feasible, as determined by the Lammersville School District.

21. **Architecture.** School buildings shall reflect a unified theme, compatible with the 'common architectural' style established for the neighborhood. Buildings shall utilize quality materials, color palettes and details which reinforce the common theme.

Neighborhood Parks

23. **Joint Use.** Subject to the terms of the Joint Use Agreement between the MHCSD and the Lammersville Unified School District, 2.4 acres of the park site will be developed as a joint use facility. A combination of active and passive use areas will be provided, with the active field areas occurring within the designated joint use area.

24. **Park Components.** Required components shall include multi-use fields (within the joint use area), children's play areas for different age groups, open turf area, picnic areas, drinking fountain, walkways and fencing of the joint use area, if required by the School District. Additional future components may include those specified by the MHCSD, or as required by Community Approvals.

The Neighborhood Park will not include off-street parking, restrooms, or recreational field lighting.

25. **Bicycle and Pedestrian Access.** As described for the school site, a sidewalk shall surround the school/park site adjacent to the street. Where appropriate, walkways may be designed to incorporate changes in alignment and/or elevation to create variety. Such changes in alignment shall incorporate smooth transitions and result in a smooth and natural appearance.

Bicycle racks shall be provided near use areas, easily accessible from walkways.

26. **Parking.** On-street parking shall be provided along both sides of surrounding collector and local streets, subject to MHCSD approval.
27. **Landscaping.** Park landscaping shall utilize the designated neighborhood plant palette for shade trees and flowering accent trees, in accordance with the MHCSD Design Manual and Roadway Landscape Plan. Landscaping should provide for shaded walkways, definition of and shading of uses areas and wind protection. Grading/berming may be used to define use areas, provide spectator viewing areas and aid in wind protection.
- Vines along fences should be used to visually soften the views of these elements, subject to approval by the MHCSD. Tree windrows shall be used between the school and park and elsewhere, as appropriate, to provide wind protection and a visual backdrop for the park.
28. **Fencing.** Fencing, where required, shall consist of four to five foot high, black chain link fencing, or as required by the MHCSD as part of a specific recreational facility. Fence design, shall be compatible with the common neighborhood theme, as defined by the Master Developer, and per MHCSD approval and Community Approvals.
29. **Lighting.** Lighting fixtures shall be of a common design throughout the Neighborhood Center in order to reinforce the neighborhood theme consistent with the MHCSD Design Manual. Height of street lights should be minimized to emphasize the pedestrian scale, while protecting against vandalism (12 to 14 feet is typical), subject to MHCSD approval. No field lighting shall be allowed.
- Primary lighting shall be provided by ambient street lighting.
30. **Street Furniture.** Furniture shall be of a common design throughout the Neighborhood Center in order to reinforce the common neighborhood theme, and reduce future maintenance costs. Furniture should include benches, picnic tables, trash containers, barbecue pits (if any), or other similar items, as determined by the MHCSD.
- The furnishings shall be selected as part of the infrastructure design of the surrounding Neighborhood, consistent with the MHCSD Design Manual.
31. **Site Approval.** This Specific Plan fulfills the Site Approval requirement for neighborhood parks in Neighborhoods C, D, H, K, and L, as long as final and construction plans are in substantial conformance with this Specific Plan.
32. **Public Art.** Neighborhood Parks shall include public art consistent with the Master Plan requirement that public art be incorporated into appropriate areas open to the public.
- Public art should be located at one of the primary entries or focal points in the park, such as the collector street intersection near the Neighborhood Commercial site. It may include earth forms, special furnishings, unique planting or landscape elements, as well as more traditional art forms such as sculpture or mosaics.

Neighborhood Commercial

33. **Building Siting.** Buildings shall be located adjacent to the collector street with parking and service to the rear or sides. Main entrances shall face the collector street.

Setbacks should be minimized for building entries facing the street (see the Mountain House Development Title).

Outdoor eating, gathering, or other plaza areas shall be included in the subsequent site plans.

34. **Vehicular Access and Parking.** Off-street parking shall be located to rear of buildings. Additional parking will be available on adjacent streets.

35. **Pedestrian and Bicycle Access.** Bicycle access will be provided from collector streets (Class III routes). Pedestrian access shall be from sidewalks. On-site walkways shall connect to street sidewalks or drives.

Crosswalks shall be provided at street intersections, as determined by the MHCS D, and may include enhanced materials such as brick, stone, patterned concrete, concrete pavers or other materials compatible with the common theme, as approved by the MHCS D. Materials and treatments shall be consistent with the MHCS D Design Manual.

Bicycle racks and/or lockers shall be located near building entries, and may be located near transit stops.

36. **Architecture.** As addressed in the Master Developer Mountain House Commercial, Office and Industrial Design Manual, buildings shall reflect the common theme established for the neighborhood, compatible with surrounding residential uses. Building details shall emphasize gabled roofs, overhangs, entries, articulation of building facades, windows, trellises, arbors and other human-scale elements, consistent with applicable design regulations.

Large unbroken expanses of siding, glass or roofs are prohibited.

Reflective window glazing is prohibited.

37. **Landscaping.** Landscaping shall utilize the designated neighborhood plant palette for shade trees and flowering accent trees per the MHCS D Design Manual or Roadway Landscape Plan, as applicable. Entries and intersections shall utilize flowering accent plant material. Streets and walkways shall be flanked by shade trees.

Trellises, arbors, fountains, special paving or other such elements should be used to enhance the pedestrian environment and reinforce the common theme.

38. **Walls.** A masonry sound/privacy wall shall be provided between parking areas and any abutting residential uses.

39. **Lighting.** Lighting fixtures shall match fixtures selected for the entire Neighborhood Center (see the MHCS D Design Manual). Pedestrian scale fixtures, walk lighting, building entry lighting or other accent lighting shall be provided. Parking lot lights should be designed to minimize the height of poles and to minimize glare on adjacent properties.

Adjacent Residential Uses

40. **Building Placement and Architecture.** Residential buildings located across from school and park uses shall reflect the common theme established for the neighborhood, in terms of form, details, materials and colors. Residential uses surrounding the Neighborhood Center should be oriented toward the street with front entries and porches facing the school, neighborhood commercial and park uses.

Garages are encouraged to be located in the rear half of the lot with access provided by rear alleys or narrow driveways from the fronting street, whichever condition serves the lot. Garages may be detached or attached. Detached garages are encouraged.

41. **Driveways.** Driveways on collector streets and around the school and park shall be narrow, limited in width to a maximum of twelve feet, until flared out near the garage. 'Hollywood' drives, incorporating a narrow planting area between paved wheel strips are encouraged. Residential driveways should also be "paired" as much as possible to maximize unobstructed lengths of front yard space as well as to minimize auto egress/street conflicts.

42. **Pedestrian and Bicycle Access.** Pedestrian access between residential areas and the school and park should occur primarily from sidewalks along local and collector streets. Use of through-block connections should be minimized and approved by the MHCS D General Manager.

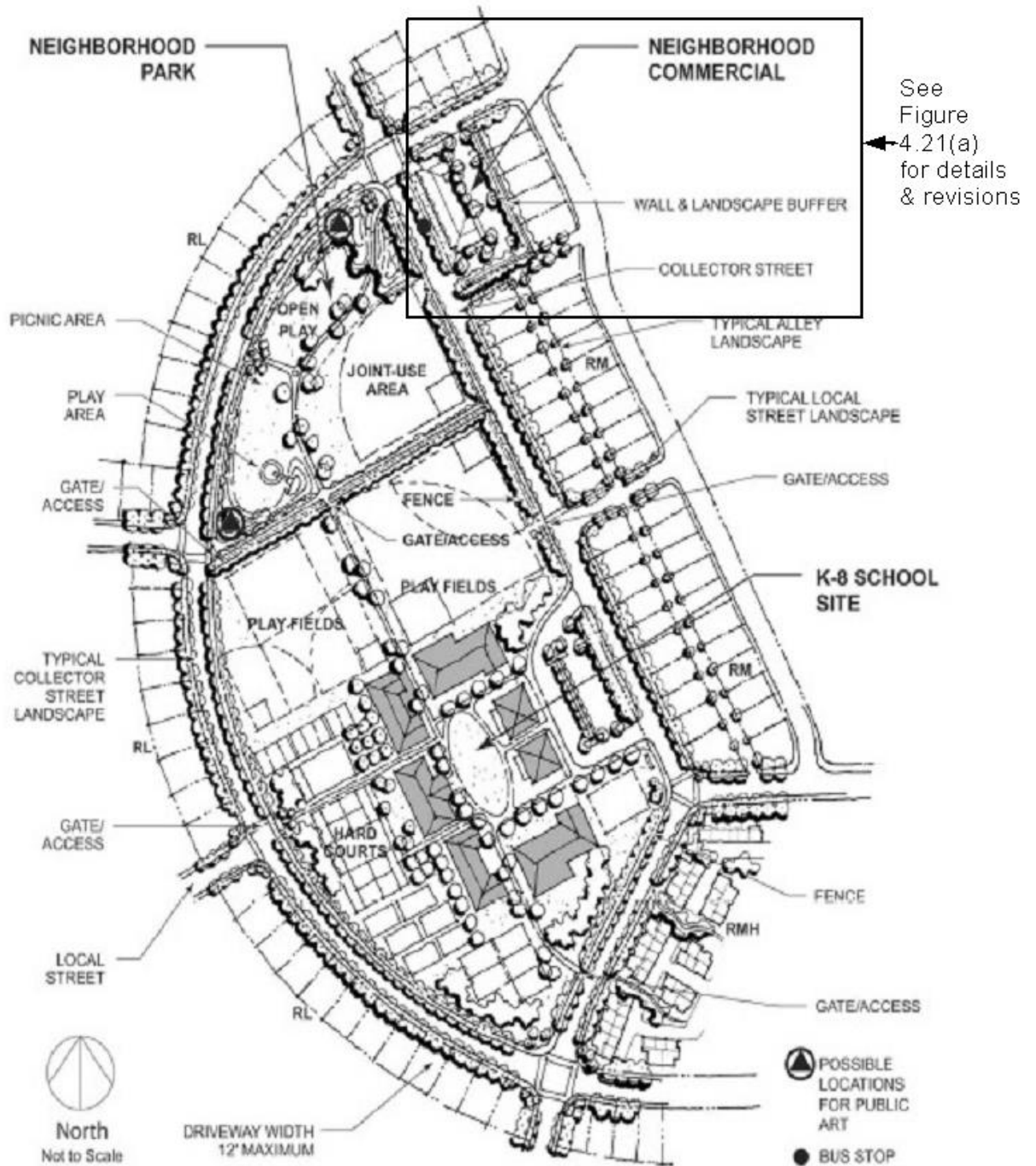


FIGURE 4.21 – NEIGHBORHOOD 'C' CENTER

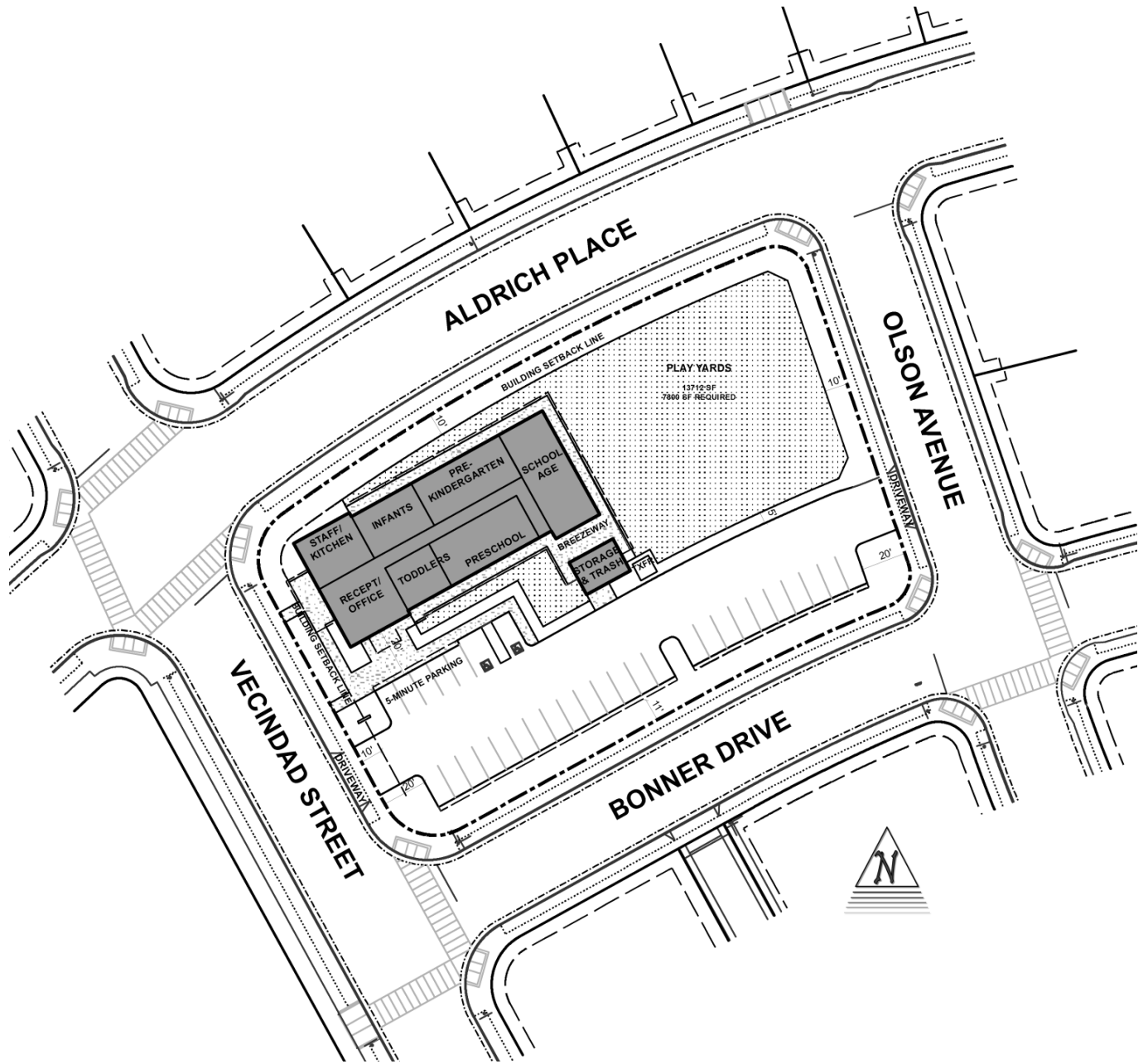


FIGURE 4.21 (a) – NEIGHBORHOOD COMMERCIAL – CHILDCARE CENTER ALTERNATIVE

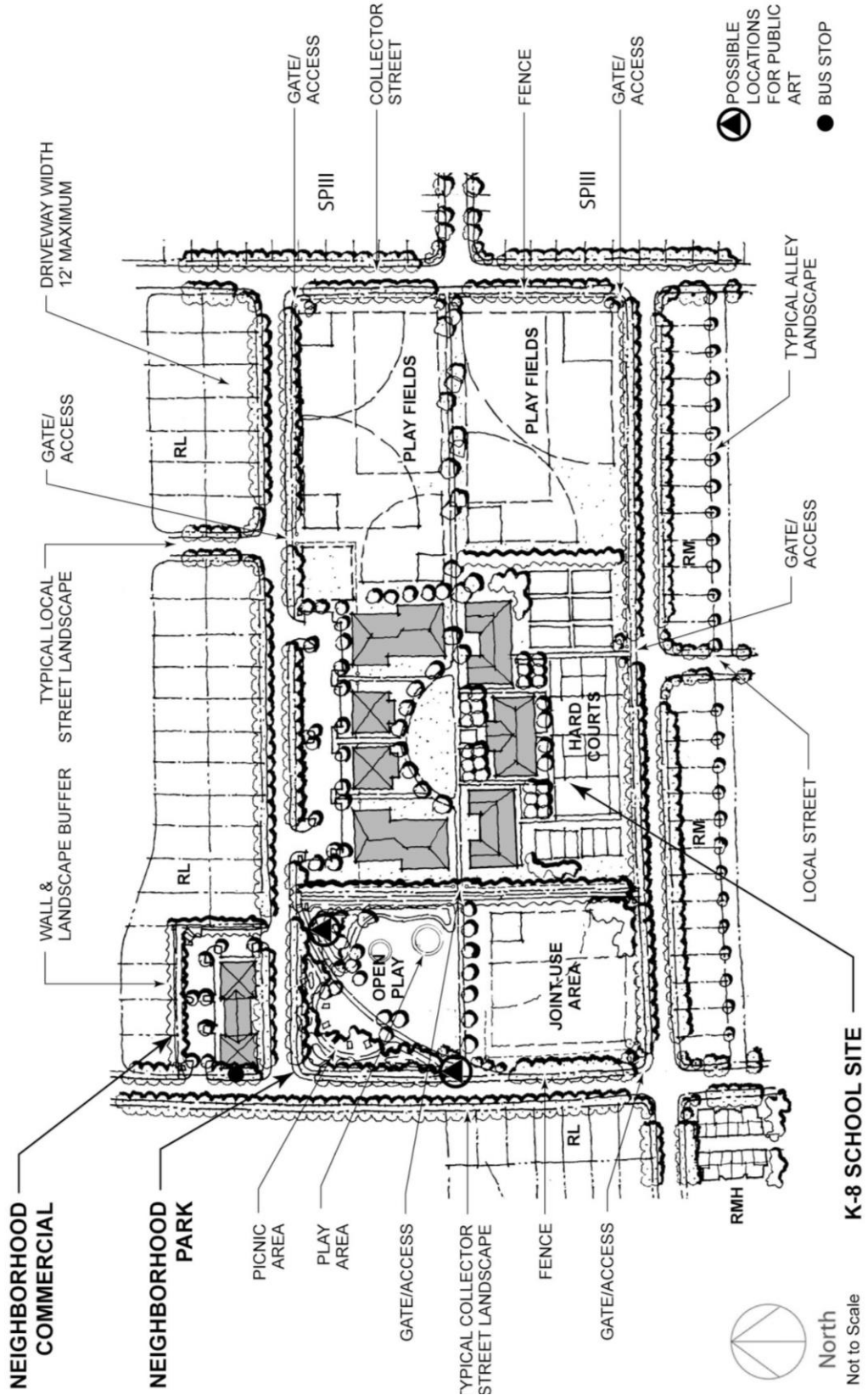


FIGURE 4.22 – NEIGHBORHOOD 'D' CENTER

MOUNTAIN HOUSE SPECIFIC PLAN II

NOTE:
THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

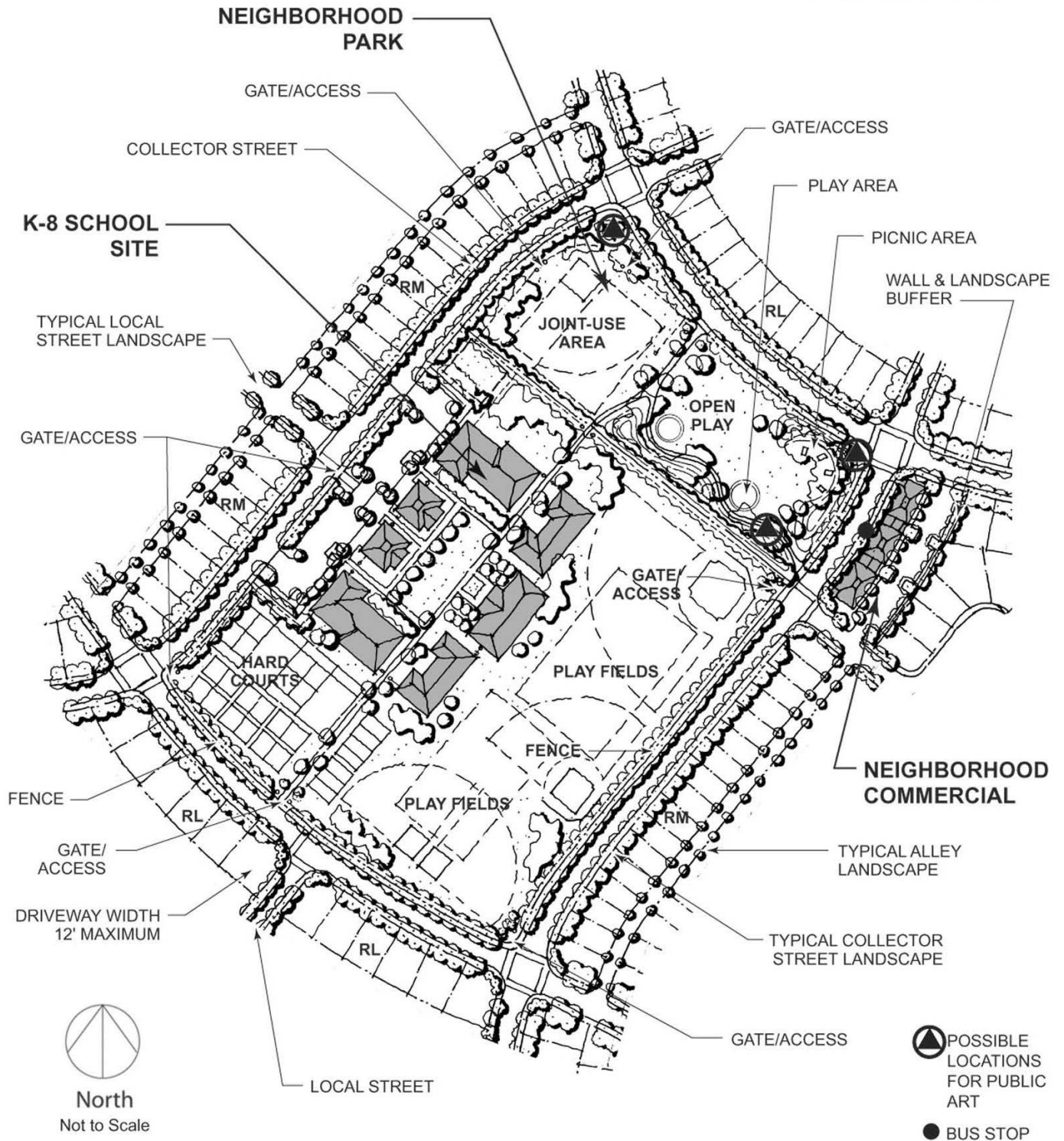


FIGURE 4.23 – NEIGHBORHOOD 'H' CENTER

MOUNTAIN HOUSE SPECIFIC PLAN II

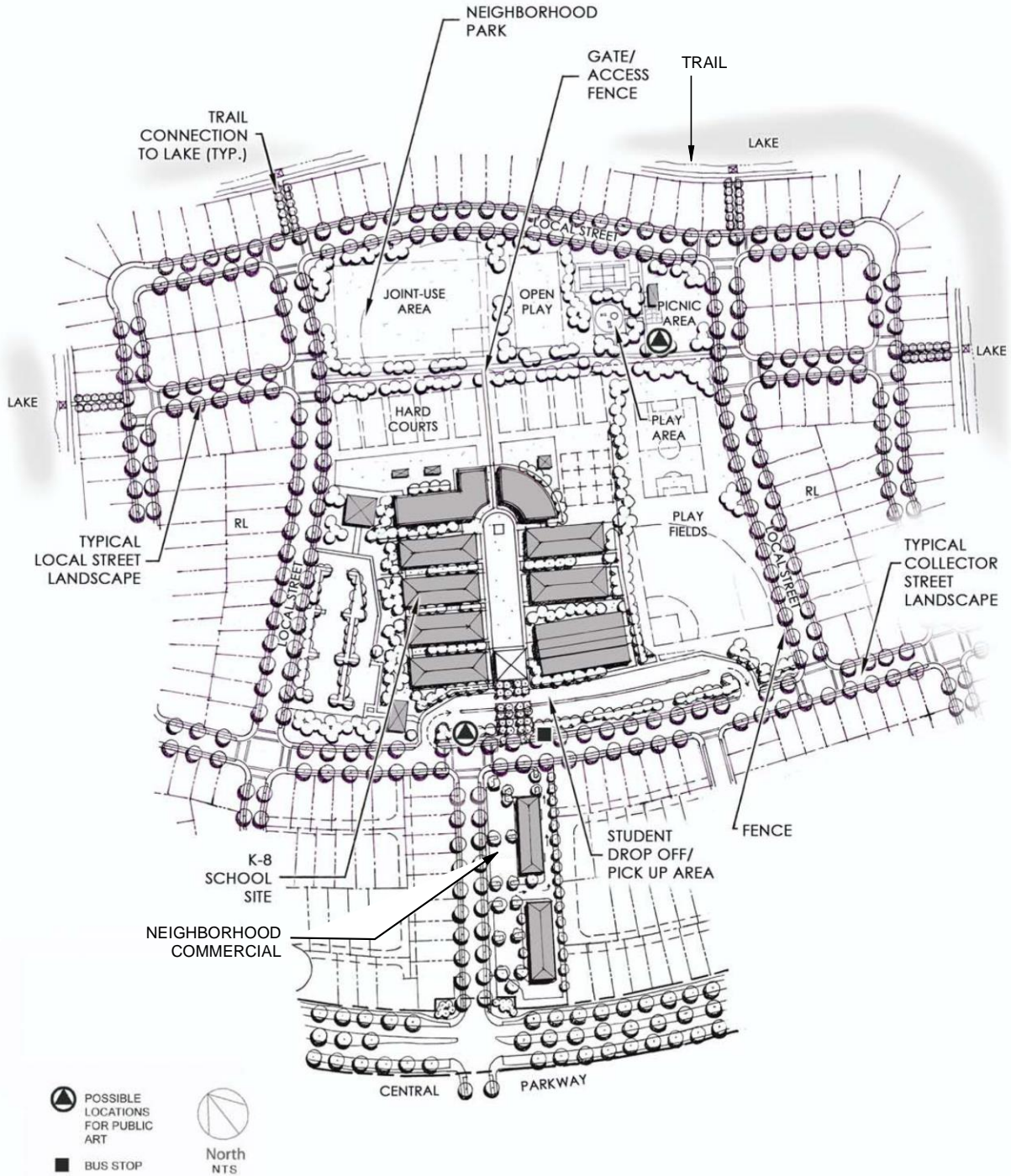


FIGURE 4.24 – NEIGHBORHOOD 'K' CENTER

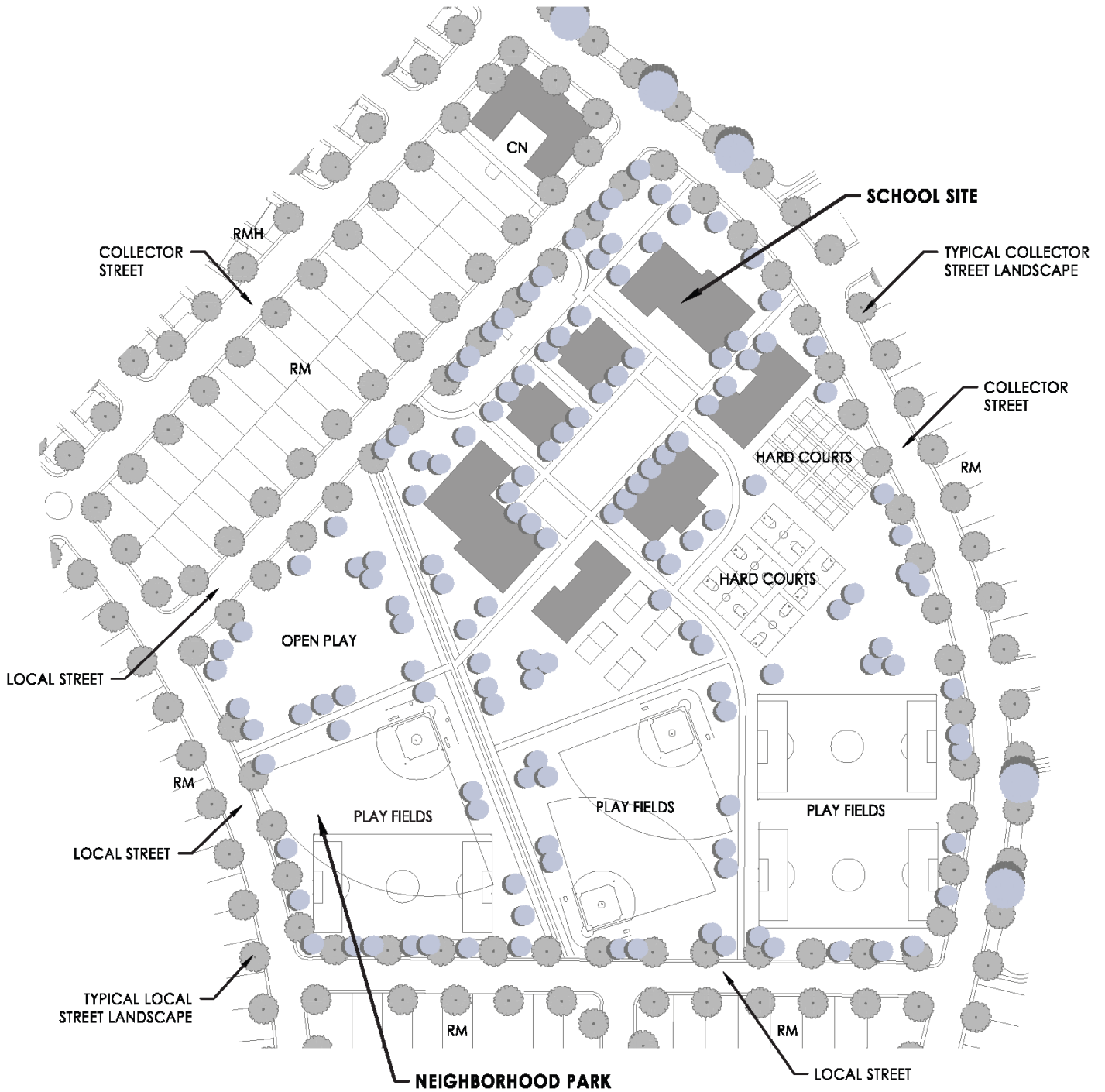


FIGURE 4.25 – NEIGHBORHOOD 'L' CENTER



FIGURE 4.27 – NEIGHBORHOOD ‘I’ CLUBHOUSE/RECREATION CENTER

CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES

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CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES

5.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to education, child care, and library services, and states both the Plan Description and Implementation Measures for SP II. Additional information may be found in Chapter Three: Land Use and Chapter Four: Development and Design.

5.2 SCHOOLS

Master Plan Summary

The school district serving Mountain House is the Lammersville Unified School District for grades K-8 and for grades 9-12. The district will provide the schools as needed. Interim facilities at existing schools will be provided before the first on-site schools are completed. The community will be designed for integration of school and other community facilities for compatible joint operation and shared maintenance costs. Links between school facilities and other services and users are to be promoted for a variety of uses as outlined in the Master Plan.

Eleven K-8 schools are to be sited to serve the ten proposed family neighborhoods and the two mixed active adult and family neighborhoods, Neighborhoods J and K, which will share one K-8 school. The K-8 sites will be located in Neighborhood Centers within $\frac{3}{4}$ miles walking distance of the substantial majority of homes in the neighborhood to facilitate pedestrian circulation and reinforce neighborhood structure. K-8 school core facilities will be located as far as practical from commercial areas, be buffered from commercial uses with playfields and park, and have access from different streets. Each site will contain up to 16 acres. In addition, each K-8 school will have shared use of an adjacent 2.4 acres of neighborhood park for athletic fields that is separated from the school core facilities by landscaping, trees, or low fencing that allows convenient access. Each K-8 school will accommodate the student generation of its neighborhood, targeted to an optimum of approximately 750 students, with a maximum of 870 students.

As required by the Master Plan, the Lammersville Unified School District has prepared a comprehensive report on educational facilities for the entire Mountain House community. The report, *Master Educational Specifications for K-8 Elementary Schools in the Mountain House Master Plan*, addresses education program, building program, implementation strategies, and background information. School facility construction plans are phased and will be triggered by development milestones outlined by the report.

One high school will be sited in Mountain House to provide efficient access to all portions of the community and serve the expected distribution of high school students. The high school site will contain up to 46.5 acres and be planned to accommodate 2,300 to 2,400 students. Land and funding for the schools shall be provided as described in the Public Financing Plan, School Facilities Master Plans and School Funding agreements.

All school sites will be located to avoid public health and safety hazards and land use conflicts and enable joint use of parks, libraries, museums, and other public services whenever possible. The Master Plan sets forth school siting criteria consistent with State requirements that are to be implemented by subsequent Specific Plans. A five-acre school service support center (e.g. transportation, warehouse, and maintenance yard) will be provided in the Old River Industrial Park. Administrative offices will be provided as specified in the School Facilities Master Plan.

The second and each subsequent Specific Plan will include an evaluation of actual student generation rates to determine whether revisions need to be made to the School Facilities Master Plans. Lammersville Unified School District is to pursue State funding to the maximum extent feasible. Developers in Mountain House will provide full school mitigation that may be decreased by revenues obtained from the State and other sources.

Plan Description

Figure 3.1: SPII Land Use shows the location of the six new K-8 schools proposed for Specific Plan II. Table 5.1: SPII K-8 Student Generation indicates the projected school populations for each neighborhood. Chapter Four includes illustrations of schools as part of Neighborhood Center plans (see Figures 4.21 to 4.25).

Specific Plan II proposes that two neighborhoods, Neighborhoods J and K, be developed as mixed active adult and family neighborhoods and share one K-8 school. These changes decrease overall student generation and eliminates the need for two K-8 schools, resulting in 10 (rather than 12) K-8 schools at Mountain House.

Student generation rates were re-evaluated as part of this specific plan, and no changes are proposed as part of this Specific Plan. Actual student generation in Neighborhood F has been lower than projected by the Master Plan. The District's rates, as adopted by the Master Plan, are historic averages that consider declining and increasing trends over time. For long-term planning, there is no evidence on which to revise these student generation rates.

Health and safety studies, including current California Department of Education (CDE) standards as found in California Code of Regulations, Title 5, Sections 14001-14036), were evaluated as part of this specific plan (see Chapter Six). The CDE's current power line setbacks are consistent with those used for the Master Plan. New DOE standards call for 1,500 feet setback between schools and railroad easements or pipelines. The Neighborhood H plan has been designed to locate the 16-acre K-8 school property at least 1,500 feet from the UP line and gas easement. The joint use portion of the Neighborhood Park will fall within the 1,500-foot setback.

SPII Implementation Measures

- 1. K-8 School Facility Requirements. All applicable implementing projects shall provide full mitigation for K-8 school facilities within Specific Plan II. For land controlled by the Master Developer, all projects shall comply with applicable provisions of the School Facilities Mitigation Agreement between Lammersville Unified School District and the Master Developer.**
- 2. High School Facility Requirements. All applicable implementing projects shall provide full mitigation for high school facilities within Specific Plan II. For land controlled by the Master Developer, all projects shall comply with applicable provisions of the School Facilities Mitigation Agreement between Lammersville Unified School District and the Master Developer.**
- 3. School Facility Placement and Design Criteria. School sites shall be located an adequate distance from transmission lines, hazardous pipelines or other applicable State Department of Education defined hazards to meet the setback criteria adopted by the California Department of Education as part of the Tentative Map approval process for each phase which contains a school facility.**

4. **School Mitigation – Non-Trimark Lands.** Lands not controlled by the Master Developer shall provide full school mitigation in accordance with the standards contained in the Mountain House Master Specific Plan.
5. **K-8 School Openings.** Lammersville Unified School District will determine the phasing and opening schedules for all K-8 Schools within Specific Plan II. For lands controlled by the Master Developer, school phasing and openings shall be subject to the terms of the School Facilities Mitigation Agreement between Lammersville Unified School District and the Master Developer.
6. **High School Opening.** Lammersville Unified School District will determine the phasing and opening schedule for the Mountain House High School facility. For lands controlled by the Master Developer, school phasing and opening shall be subject to the terms of the School Facilities Mitigation Agreement between Lammersville Unified School District and the Master Developer.

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 5.1:

SPII K-8 Student Generation

LAND USE	Generation Rate	Neighborhood C		Neighborhood D		Neighborhood H		Neighborhood I		Neighborhood J		Neighborhood K		Neighborhood L		Town Center		TOTALS		
		Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	
R-VL Residential/Very Low	0.676	8	6	0	0	0	0	10	7	0	0	0	0	0	0	0	0	0	19	13
R-L Residential/Low	0.676	531	359	198	134	432	292	654	442	369	249	206	139	467	316	0	0	2857	1931	
R-L Residential/Low - Active Adult	0	0	0	0	0	0	0	0	0	354	0	239	0	0	0	0	0	593	0	
R-M Residential/Medium	0.676	474	320	432	292	645	436	547	370	137	93	349	236	295	199	0	0	2879	1946	
R-M Residential/Medium - Active Adult	0	0	0	0	0	0	0	0	0	81	0	0	0	0	0	0	0	81	0	
R-MH Residential/Medium High	0.338	147	50	190	64	434	147	216	73	0	0	219	74	462	156	73	25	1741	589	
R-MH Residential/Medium High - Active Adult	0	0	0	0	0	0	0	0	0	196	0	0	0	0	0	0	0	196	0	
R-MH Senior Housing																				
R-H Residential/High	0.338	120	41	0	0	0	0	0	0	0	0	180	61	124	42	0	0	424	143	
R-H Senior Housing																				
M-X Mixed Use (Town Center)	0.338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	68	200	68	
TOTALS		1,280	775	820	490	1,511	875	1,427	892	1,137	342	1,193	510	1,348	713	273	92	8,990	4,690	

Note: 892 K-8 students for Nh I & 78 students for Nh H

Table 5.2:

SPII High School Student Generation

LAND USE	Generation Rate	Neighborhood C		Neighborhood D		Neighborhood H		Neighborhood I		Neighborhood J		Neighborhood K		Neighborhood L		Town Center		TOTALS	
		Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students	Units	Students
R-VL Residential/Very Low	0.179	8	2	0	0	0	0	10	2	0	0	0	0	0	0	0	0	19	3
R-L Residential/Low	0.179	531	95	198	35	432	77	654	117	369	66	206	37	467	84	0	0	2857	511
R-L Residential/Low - Active Adult	0	0	0	0	0	0	0	0	0	354	0	239	0	0	0	0	0	593	0
R-M Residential/Medium	0.179	474	85	432	77	645	115	547	98	137	25	349	62	295	53	0	0	2879	515
R-M Residential/Medium - Active Adult	0	0	0	0	0	0	0	0	0	81	0	0	0	0	0	0	0	81	0
R-MH Residential/Medium High	0.0432	147	6	190	8	434	19	216	9	0	0	219	9	462	20	73	3	1741	75
R-MH Residential/Medium High - Active Adult	0	0	0	0	0	0	0	0	0	196	0	0	0	0	0	0	0	196	0
R-MH Senior Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R-H Residential/High	0.0432	120	5	0	0	0	0	0	0	0	0	180	8	124	5	0	0	424	18
R-H Senior Housing																			
M-X Mixed Use (Town Center)	0.0432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	9	200	9
TOTALS		1,280	193	820	121	1,511	212	1,427	226	1,137	91	1,193	117	1,348	162	273	12	8,990	1,132

Note: 226 students for Nh I & 212 students for Nh H

5.3 CHILD CARE PROVISIONS

Master Plan Summary

The Master Plan requires a minimum of three one-acre childcare centers within the community, situated to evenly serve the population. Day and after-school child care facilities are encouraged to locate within the community at sites that are easily accessible to residents and workers and appropriate for child care uses. Such sites include K-8 schools, Neighborhood Centers, Village Centers, business parks and nearby other commercial and public facilities. The MHCSD and Lammersville Unified School District are working together to provide a childcare facility at each neighborhood K-8 school.

Plan Description

Child care will be provided in SP11 consistent with the applicable provisions of the Master Plan and the San Joaquin County Development Title, as amended. A minimum of one additional child care center will be designated by the Lammersville Unified School District on a school site within the SP11 Area. The School District should reserve a portion of a 16-acre school site for this purpose, consistent with the provisions of the Neighborhood F Special Purpose Plan.

SP11 Implementation Measures

1. **Child Care Facility Requirements.** All implementing projects on Trimark controlled lands shall comply with the requirements of the Master Plan Development Agreement between the Master Developer and San Joaquin County.
2. **Child Care Centers.** A minimum of one, one-acre Child Care site shall be provided. This site will utilize acreage set aside within a Neighborhood Center or alternatively, provided within a Village Center commercial area.
3. **Coordination with School District.** Siting of child care centers within K-8 School sites shall be coordinated between the Lammersville Unified School District and the applicable builder.
4. **Other Child Care Facilities.** Other child care facilities shall be allowed to locate at each of the schools, neighborhood centers, in business parks, and adjacent to churches and commercial uses.
5. **Clearinghouse.** A clearinghouse for day care information shall be provided by the MHCSD, by maintaining current files on day care providers for use by community residents.
6. **Costs.** As child care centers are intended to be self-sustaining, it is assumed that all costs associated with development, operations and maintenance will be paid by private child care operators.

5.4 LIBRARY SERVICES

Master Plan Summary

The Master Plan provides for library services on a phased basis. The Mountain House Library is to be located in or adjacent to the Town Center or in a Community Commercial area where convenient access is available. The first phase of a new central library facility will be built when approximately 3,500 residential units have

been constructed, the second phase when 7,500 units are completed, the third phase when 11,000 units are completed, and the fourth and final phase when 14,500 units are completed.

Plan Description

SP11 proposes a library as part of the Town Center public facilities (see Figure 4.11: Town Center Illustrative Concept).

SP11 Implementation Measures

1. **Interim Facilities:** Initially, Mountain House shall be served by interim leased facilities until the population necessitates construction of a permanent full-service branch library. The timing and scope of the interim facility shall be determined by the MHCS D to correspond with service need, available operational revenues and capital improvement funds. Specific Plan II will only be responsible to participate in the funding of these facilities on a fair share basis with all other developments within the entire Mountain House community. To the greatest extent possible, the MHCS D shall coordinate with the School Districts to pursue shared use of the School District’s library facilities to minimize the need for duplicative MHCS D Library facilities within the community.
2. **Buildout Facilities:** By full buildout of the Community, the MHCS D will construct a permanent full service library. The specific timing, location, design and programming of the library will be defined to correspond to generally accepted standard design practices and principles, based on community demographics, build-out population, operational revenues and capital improvement budgets. Specific Plan II will only be responsible to participate in the funding of these facilities on a fair share basis with all other developments within the entire Mountain House community. To the greatest extent possible, the MHCS D shall coordinate with the School Districts to pursue shared use of the School District’s library facilities to minimize the need for duplicative MHCS D Library facilities within the community.

CHAPTER SIX: PUBLIC HEALTH AND SAFETY

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CHAPTER SIX: PUBLIC HEALTH AND SAFETY

6.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to the community's public health and safety services and states both the Plan Description and Implementation Measures for SP II.

Chapter Eight: Energy and Telecommunications provides additional provisions for utilities, and Chapter Sixteen: Implementation addresses public services.

6.2 POLICE PROTECTION

Master Plan Summary

The Master Plan addresses the safety and security of the community and the protection of property through aggressive law enforcement, community education, and the solicitation of community involvement. The standard for police protection shall be provided at a level of 1.5 sworn officers per 1,000 population or such other levels that may be specified in the General Plan consistent with the standards for urban communities within San Joaquin County, and any additional needs determined by the community. Police dispatching will be sited outside the residential neighborhoods and located to maximize the ability of police to adequately serve all portions of the community.

Police protection will be provided by the San Joaquin County Sheriff's Office under a contract with the MHCSO. The contract terms will comply with County requirements and the standards of the Sheriff Protection Plan required by the Master Plan and prepared by the MHCSO. Each Specific Plan will address any special security issues unique to its area, unless adequately addressed in the *Parks, Recreation and Leisure Plan*.

Plan Description

It is assumed that a permanent law enforcement substation, as required by the Master Plan, may be constructed as part of the future MHCSO Administrative Building in the Town Center, or at another location as determined by the MHCSO, subject to the provisions of the MHCSO Police Protection Plan and Services Agreement.

SP II Implementation Measures

1. **Provision of Police Protection.** The MHCSO shall provide police protection services for the Community pursuant to the provisions of the Community Approvals, MHCSO's Police Protection Plan and applicable provisions of any Services Agreement.
2. **Police Sub Station Facility.** If needed, the MHCSO may provide a police sub station facility per the requirements and provisions of the Community Approvals, MHCSO Police Protection Plan and any applicable Services Agreement. The specific timing, location, and design parameters will be determined by the MHCSO.
3. **Emergency Communications.** Local emergency dispatching shall be coordinated by the MHCSO pursuant to the provisions of the MHCSO Emergency Preparedness Plan.

6.3 FIRE PROTECTION

Master Plan Summary

The Master Plan requires adequate fire protection and emergency response for the entire community at reasonable cost through quick response times and the reduction of fire risks.

The MHCSD is to provide for an urban level of fire protection service and emergency response either as a direct provider or by contracting for services. Fire protection will be provided by the Fire Protection Provider under a contract with the MHCSD in compliance with County General Plan requirements and the standards of the Fire Protection Plan required by the Master Plan and prepared by the MHCSD. Fire stations will be strategically located adjacent to Arterial roadways to provide efficient access and site distance and offer adequate fire protection to all portions of the community. Station locations will be determined in accordance with the Fire Protection Plan, prior to the approval of each Tentative Map. Public Lands will be made available for the stations.

Plan Description

Fire protection will be provided by the Fire Protection Provider under a contract with the MHCSD. The contract complies with County requirements and the standards of the Fire Protection Plan required by the Master Plan and prepared by the MHCSD.

Per requirements of the MHCSD, the Master Plan, and future Conditions of Approval for the SPII Tentative Maps, Trimark will be funding and possibly constructing on behalf of the MHCSD, the second permanent fire station and equipment, as part of the implementation of Specific Plan II. The MHCSD and the Fire Protection Provider will jointly determine the best location for the fire station, which is generally envisioned to be located north of Byron Road near the intersection of future Mountain House Parkway and Central Parkway. The second fire station will be constructed at a time determined by the MHCSD to fulfill the Master Plan requirements, as well as the MHCSD's Fire Protection Plan requirements.

SPII provides adequate public land for a fire station, as required by the Master Plan (see land zoned for public facilities in Figure 3.2: SPII Zoning and Table 3.1: SPII Land Use Summary).

SPII Implementation Measures

1. **Provision of Fire Station.** One permanent fire station shall be provided by the MHCSD as part of the implementation of Specific Plan II. The Fire Station shall be provided by the MHCSD in accordance with the provisions of the Community Facilities Fee Ordinance, and the service standards of the MHCSD's Fire Protection Plan. The specific location, timing and operational requirements shall be determined by the MHCSD pursuant to the MHCSD's Fire Protection Plan. The fire station location will be determined prior to the approval of Tentative Maps.
2. **Emergency Dispatching.** Local emergency dispatching shall be coordinated by the MHCSD pursuant to the provisions of the MHCSD Emergency Preparedness Plan.

6.4 MEDICAL EMERGENCY AND AMBULANCE

Master Plan Summary

The Master Plan encourages the development of high quality medical services within Mountain House including emergency medical service and transport.

It is anticipated that a full-service hospital will want to locate in the community sometime after 50% buildout, and that private medical offices and emergency care centers will be naturally drawn to the community as demand increases.

Medical facilities are to locate at sites that are easily accessible to residents and workers and appropriate for such uses, including business parks and mixed use and commercial areas. Medical Facilities are to be designed to appear as office type uses with adequate parking. Urgent care centers, hospitals, and other facilities providing emergency medical care will be situated on Arterial roadways, preferably along the Mountain House Parkway corridor, to provide direct access from Arterials and minimize the impact of ambulance and other traffic on nearby residential neighborhoods.

Plan Description

Ambulance services is provided by San Joaquin County through contracts with service agencies. The San Joaquin County Sheriff Department is currently providing police services via an agreement with MHCSO. All other public services will be provided through the MHCSO. See Section 6.2: Police Protection for further discussion of law enforcement.

SPII Implementation Measures

1. **Provision of Emergency Medical Services.** Medical emergency and ambulance services and facilities shall conform to the requirements of the MHCSO Emergency Preparedness Plan and Fire Protection Plan.
2. **Additional Service Vehicle Equipment.** MHCSO service vehicles, as specified by the MHCSO, shall conform to the requirements of the MHCSO Emergency Preparedness Plan and Fire Protection Plan, as applicable.

6.5 EMERGENCY PREPAREDNESS

Master Plan Summary

The Master Plan includes provisions to ensure that the community is adequately prepared to respond to natural disasters and other emergencies, including those involving releases of hazardous materials associated with freight transport along railroads. An emergency preparedness and response plan has been prepared and adopted for Mountain House. Safety and protection services will be provided to the community in the event of fire and natural disasters and emergencies resulting from accidents, including emergencies involving releases of hazardous materials.

Specific Plans are to establish buffer zones between structures proposed in areas adjacent to railroads and the track right-of-way to reduce potential public safety impacts from railway accidents. The Specific Plan for Neighborhood J will include safety criteria for determining buffer zone widths north of Byron Road where residential uses are proposed.

Plan Description

Figure 4.7: Railroad/Bryon Road Sections illustrates the proposed setback condition for residential uses adjacent to the Bryon Road corridor.

On the north side within Neighborhood J, the setback includes a fence or wall at the railroad property line, a 50-foot buffer with berm and planting, and a fence or hedge with residential units beyond. Because of the grade relationships in this area, the residential lots will be approximately six feet below the elevation of Byron Road and the Union Pacific Railroad tracks. Therefore, the berm will be approximately eight feet high relative to the rear yard elevation, making the top of the berm approximately 2 feet higher than the train tracks and Byron Road. Within the buffer area and generally on the south side of the berm will be a six foot wide trail connecting under Central Parkway to the North Community Park.

On the south side, the lots will be located adjacent to the Bryon Road right-of-way line and will generally be three to five feet above the elevation of Byron Road and the Union Pacific Railroad tracks. The face of curb will be situated approximately 22 feet from the roadway right-of-way. A sound wall at the right-of-way line will separate the residential lots in Neighborhood H from the Bryon Road corridor. The height of this wall will be the minimum required for noise mitigation.

SPII Implementation Measures

1. **Requirements for Businesses along Railroads.** The MHCS D will implement and maintain, as part of the MHCS D Emergency Preparedness Plan, emergency contingency and evacuation plans for all businesses located directly adjacent to the Union Pacific Railroad right of way.
2. **Buffer Zones along Railroads.** Figure 4.7: Railroad/Bryon Road Sections depicts a standard railroad edge grading and landscape treatment to be used along the north side of the Union Pacific Railroad line when this line is directly adjacent to residential land uses. This detail shall be implemented as part of the applicable subdivision and improvement plans associated with any implementing residential project adjacent to the railroad corridor.

6.6 ANIMAL CONTROL

Master Plan Summary

The Master Plan requires that all animals are properly controlled and protected through interim and long-term facilities for animal control. Animal control services shall be provided on-site when demand requires, either through the existing County program or through a MHCS D-operated program.

Initial urban services will be provided by the County animal control facility on a contract basis, and an animal control facility or expansion of existing County facilities to accommodate normal domestic animals, as well as the occasional wild animal problem, shall be provided. Long-term animal control including on-site facilities may be provided directly by the MHCS D if determined feasible.

Plan Description

When demand requires, the MHCS D will provide animal control services at a location within Mountain House, as required by the Master Plan.

SPII Implementation Measures

1. **Animal Control Provision.** The MHCSD shall be responsible for coordinating the provision of animal control services for the Community. This service shall be capable of accommodating normal domestic animals as well as the occasional wild animal problem. It may consist of an expansion of existing County facilities, until demand requires an on-site facility within Mountain House.

6.7 WASTE MANAGEMENT

Master Plan Summary

The Master Plan requires the new community to provide for adequate waste management, reduce waste volumes to County landfills, and encourage a comprehensive recycling program within Mountain House. All development within Mountain House is to be consistent with the regional hazardous waste management program as adopted by the County.

An on-site materials recovery facility will be provided, if required, when the current Tracy Materials and Recovery Transfer Station reaches “full operating capacity”. The site reserved for the materials recovery facility will be available in the interim for on-site composting of green waste and re-use within the community. Hazardous materials are to be properly handled and disposed of, and chemicals and other hazardous materials used at the water and wastewater treatment plants will be handled safely.

Recycling is mandated in order to reduce waste volumes. Waste collection will be performed in a manner that is consistent with the County’s plan and reflects the State-mandated, integrated waste management program, as revised. Handling, use and storage of hazardous chemicals will be carried out in compliance with all applicable safety standards and coordinated with County programs.

Plan Description

The MHCSD is providing, through contract, all waste management services for the community. The MHCSD has already implemented several programs for waste management collection, recycling and disposal including a Solid Waste Ordinance and Service Provider Permit. In accordance with the MHCSD service requirements, Trimark will make available for the MHCSD, at the MHCSD’s discretion, sufficient land for waste transfer and composting functions within the overall 50-acre public site within the Old River Industrial Park area.

SPII Implementation Measures

1. **Waste Management Service from MHCSD.** All implementing projects shall comply with the applicable provisions of the MHCSD Waste Management Ordinance and Standards.
2. **Materials Recovery Facility Site.** An adequate site shall be reserved, currently estimated to be 10 acres, within the 50-acre site designated for Public uses on the north side of Bethany Road for a materials recovery facility. If the Tracy Materials Recovery and Transfer Facility has reached full operating capacity, this site shall be developed. If the current transfer facility site is expanded so that the Mountain House site is not needed to accommodate the present or future waste transfer demands of the entire community, this property shall be made available for other public uses.

3. **On-Site Transfer Facility Land Area.** The size of land(s) to be allocated for the on-site transfer station, recycling, and composting center(s) shall be determined on the basis of the actual waste generation rates and projected recycling rates to meet State-mandated reductions in solid waste disposal.
4. **Provisions for Recycling.** Areas for recycling containers or adequate provisions to ensure on-site recycling opportunities shall be incorporated into each appropriate Tentative Map.
5. **Recyclable Construction Waste.** Recyclable construction waste, such as wood and metal, shall be separated and arrangements shall be made with the MHCS D for collection. Recycling of construction wastes shall be made part of the construction specifications for contractors.
6. **Community Composting.** An area within the materials recovery facility site (one-acre minimum area) shall be set aside and made available for community recycling of green waste. An on-site chipper and front end loader will process green waste for re-use within the project site.

6.8 POTENTIAL SITE HAZARDS

6.8.1 Fuel Lines and Pipelines

Master Plan Summary

The Master Plan identifies several underground fuel, oil, and natural gas pipelines including:

- a) A PG&E owned 6 and 8-inch diameter natural gas pipeline (Line #176), which runs northwest to southeast, crosses Byron Road and Mountain House Parkway, and is being proposed for relocation along Byron Road and Central Parkway,
- b) A PG&E owned 26-inch diameter natural gas pipeline, which runs northwest to southeast, and crosses Grant Line Road in the southern portion of the project,
- c) A PG&E owned, 36-inch diameter natural gas pipeline is located adjacent and parallel to the existing 26-inch diameter PG&E natural gas pipeline,
- d) A Chevron owned 6-inch diameter petroleum products pipeline located along the Byron Road right-of-way,
- e) A Chevron owned 18-inch diameter crude oil pipeline located adjacent and parallel to the existing 26-inch diameter PG&E natural gas pipeline,
- f) A Kinder Morgan owned 12-inch diameter crude oil pipeline located within the Union Pacific Railroad right-of-way.

The Master Plan includes provisions to protect against fuel releases that could negatively impact the quality of groundwater resources, soils, and public health and property, and to minimize the risk of human injury or property damage in the event of an explosion and/or fire at a natural gas pipeline. Specific Plans are required to include an updated map and assessment.

The MHCS D has prepared the *Emergency Pipelines Safety Plan*, which provides mapping and assessment of pipelines within the community and complies with the requirements of the San Joaquin County Office of Emergency Services.

Plan Description

Six active and two abandoned fuel-related pipelines exist within the boundaries of Specific Plan II (see Figure 6.1: Potential Site Hazards). The active pipelines consist of three petroleum product pipelines and three PG&E natural gas pipelines.

The three active petroleum pipelines include:

- Two within the Byron Road and Union Pacific Railroad corridor (one owned by Chevron/Texaco and one owned by Kinder Morgan) and
- One Chevron/Texaco-owned pipeline that runs northwest through the southwest corner of Neighborhood C, near the future intersection of Great Valley Parkway (formerly Marina Boulevard) and Grant Line Road.

The three active natural gas pipelines are owned by PG&E and include:

- A distribution gas line that runs northwest through Neighborhoods H, I and J, and
- A pair of transmission gas lines that parallel the Chevron/Texaco pipeline through the southwest corner of Neighborhood C, near the future intersection of Great Valley Parkway (formerly Marina Boulevard) and Grant Line Road.

The two abandoned petroleum product pipelines consist of:

- An abandoned and partially removed Shell petroleum products pipeline that transects Neighborhoods C, D, and B from northwest to southeast and is roughly parallel to and approximately 4,000 feet to the northeast of the southern active Chevron/Texaco pipeline, and
- An abandoned petroleum product pipeline that was owned by Chevron and was removed from the south side of Byron Road.

Except for the PG&E gas distribution line, all active pipelines located north of Specific Plan I are anticipated to remain in their existing alignments. No development is being proposed directly adjacent to the Byron/UP corridor pipelines.

The existing PG&E gas distribution line will be rerouted to follow future MHCS D arterial roadway alignments as development in the pipeline area occurs per the Facilities Agreement between the MHCS D and PG&E, and no transmission pressure gas lines will exist in the community north of Grant Line Road. The subdivision and development of Neighborhood C will have to conform to State and Local safety regulations for proximity to the Chevron/Texaco and PG&E gas and petroleum lines to the south, and Specific Plan II locates the Neighborhood C School outside the State mandated setback for this facility. It is anticipated that potential additional environmental precautions may be disclosed as part of the County's environmental review process for Specific Plan II.

As discussed in Chapter Five, the California Department of Education has increased the requirement for setbacks between school sites and pipelines to 1,500 feet. Specific Plan II locates the 16-acre Neighborhood H school property at least 1,500 feet from the Chevron pipeline located adjacent to Byron Highway. The joint use area within the Neighborhood Park is located within the 1,500-foot setback.

For more detailed information about pipelines, refer to the Emergency Pipelines Safety Plan, the Pipeline Location Study and Limited Site Assessment.

SPII Implementation Measures

1. **Pre-Construction Safeguards.** Prior to any construction, appropriate plans, operating procedures and safeguards shall be undertaken to ensure safety in the area of fuel lines and pipelines, consistent with the MHCSD Emergency Preparedness Plan (see Emergency Pipelines Safety Plan).
2. **Site Assessments.** For areas located within 500 feet of any fuel pipeline, a preliminary site assessment shall be prepared prior to submittal of a Tentative Map by a qualified professional in compliance with the requirements of the County Environmental Health Department. If contamination is identified, an investigation and remediation shall be undertaken in accordance with the applicable requirements of the County and the Regional Water Quality Control Board.
3. **Review by Owners.** Prior to the approval of any Tentative Map located within 500 feet of any fuel pipeline, development plans shall be submitted for the coordination with the owners of the pipelines (see Emergency Pipelines Safety Plan).

6.8.2 Livestock Waste Management

Master Plan Summary

To protect the environment and the public from exposure to water contamination by dairy waste, the Master Plan states that physical contact to dairy waste by the public will not be allowed. Specific Plans will address existing dairy operations within 1000 feet of proposed residential development to determine if such a development would be impacted by the proximity of the dairy operations.

Plan Description

The Master Plan requirements related to livestock waste management will be implemented by SPII through the implementation measures listed below.

SPII Implementation Measures

1. **County Livestock Facility Regulation.** The County Environmental Health Department shall work with the Regional Water Quality Control Board to enforce applicable regulations which mandate Dairy operations to contain all operational and flood flows on-site.
2. **Livestock Drainage Nuisance Restriction.** No direct drainage connection shall be made which allows nuisance runoff from existing Dairy's to enter into the MHCSD's public storm drainage system.

MOUNTAIN HOUSE SPECIFIC PLAN II

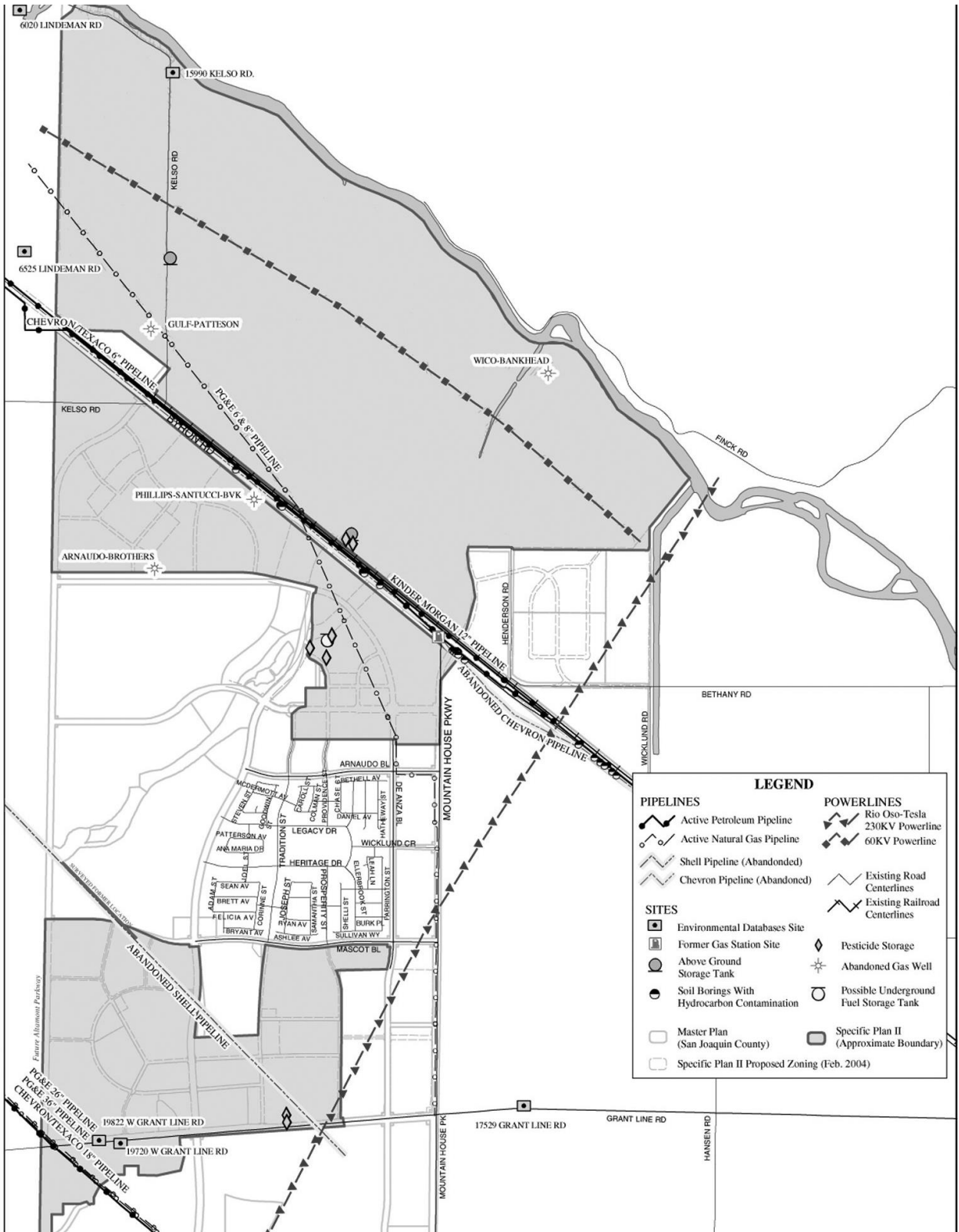


FIGURE 6.1 – POTENTIAL SITE HAZARDS

6.8.3 Soils, Geologic and Seismic Hazards

Master Plan Summary

To minimize the adverse impacts from soils, geologic hazards and seismic occurrences, and to reduce soil erosion and sedimentation as a result of construction activities, the Master Plan requires that project residents and workers will be made aware of seismic hazards and informed of ways to reduce these hazards. Adequate efforts will be made during design and construction of urban improvements, including buildings, to control or eliminate, if possible, soil erosion and sedimentation associated with construction activities.

The Master Plan also required an *Earthquake Preparedness Plan*, which was prepared in compliance with the requirements of the San Joaquin County Office of Emergency Services and adopted by the MHCSD as part of the *Emergency Preparedness Plan*.

Plan Description

Potential hazards associated with soils, geologic and seismic hazards will be analyzed and addressed as part of implementing Tentative Map process.

SPII Implementation Measures

1. **MHCSD Earthquake Preparedness.** All implementing projects shall comply with the applicable provisions of the MHCSD Emergency Preparedness Plan.
2. **Tentative Maps.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, Chapter 9-905: General Provisions (Subdivision Regulations) and 9-905.11: Geotechnical Reports.

6.8.4 Other Potential Hazards

Master Plan Summary

The Master Plan states that public health and safety problems due to abandoned oil and gas wells, agricultural facilities and canals should be avoided, and the environment and the public health and safety of the community should be protected from the potential harmful effects of the residues of pesticides and herbicides that may be present as a result of past agricultural activities.

Potential hazards existing on the site will be identified and avoided as part of the community development. Such hazards include abandoned gas exploration wells, and agricultural facilities and canals. State listed bio-accumulative pesticides that exceed soil concentration thresholds will be remediated through approved procedures.

Plan Description

Figure 6.1: Potential Site Hazards identifies information for the SPII Plan Area, including the location of storage tanks, soil borings, and abandoned facilities.

SPII Implementation Measures

1. **Mapping of Abandoned Gas Wells.** With the submittal of a Tentative Map, other than a "Preliminary" Map, the applicant shall include a map showing

the approximate location of abandoned gas exploration wells or other previously recorded sources of hazardous substances on and within 500 feet of the project area, and a report on a field and records inspection so that the County can determine if the County's procedures for well abandonment and remediation have been followed. Corrective actions, such as well abandonment and soil remediation, if required, must be completed prior to recordation of a Final Map or the issuance of a building permit for the affected area, whichever occurs first.

2. **Site Searches/Assessments.** With the submittal of Tentative Map, other than a "Preliminary" Map, the applicant shall submit a Site Assessment prepared in accordance with ASTM Standards to assess the presence of any fuel, pesticide, herbicide, or chemical residue on or under the soil that is listed on the State or Federal list of toxic materials. A component of the required site assessment shall be an investigation of the location and condition of currently used and abandoned water wells. Wells shall be retrofitted or properly abandoned prior to construction. If any residues are found in excess of the allowable amounts, then a program of corrective action will be undertaken and implemented prior to recordation of the Final Map. Corrective actions shall be conducted in accordance with the requirements of the County Environmental Health Department and the applicable State Agency (Regional Water Quality Control Board, California Dept. of Toxic Substances Control).
3. **Canals.** Environmental assessments of Tentative Map applications shall include an evaluation of the safety considerations of open canals within a half mile of the map area. Means shall be taken to reduce the attractive nuisance such canals may pose through fencing, signage, restriction of access from the tentative map area or other means.

6.9 ELECTRIC AND MAGNETIC FIELDS

Master Plan Summary

The Master Plan requires provision of public health information about electric magnetic fields (EMF's). EMF information will be provided to the residents and occupants of structures located adjacent to existing or proposed transmission line easements within the community. New power system facilities will be planned, designed and constructed to minimize the public's exposure to EMF's, and the community will be developed in compliance with EMF standards established by responsible state and federal regulatory agencies. Elementary and high school sites will be located an adequate distance from transmission lines to meet setback criteria adopted by the California Department of Education (see siting criteria in Chapter Five: Education, Child Care and Library Services).

Minimum setbacks will be established from the edge of the Rio Oso-Tesla powerline easement for other uses as follows.

- Residential dwelling units 25 feet
- Non-residential structures 10 feet
- Parking and storage areas No setback

The 60-kV Weber-Herdlyn line will be relocated to an alignment that parallels the Mococo Railroad line. The proposed realignment will be shown in the first residential Specific Plan north of Byron Road. The alignment will be located as far as possible from any residential land uses and will be relocated prior to the issuance of any residential building permits north of Byron Road.

Additional setbacks for residential uses will be established if future research indicates that such setbacks are necessary to ensure the public health and safety. Each Specific Plan adjacent to the Rio Oso-Tesla easement that contains residential development (i.e., Neighborhoods A, B and D) will include an analysis of potential EMF hazards for residential uses using the best available information. If indicated, appropriate setbacks from the powerline easement will be established for these neighborhoods at the Specific Plan stage.

Plan Description

The PG&E Rio Oso overhead electrical transmission line runs through a small portion of the SII Area within Neighborhood D. The Weber-Herdlyn 60 kV electric power transmission line runs northwest to southeast through the area north of Byron Road parallel to Old River, and is under consideration for relocation along Byron Road.

As of the writing of this document, no specific EMF-related setback requirements have been established by any Local, State or Federal Agency. Therefore, no specific setback between residential and the PG&E facility is proposed. However, as these neighborhoods are subdivided, future studies and requirements could be established which may dictate the requirement for setbacks at that time.

Figure 6.1: Potential Site Hazards identifies the location of transmission line easements in the SII Plan Area. Figure 8.1: SII Electrical System illustrates the proposed electrical backbone system for the SII Area.

SII Implementation Measures

- 1. School Facility EMF Requirements. School sites shall be located an adequate distance from transmission lines to meet the setback criteria adopted by the California Department of Education as part of the Tentative Map approval process for each phase which contains a school facility.**
- 2. Implementation of EMF Standards. The California Department of Education is currently the only responsible state regulatory agency which has adopted EMF Standards. No EMF regulations for standards will be applied to any land use other than schools until such time as official regulations or standards have been established. In the future, if the California Department of Health Services or other responsible state or federal regulatory agencies should adopt EMF standards, such standards shall be incorporated into development plans for the community. Such standards may include required residential building setbacks for living quarters (excluding storage buildings and garages) and may or may not result in fewer units in affected neighborhoods.**
- 3. Public Information. On an annual basis, public information material shall be compiled by the MHCS D on the potential health problems**

caused by exposure to EMF's from all sources, including overhead transmission lines. The public information packet shall be provided to residents or occupants of structures located adjacent to existing or proposed transmission line easements located within the Mountain House community.

4. **Possible PCB Contamination.** If a site proposed for development contains an electrical transformer, a Development Permit submittal for an application requiring environmental assessment shall include a letter from PG&E stating whether existing electrical transformers on the site contain PCBs and whether there are any records of spills from such equipment. If PCB-containing equipment (50 to 500 parts per million PCBs in the oil) or PCB equipment (over 500 parts per million) were identified, this equipment shall be replaced with non-PCB containing equipment prior to construction. Any identified spill areas shall be evaluated for cleanup.
5. **Relocation of Weber-Herdlyn Line.** The 60-kV Weber-Herdlyn line shall either be abandoned, or relocated to an alignment that runs and between the Byron Road and Union Pacific Railroad line rights of way. The line may be relocated in phases. The line must be relocated when proposed residential development encroaches within 50 feet.

6.10 ASBESTOS

Master Plan Summary

To protect the public from exposure to asbestos-containing materials, the Master Plan requires that structures built prior to the 1970's or suspected of containing asbestos-containing materials be surveyed and abated as required by State and County guidelines and regulations.

SPII Implementation Measures

1. **Asbestos Screening.** Structures that would be removed or renovated as part of the project shall be screened or surveyed for the presence of asbestos-containing materials. Removal of structures shall only occur after obtaining a demolition release form from SJVUAPCD and a demolition permit approved by the Planning Division of the Community Development Department and Environmental Health Department. If asbestos were present, renovation and/or demolition shall be undertaken only by licensed asbestos abatement contractors trained in proper asbestos removal and disposal procedures.
2. **County Demolition Permit.** A demolition permit, to be approved by the County Community Development Department and Environmental Health Department shall be required prior to all proposed building demolition.

6.11 MOSQUITO ABATEMENT

Master Plan Summary

The Master Plan provides mosquito abatement measures for all potential breeding areas within the Mountain House Creek corridor. The Creek corridor and other potential standing water areas will be designed using sound ecological methods

employed to reduce and, to the extent possible, eliminate mosquito production consistent with Master Plan Appendix 6-A.

SPII Implementation Measures

1. **MHCSD Mosquito Abatement Requirements.** All drainage basins, corridors and other potential standing water areas shall be designed to comply with the requirements of Master Plan Appendix 6-A or more current standards required by the MHCSD in coordination with the San Joaquin County Mosquito Abatement District.

6.12 PHASING AND COSTS

Master Plan Summary

Police and Fire

A temporary fire facility will be provided prior to the construction of permanent facilities. It is anticipated that the first fire station will be built when there are approximately 1,800 homes in the community and will be expanded when there are 4,200 homes and three neighborhoods developed. The first phase of the second station will be needed when there are approximately 9,400 homes in Mountain House; the facility will be expanded when 12,000 units have been built.

It is anticipated that the decision regarding whether to establish an on-site police substation will be made by the police services provider and the MHCSD when the community's population reaches approximately 7,500. The final decision will rest with the Sheriff's department based on the department's success in meeting urban levels of service without an on-site station, consistent with any contract for police service and consistent with standards for service in comparable communities within San Joaquin County and the General Plan.

Fire protection and police vehicles will be purchased on an as-needed basis throughout development of the community, starting in the first few years. Cost estimates assume that sites for fire stations and the police substation will be dedicated. A detailed facility cost and phasing plan is provided in the Public Financing Plan (PFP).

Animal Control

Initially, animal control will be provided by the County on a contract basis, and current County facilities will be used. However, as the community grows, an on-site animal control facility may be required; a \$300,000 facility is expected to be built when approximately two-thirds of the Master Plan land uses have been developed. The community will be expected to provide or pay the cost of any needed facilities.

Plan Description

The Master Plan requirements related to phasing and costs will be implemented by SPII through the implementation measures listed below.

SPII Implementation Measures

1. **Phasing and Costs.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCSD and Trimark Communities, Master Plan Development

Agreement between San Joaquin County and the Master Developer, MHCSD Capital Improvement Program, and applicable development fee Ordinances.

CHAPTER SEVEN: RECREATION AND OPEN SPACE

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CHAPTER SEVEN: RECREATION AND OPEN SPACE

7.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to public and private open space/recreation and resource conservation, and states both the Plan Description and Implementation Measures for SP II.

Additional information may be found within this document in Chapter Three: Land Use, Chapter Four: Development and Design (including development standards), Chapter Nine: Transportation and Circulation (including other bicycle and pedestrian facilities), and Chapter 15: Storm Drainage and Flood Protection (including design and development of the Mountain House Creek Park and other open space areas).

7.2 PARKS AND RECREATION

7.2.1 Recreation System

Master Plan Summary

To provide the community with both public and private open space areas, the Master Plan calls for a full range of recreational facilities and open space areas which exceed minimum County standards and are made available to residents in a timely manner.

The community will maintain a combined community and neighborhood park ratio of not less than five acres per 1,000 people, and will incorporate a comprehensive system of regional, community and neighborhood parks at locations that serve every part of the community. The Public Land Equity Program (PLEP) will be used to ensure the timely acquisition and dedication of all park sites.

The park system will provide community focal points that are accessible to residential neighborhoods and complement other community programs, especially schools, as well as natural resource areas that preserve and enhance wildlife habitats and corridors and create educational opportunities. The community's bicycle and pedestrian circulation system will establish linkages between residential areas and open space destinations.

The MHCS D has prepared the *Parks, Recreation and Leisure Plan*, which provides additional information on recreational planning and operations. It also supplies a definition of requirements for Conceptual, Preliminary, and Final/Construction Park Plans as used in this Specific Plan.

Plan Description

Figure 7.1: SP II Recreation and Open Space System illustrates the overall concept for parks within Specific Plan II. Tables 3.1 and 3.2 provide acreages of park uses.

Specific Plan II proposes seven Neighborhood Parks (one each for Neighborhoods C, D, H, I, J, K, and L); three Community Parks (Mountain House Creek Community Park, Central Community Park, and North Community Park); one Regional Park (Old River Regional Park); two linked nature preserves (one in Neighborhood I and one in Neighborhood J) featuring passive recreational activities such as picnicking and hiking; parks, within the Commercial Recreation area, linked to one another via a series of paths or trails; a series of lakes in Neighborhood J, associated with the nature preserve and functioning as water quality basins; and two man-made lakes (one in Neighborhood K and one in Neighborhood L), which are also designed as water quality basins.

All such facilities will be constructed either pursuant to existing Community approval policy, or as part of construction of adjacent development areas. Specific timing will be determined as part of Tentative Map approvals for areas which contain each facility.

The park provisions for the Specific Plan II Area are intended to meet the standards for acreage, usage, service area, access and total program as described in the Master Plan. Given the Master Plan standard of five acres of park land (Community Park and Neighborhood Park land combined) per 1,000 people, and a projected population of 22,200 people in Specific Plan II, the SPII Plan Area would require 111 acres of Community Park and Neighborhood Park land. This Specific Plan allocates 35 acres to Neighborhood Parks and 82 acres to Community Parks, for a total of 117 acres. The Old River Regional Park provides an additional 88 acres of park land.

SPII Implementation Measures

1. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Eleven: Parks).
2. **Land Dedication Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Public Land Equity Program and Ordinance.
3. **MHCSD Parks and Facility Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended.

MOUNTAIN HOUSE SPECIFIC PLAN II

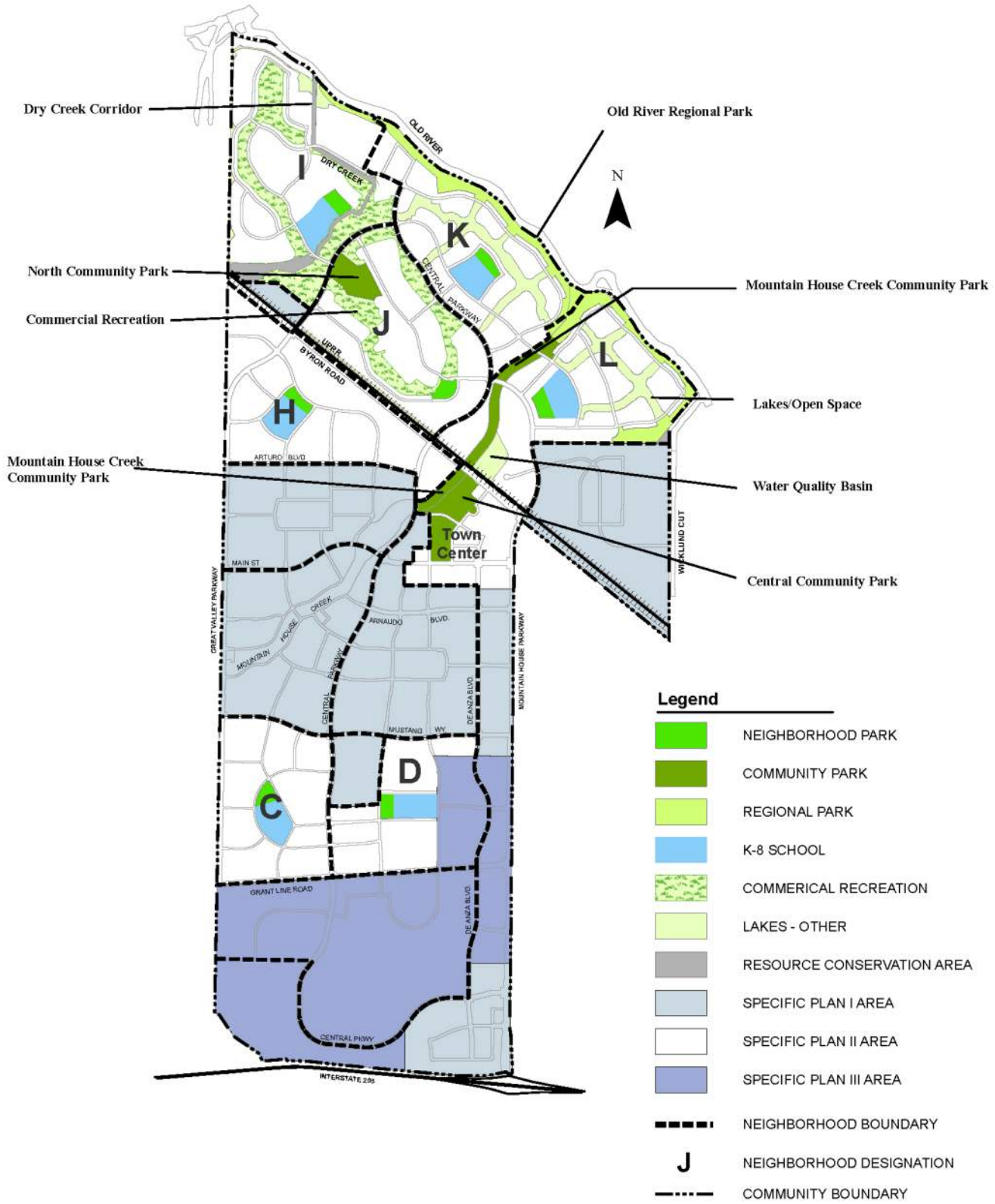


FIGURE 7.1 – SPII RECREATION AND OPEN SPACE SYSTEM

MOUNTAIN HOUSE SPECIFIC PLAN II

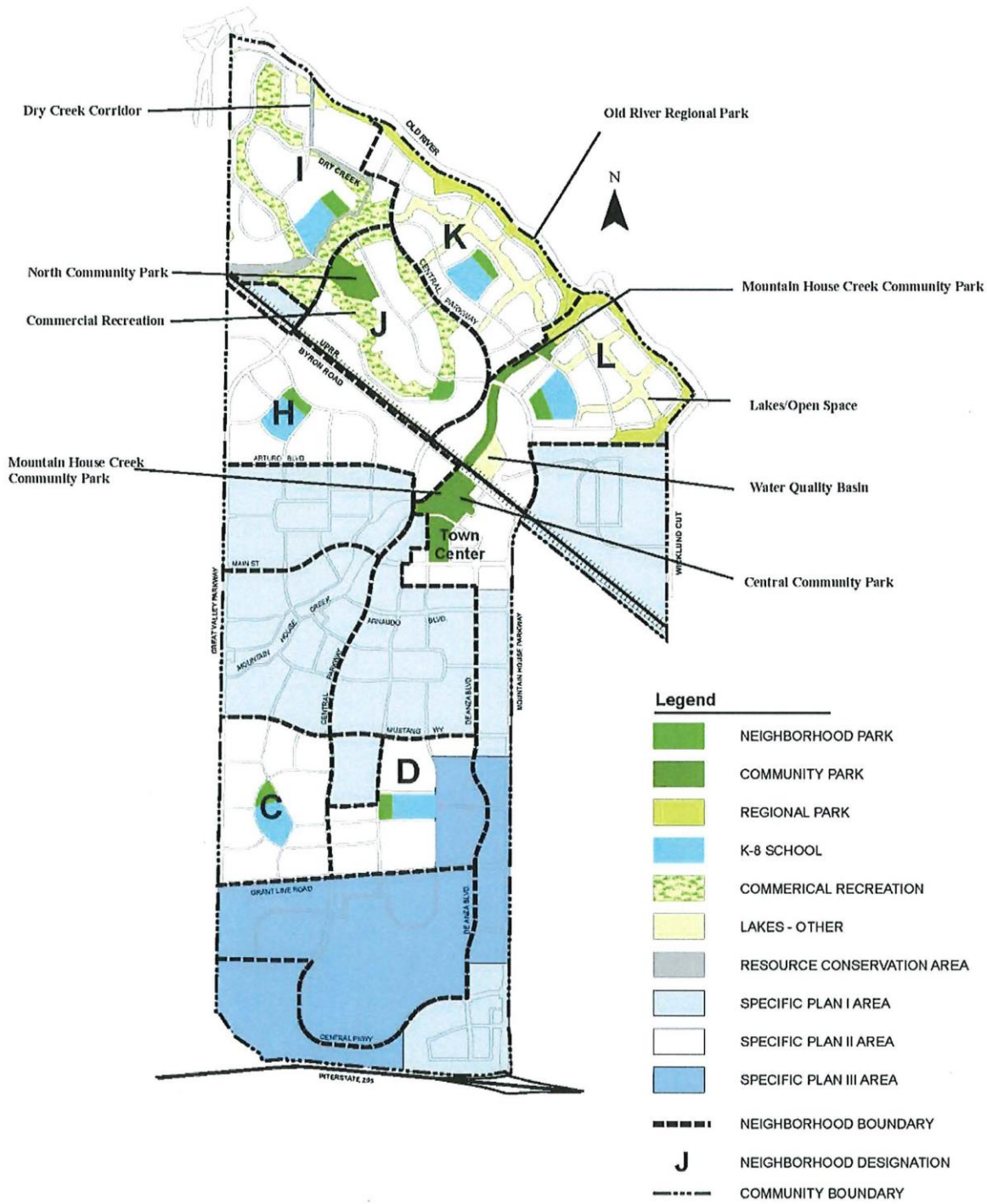


FIGURE 7.1 – SPII RECREATION AND OPEN SPACE SYSTEM

7.2.2 Neighborhood Parks

Master Plan Summary

The Master Plan requires neighborhood parks that will serve all residents, including toddlers, young children, teenagers, adults, parents with infants, and senior citizens. A neighborhood park of approximately five acres in size will function as a central element, with easy access by bicycle, sidewalk, trail system, and the local street system from every part of the neighborhood.

Within the ten family neighborhoods and the Neighborhood K mixed active adult and family neighborhood, neighborhood parks will be located adjacent to K-8 schools on a Collector street and will generally be within a half-mile of residences within the surrounding neighborhood. Bicycle and pedestrian crossing of Major Arterial streets will be minimized. School and park recreational programs will be coordinated, and approximately one-half of neighborhood park acreage will be shared with the adjacent school.

Neighborhood Parks will be sited and designed to be as visible as possible from local streets in the neighborhood, and will be designed and maintained to provide for active and passive uses.

Neighborhood Park Preliminary Plans for SPII neighborhoods are included in this Specific Plan.

Plan Description

Preliminary Plans for Neighborhoods C, D, H, K and L are included with Neighborhood Center Plans in Chapter Four (see Figures 4.19 to 4.25).

SPII Implementation Measures

1. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Eleven: Parks).
2. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended.
3. **MHCSD Design Theme Requirements.** Neighborhood parks shall be designed to be consistent with the Neighborhood Design theme selected for each applicable Neighborhood, per the requirements of the MHCSD Design Manual, as amended (Chapter Eleven: Parks) and the Master Developer Single Family Design Manual, as amended (Chapter Two: Implementation).
4. **Timing of Neighborhood Parks.** The MHCSD shall begin construction of neighborhood parks as soon as 50% of the dwelling unit permits for each neighborhood have had their final inspection. The park shall be completed no later than the time 80% of dwelling unit permits for the neighborhood have had their final inspection.

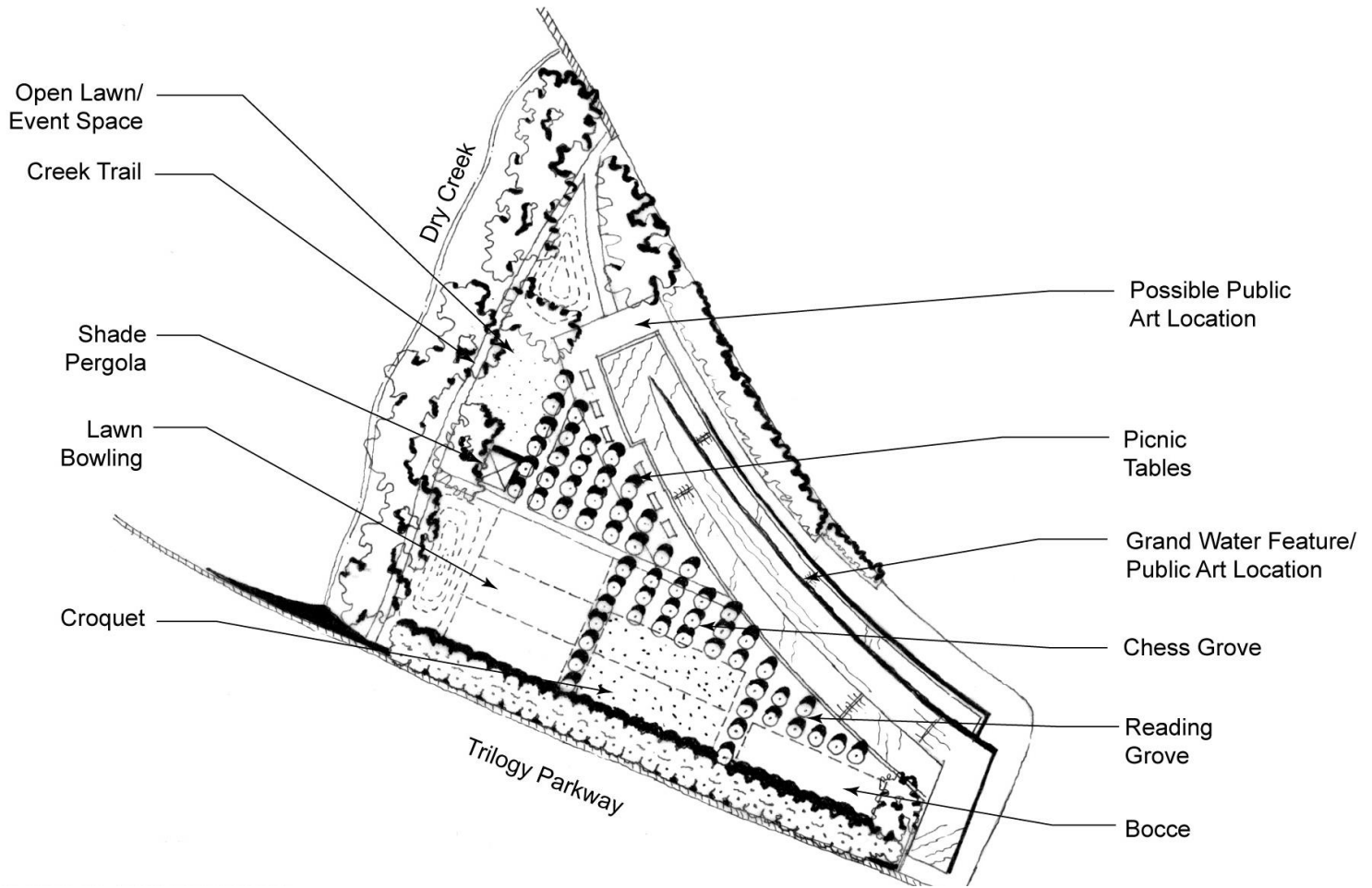


FIGURE 7.2 – NEIGHBORHOOD I NEIGHBORHOOD PARK

7.2.3 Community Parks

Master Plan Summary

The Master Plan requires Community Parks to serve the overall Community with both active and passive recreational opportunities, with facilities provided that meet the needs of the Community as it develops.

Community Parks will contain a minimum of 20 acres. Several adjacent properties, such as described for the Central Community Park complex, may each contain less than this minimum, as long as they are adjacent, and total at least 20 acres in aggregate. Each of the three Villages (i.e., four neighborhoods served by a Village Commercial Center) will also be served by a Community Park.

Community Park planning for SPII areas outside the Mountain House Creek corridor will generally follow the conceptual program summarized below:

- A Central Community Park complex which totals approximately 448.91 acres, will be developed in three distinct subareas and be located within and/or adjacent to the Town Center, reinforcing the community focus of the downtown. These subareas include a site intended for phased development with an amphitheater, and other facilities; a sports-related site; and a larger site to support a possible stadium and adequate shared parking to serve the various public uses in the area.
- A sports-related Community Park will be located north of Byron Road, adjacent to Great Valley Parkway.

Preliminary Plans for each of the SPII Community Parks are included in this Chapter.

Park programming, joint use, and other Community Park issues are discussed further in the MHCSD's *Parks, Recreation and Leisure Plan*.

Plan Description

SPII allocates approximately 82 acres to Community Parks, as follows:

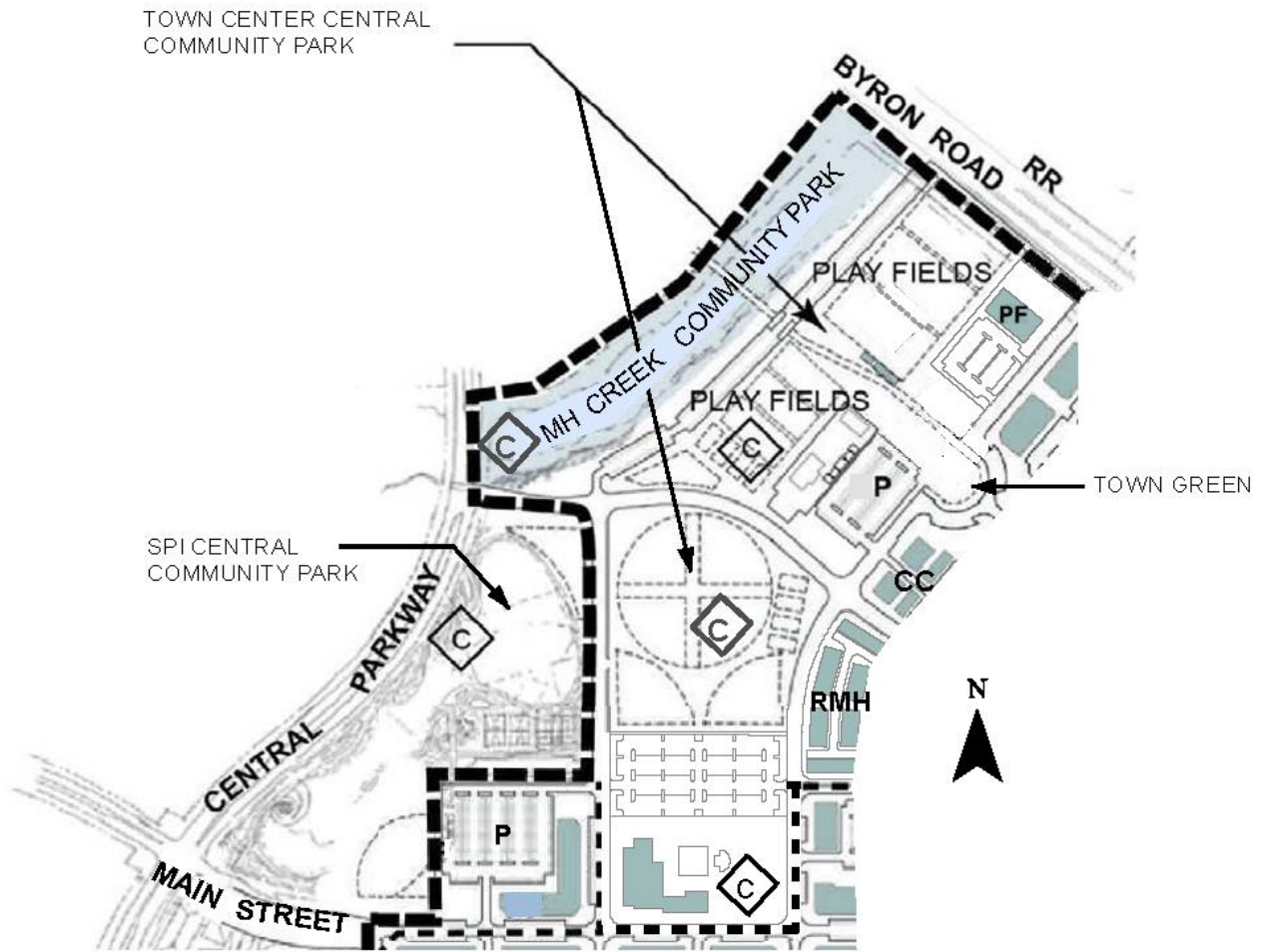
- Central Community Park: The SPII portion of Central Community Park occupies approximately 34.14 acres, divided into two sections. Together with the adjacent 14.5-acre Specific Plan I Community Park, the Central Community Park will comprise approximately 48.91 acres and provide active recreational facilities in close proximity to the Town Center's civic, retail, higher density housing, and transit uses, as well as trail connections to the adjacent Mountain House Creek Community Park.
- The Preliminary Design for the park (see Figure 7.3: Central Community Park Concept) shows a parking lot in the south portion of the park between the ball fields and the aquatic center to be located across from the Town Hall/Library building. A pedestrian spine leads from the "Town Green" bulge on the south portion of the park, splitting the play fields, and connects to Mountain House Creek Community Park trails to the north. Additional parking lots along the northwest boundary serve both the Creek and Central Community Parks.
- North Community Park: The 20 acre North Community Park is located in Neighborhood J, adjacent to Great Valley Parkway. (See Figure 7.4: North Community Park). The park provides active recreation for neighborhoods north of Byron Road.

- Playfields are located to the east, with parking for vehicles and bicycles along the west boundary with access from Great Valley Parkway. Trails around and through the site connect all park uses and surrounding neighborhoods.

Mountain House Creek Community Park: See Figure 7.6 and Section 7.2.4, below.

SPII Implementation Measures

1. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Three: Parks, Trails and Open Space).
2. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 3: Parks, Trails and Open Space).
3. **Community Pool Requirements.** The North Community Park and the Central Community Park may each have one centralized community pool.
4. **Central Community Park Timing.** The Master Plan defined the Central Community Park as having three general phases. The first phase was constructed as part of Specific Plan I; the second and third phases will be part of SPII (see Figure 7.3: Central Community Park Concept). The second phase, which is to include one of the remaining two parcels, must be constructed no later than the time 80% of dwelling unit permits south of Byron Road within Specific Plan II have had their final inspection. The third parcel must be constructed no later than the time 95% of dwelling unit permits south of Byron Road within Specific Plan II have had their final inspection.
5. **North Community Park Timing.** The North Community Park must be constructed no later than the time 80% of dwelling unit permits within Neighborhoods K and L have had their final inspections.



Legend

■■■■■	TOWN CENTER BOUNDARY	PF	PUBLIC FACILITY
■■■■■	MIXED USE CORE	MX	MIXED USE
P	PARKING AREA	CC	COMMUNITY COMMERCIAL
◇	COMMUNITY PARK	RMH	MEDIUM HIGH DENSITY RESIDENTIAL

FIGURE 7.3 – CENTRAL COMMUNITY PARK CONCEPT



FIGURE 7.4 – NORTH COMMUNITY PARK

7.2.4 Mountain House Creek Park

Master Plan Summary

The Master Plan proposes a design for the restoration of the Mountain House Creek corridor to a diverse riparian system dominated by native species and protected from inappropriate uses or activities, with a wildlife corridor within the creek park that will allow wildlife unobstructed access to Old River.

The Mountain House Community Park and creekside landscape along Mountain House Creek will serve as the central open space feature for the community and provide passive recreational opportunities, open space connections, wildlife habitat, and flood control. Creek design and management will integrate the multiple purposes of flood control, wildlife habitat, and recreation. Installation of recreational facilities will be provided in coordination with habitat restoration and drainage requirements.

Further information and requirements are found in the MHCSD's *Parks, Recreation and Leisure Plan, as amended*.

Plan Description

Within SPII, the Mountain House Creek Park will be extended from Central Parkway at Town Center to its northern terminus at the Old River Regional Park in Neighborhood L (see Figure 7.6: SPII Mountain House Creek Park).

Consistent with the Master Plan, the park corridor will serve multiple functions of flood control, water quality improvement, habitat restoration, and recreation. It will be a minimum of 250 feet and a maximum of 350 feet wide, with pedestrian access as follows:

- Along the east side of the creek, the path will be at least eight feet wide, concrete, and painted with a center stripe. It will be located out of the 100-year flood channel and provide a continuous path of travel for maintenance crews and emergency vehicles.
- Along the west side of the creek, the path will be eight feet in width. It will be constructed of a hard surface such as decomposed granite, or a resin-based paving.
- Creek paths will cross Byron Road at the Central Parkway overcrossing and at the intersection of Mountain House Parkway.

In addition to development of planting, grading, site furnishings, and other elements required by the Master Plan and the MHCSD Parks, Recreation and Leisure Plan, SPII facilities will include a staging area adjacent to Central Community Park within Town Center and a pedestrian bridge adjacent to North Community Park. The staging area will supply vehicular and bicycle parking, restrooms, picnic facilities, and trail access. The bridge will facilitate access from the North Community Park to the open space/water quality basin and medium-high density housing in Neighborhood L.

SPII Implementation Measures

1. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 3: Parks, Trails and Open Space).
2. **MHCSD Drainage Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan

Update and Development Standards (see Section 3: Storm Drainage Design Standards).

3. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (see Chapter Eleven: Parks).
4. **Byron Road Crossing.** Bicycle and Pedestrian traffic along the creek corridor shall cross Byron Road via the Central Parkway overcrossing.
 - a. Signs will be located along the creek paths and the central community park directing users to the overcrossing.
 - b. Creek paths shall connect to the multi-use path on the south side of Byron Road.
 - c. Barricades and signs shall be located to prohibit pedestrian and bicycle crossing of Byron Road from the creek paths.

MOUNTAIN HOUSE SPECIFIC PLAN II

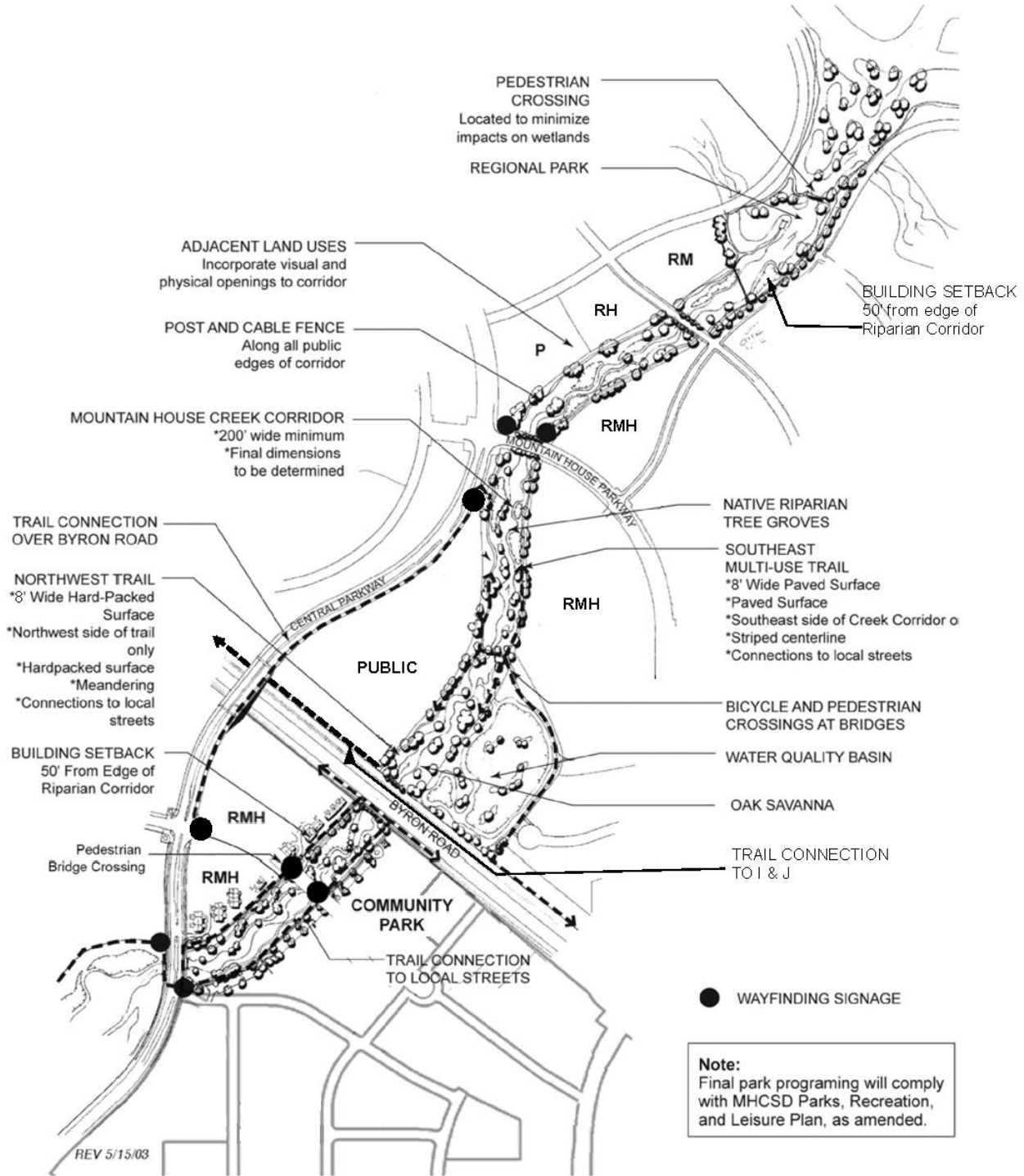


FIGURE 7.6 – SPII MOUNTAIN HOUSE CREEK PARK

7.2.5 Old River Regional Park

Master Plan Summary

This Master Plan designates the area along the Old River as a regional park for recreational and wildlife habitat purposes. The waterfront linear park and wildlife preserve will offer access to the regional delta system and facilities for picnicking, boating, fishing, trails, wildlife observation, and play areas. A continuous trail along the waterfront (except where Mountain House Creek enters Old River) will provide access for hikers, bikers, and maintenance vehicles and will connect to the Mountain House Creek Park trails. Trailheads and parking will be provided in at least two locations.

Construction of the Old River Regional Park may be phased. A Preliminary Parks Plan is included with the specific plan. Strategies to provide phased park development, as well as other long-range planning and development strategies, are included in the MHCS D's *Parks, Recreation and Leisure Plan, as amended*.

Plan Description

As depicted by Figure 7.7: Old River Regional Park (Plan) and Figure 7.8: Old River Regional Park (Section), the Old River Regional Park will be a linear, river-oriented open space extending from the northwest corner of Neighborhood K to the southeast corner of Neighborhood L. As envisioned by the Master Plan, the Regional Park will serve as a passive, river-oriented recreational open space that forms the northern boundary of the Mountain House community. The 88-acre park will be located entirely within SPII and will offer the following:

- Continuous 12-foot wide, multi-use hard surface path, with a pedestrian bridge crossing at Mountain House Creek.
- Smaller trails connecting the multi-use path to Mountain House Creek Park trails and adjacent roadways.
- Primary staging area at Old River Center, including small boat launch and parking, trailhead with picnic area, observation platform and interpretive area at the terminus of Central Parkway, and fishing dock. The boat launch will be operated by MHCS D to accommodate local recreational and wildlife-oriented boating.
- Secondary staging area at the terminus of Mountain House Creek, including interpretive signage, parking, and picnic area.
- Planting of riparian species to augment the existing vegetation adjacent to Old River, and mixed oak woodland planting within the park.
- Preservation of the 1.4-acre wetland in Neighborhood L (see Figure 7.7: Old River Regional Park).

Development of the park includes terraced fill to raise the elevation of areas adjacent to Old River and thereby improve flood control protection, water quality treatment and recreational value, including creation of increased areas of relatively flat and usable open space with the Regional Park (see Chapter 15, Section 15.7: Flood Protection). This approach will meet current flood control requirements and remove developed areas from the 100-year flood plain designation. The multi-purpose path will provide maintenance access. The existing levee will remain with its high habitat values undisturbed.

SPII Implementation Measures

1. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 2: Park and Recreational Facilities).
2. **MHCSD Drainage, Grading and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update and Development Standards, as amended (see Section 3: Storm Drainage Design Standards).
3. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (see Chapter Eleven: Parks).
4. **Old River Regional Park Timing.** Construction of park improvements may be completed on a phased basis to correspond with the development of Neighborhoods directly adjacent to the facility. Each minimum phase shall be defined as the entire segment of the park that is directly adjacent to an abutting Neighborhood or the Old River Center area (see Figure 4.20). The improvements to specific segment must be completed as soon as 80% of building permits within the adjacent Neighborhood or River Center area have had their final inspections.

MOUNTAIN HOUSE SPECIFIC PLAN II

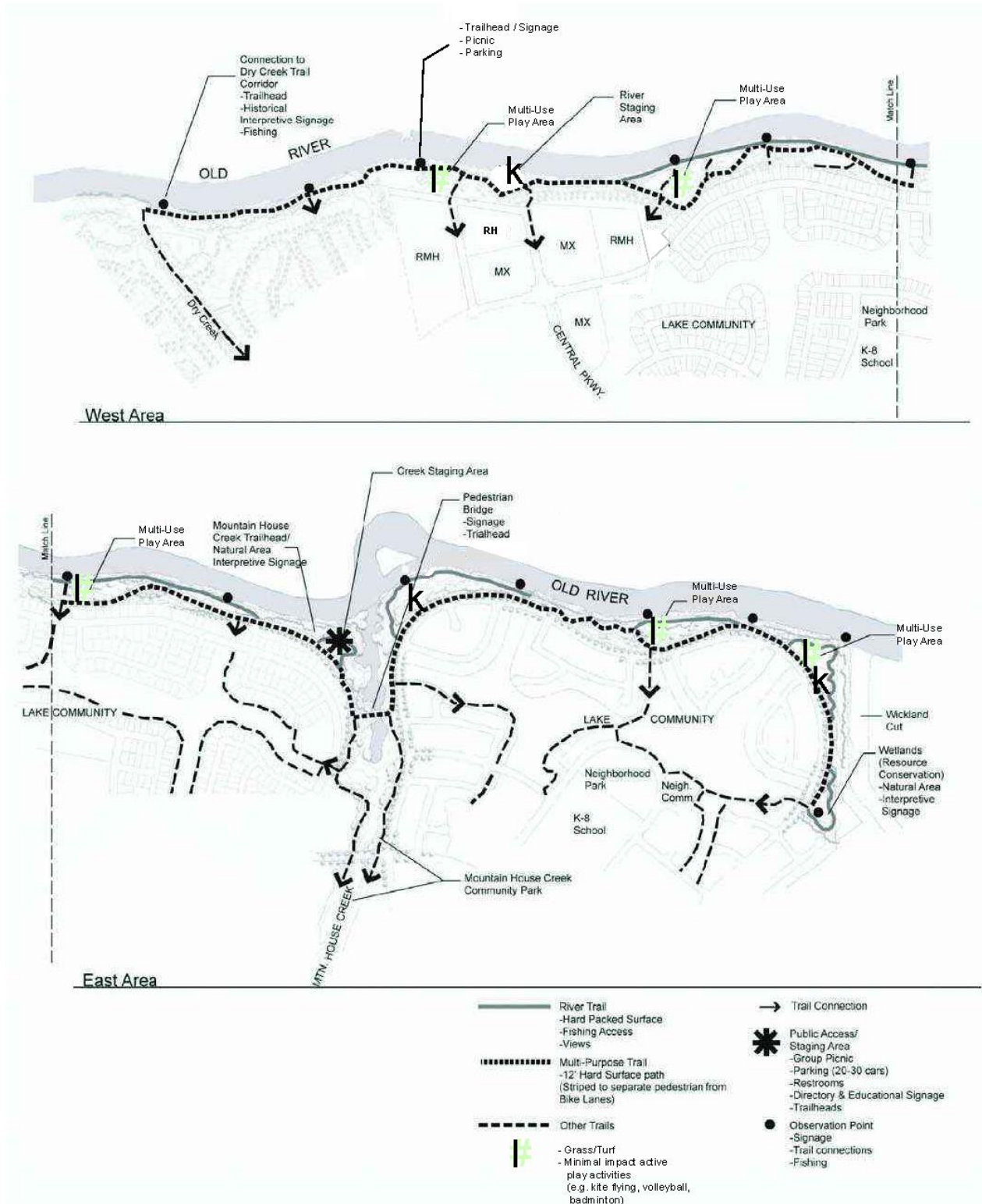


FIGURE 7.7 – OLD RIVER REGIONAL PARK (PLAN)

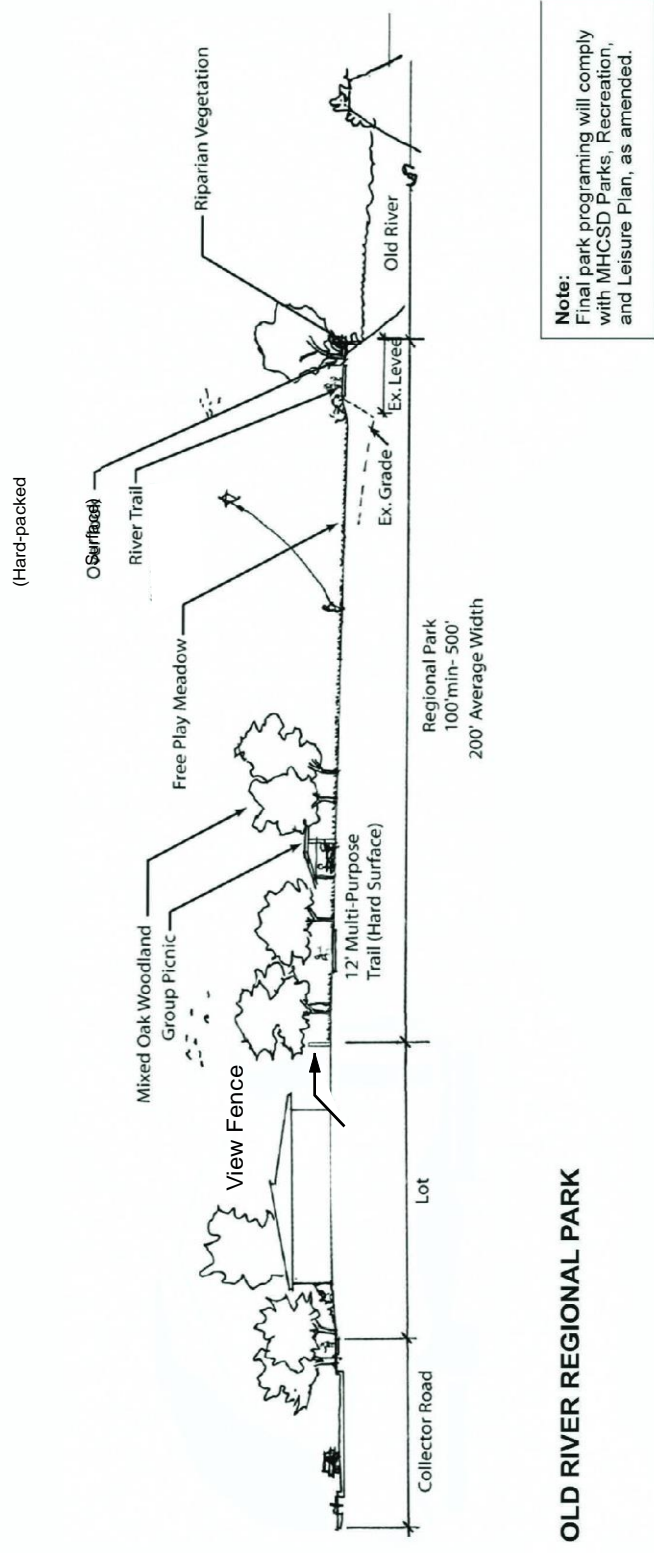
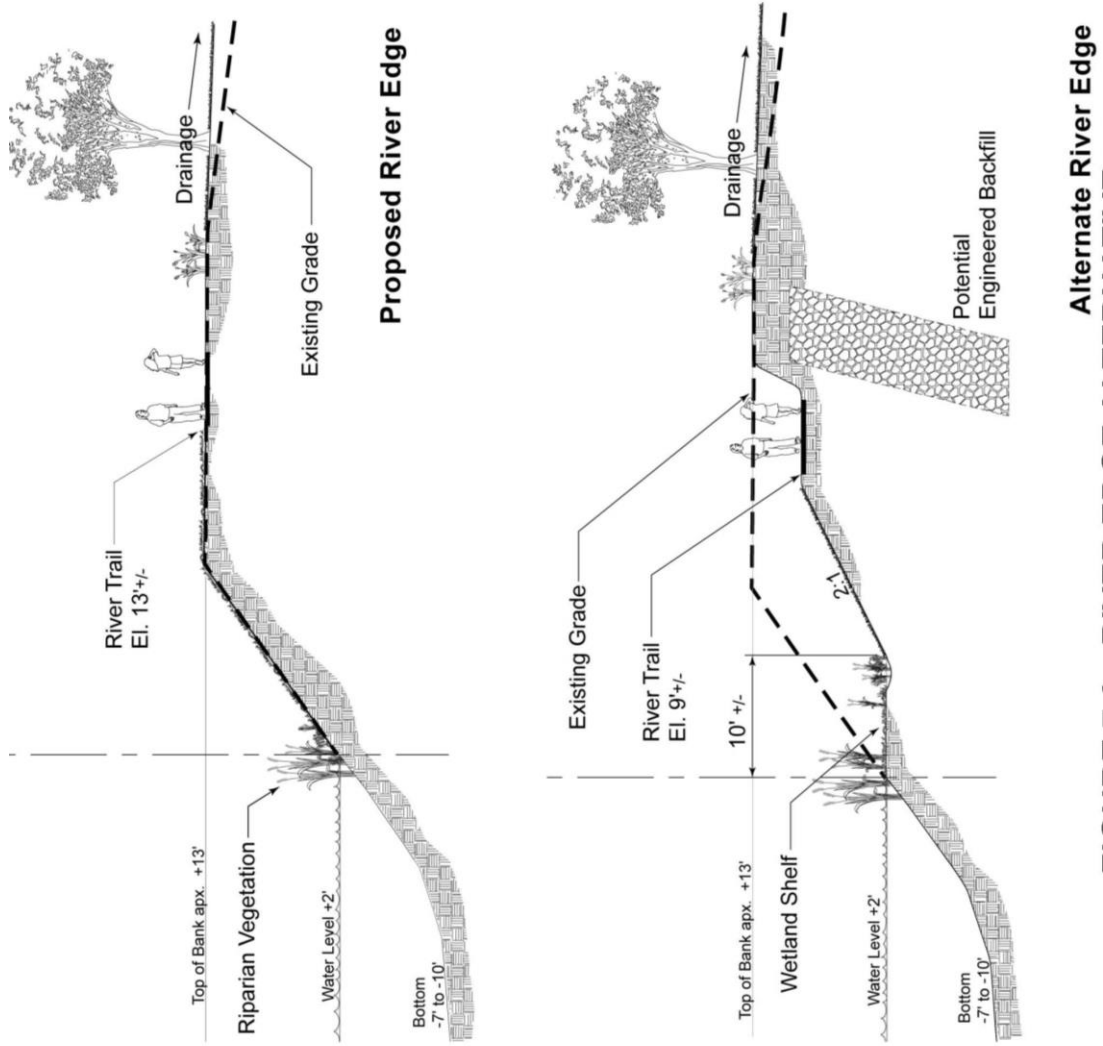


FIGURE 7.8 – OLD RIVER REGIONAL PARK (SECTION)



NOTE:
 THIS ILLUSTRATION IS PRELIMINARY AND SUBJECT TO CHANGE FOLLOWING PREPARATION OF DETAILED IMPROVEMENT PLANS.

FIGURE 7.9 – RIVER EDGE ALTERNATIVES

7.2.6 Trails

Master Plan Summary

The Master Plan establishes a network of paths that provide pedestrian and bicycle connections to open space and other destinations within Mountain House and connect the community to future potential regional trail alignments.

Signage and information will be provided as part of the trail system to orient users and promote better use of the pedestrian and bicycle system. Paths within Mountain House Creek Community Park, Old River Regional Park, Central Parkway and Great Valley Parkway will be interconnected to provide for easy access.

Future regional trails leading from Alameda or Contra Costa County to the community will connect to the pedestrian and bicycle network. Should the National Park Service decide to extend the De Anza Trail into the Mountain House area, the trail should be accommodated through connections to the community pedestrian and bicycle network, and be identified with signage. The most likely alignment would be to provide trail routing along proposed Class I bike lanes that parallel Great Valley Parkway from Kelso Road to Grant Line Road.

Plan Description

SP II provides a trail system as depicted in Figure 9.2: SPII Bicycle and Pedestrian System. In addition to sidewalks, the system includes:

- Class I multi-purpose paths along Arterials. These will be eight feet wide, except for 10-foot wide paths on Great Valley Parkway (path on east side only) and 10-foot wide paths on Mountain House Parkway south of Bryon Road (path on west side only);
- Ten-foot wide multi-use trails on the northwest side, and eight-foot wide multi-use trails on the southeast side, of the Mountain House Creek Community Park;
- Class I multi-purpose paths through the Central Community Park and the Town Center;
- Class I, 12-foot wide multi-purpose path through Old River Regional Park;
- Eight-foot wide trails within Neighborhood J, along the UPRR right of way, and within Neighborhoods K and L, along the lakes/open space features; and
- Eight-foot wide and 12-foot wide trails within the nature preserves of Neighborhoods I and J.

SPII Implementation Measures

1. **MHCSD Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 3: Parks, Trails, and Open Space).
2. **MHCSD Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (see Chapter Three: Streetscapes, Chapter Five: Paths, and Chapter Eleven: Parks).

3. **Coordination with Other Districts.** The MHCS D shall coordinate with the East Bay Regional Park District, the Livermore Area Recreation and Park District, and the National Park Service to allow these agencies the ability to connect such potential regional trails to the Mountain House community at on-site locations at the community boundary where planned Mountain House trails are intended to exist.

7.2.7 Private Recreation

Master Plan Summary

The Master Plan allocates privately developed recreation and encourages private recreational facilities as amenities within neighborhoods, higher density residential complexes, or commercial areas. Private recreation facilities may include pools, small parks, pocket parks/tot lots areas, community buildings or other facilities. Pocket parks will be provided in larger multi-family developments. Larger multi-family developments (not including adult or senior projects) developed with 75 or more units will include provisions for a children's play area with the development's private open space. Mini-parks of a minimum of ½ acre will be provided for single-family subdivisions located more than ½ mile from the edge of a public park.

Plan Description

Nature Preserves

Specific Plan II proposes two linked nature preserves, one in Neighborhood I and one in Neighborhood J, within the areas zoned as Commercial Recreation (C-R). They will be owned and maintained by a homeowners' association or by the MHCS D, provided a funding mechanism for maintenance is established to the satisfaction of the MHCS D. The nature preserves will offer passive recreational opportunities such as hiking and picnicking. They will be supplemented by adjacent and proximate active recreational uses, such as Neighborhood Parks and Community Parks, and by supportive and compatible uses within the C-R zone, such as eating establishments and small-scale outdoor entertainment. In addition, there are other parks, separate and distinct from the nature preserves, that are allowed within the C-R zone, provided they are linked to each other and to the nature preserves via trails or pathways, and meet specific requirements of the MHCS D's *Parks, Recreation, and Leisure Plan*.

Other Facilities

SPII Implementation Measures

1. **MHCS D Programming Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Parks, Recreation and Leisure Plan, as amended.
2. **MHCS D Design Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Design Manual, as amended.
3. **Location and Construction of Mini Parks.** Where any portion of a proposed subdivision is located more than 1/2 of a mile from the edge of the nearest Neighborhood Park, as measured in a linear radial method, the Tentative Subdivision Map shall include a mini park. Upon completion, the park will be dedicated to the MHCS D, who will then be responsible for operation and maintenance. Mini-parks will be subject to the following minimum criteria:

Each mini park shall contain a minimum of 1/2 acre. It should provide enough room for a small playground, a half court surface for basketball, and setbacks to buffer it from adjoining residences. A mini-park may incorporate a through connection for pedestrians.

No restrooms will be provided.

Lighting will be provided only if there is inadequate lighting from streetlights, and then it should be restricted to low level lighting for pedestrian use.

- 4. Other Private Recreation. Larger multi-family developments (those in R/MH and R/H areas) developed with 75 or more units, shall include provisions for a children's play area with the development's private open space. Any adult or senior citizen only development will be exempt from this requirement.**

7.3 BIOLOGICAL RESOURCES

7.3.1 Habitat Conservation and Special Status Species

Master Plan Summary

The Master Plan calls for combining mitigation for impacts to wildlife (primarily the Swainson's hawk) with the preservation of agricultural land, and for maintaining viable and economical agricultural productivity and enhanced wildlife values on the mitigation site(s). Reclaimed wastewater may be used to irrigate crops on lands used for habitat conservation. Habitat mitigation for Swainson's hawks, Northern harriers, and Black-shouldered kites are provided through a Habitat Management Plan (HMP) on off-site agricultural lands, riparian areas, or other areas obtained for purposes of habitat mitigation. The San Joaquin kit fox (kit fox) is a federally listed endangered and state listed threatened species, protected under both the Federal and California Endangered Species Acts. A portion of the southern half of the Master Plan area is located within the current US Fish and Wildlife Service (FWS) designated kit fox range.

The Master Plan also calls for preservation of other special- status species found within the Mountain House area. These species include Northern harrier, Black-shouldered kite, Burrowing owl, Tri-colored blackbird, Western pond turtle, Winter-run Chinook salmon, Delta smelt, Sacramento splittail, Mason's lilaeopsis and California hibiscus.

Each Specific Plan area (except Specific Plan I) will be surveyed by a qualified biologist prior to approval of the Specific Plan to generally map the location of special-status species identified in the particular Specific Plan area.

Plan Description

Since the adoption of the original Master Plan in 1994, the San Joaquin Council of Governments (SJCOG) and its member agencies have adopted and received permits for the San Joaquin County Multi-Specie Habitat Conservation Plan (HCP). The HCP is a multi-specific program which provides a long term mitigation program for a large number of local and regional species which encompasses the anticipated specie suspected to occur within the Mountain House project area.

The Mountain House project was included in the HCP, and such has been participating in the program by following pre-construction surveys and take avoidance measures, and paying applicable mitigation fees as contained in the program. Specific Plan II will also participate in the HCP and will continue to follow all applicable provisions contained in the

program pursuant to the permits authorized by both State and Federal Resource Agencies.

In addition to the HCP program, the Mountain House HMP is still recognized by the Specific Plan II program as a viable alternate Mitigation program to the HCP program if the HMP program ever needs to be implemented.

In September, 2003, a focused search for rose mallow (*Hibiscus lasiocarpus*) was undertaken in Old River via boat. This survey was negative.

SPII Implementation Measures

1. **Participation in HCP.** All implementing projects shall comply with the San Joaquin County Multi-Species Habitat Restoration Plan (HCP), including all required take avoidance and pre-construction survey requirements. Alternatively, if the SJCMSHCP terminates, applicants within the Specific Plan II area may proceed with the implementation of the Mountain House Habitat Management Plan, contained within the Master Specific Plan Appendix 7-B. This measure is pursuant to the terms of Section 3.11 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.
2. **Endangered Species Acts.** In carrying out the operations of the project, the applicant shall take no action that violates the provisions of the California Endangered Species Act or the Federal Endangered Species Act. Compliance with said laws shall be the sole responsibility of the applicant, and the applicant agrees to indemnify, defend, and hold the County harmless from and against any claim or action by affected State agencies as to the project's compliance with said laws.
3. **Old River Levee.** The existing Old River levee shall be preserved and/or enhanced to provide habitat for the western pond turtle, raptors, and other special- status species, as may be appropriate to this habitat.

7.3.2 Wetlands

Master Plan Summary

The Master Plan requires that development be carried out so that existing wetlands are preserved to the degree practicable. When loss is unavoidable, it will be compensated through mitigation. Buildings and structures will be set back from wetlands a minimum of 50 feet and protected by fencing or buffers; this setback distance should be increased where wetlands are of high value. Passive recreational uses may be permitted adjacent to wetlands, but active recreational uses will not. Runoff water from the urbanized uses within Mountain House will not be allowed to enter the Dry Creek wetlands or the adjacent jurisdictional channel.

Active and passive recreational uses near wetlands will be addressed in the MHCS D's *Parks, Recreation and Leisure Plan, as amended*. A Wetlands Management Plan is required for every Specific Plan area that includes wetlands. The plan must include setbacks for structures from wetlands.

Plan Description

Wetlands occur at several distinct locations within the boundary of Specific Plan II, including Mountain House Creek, Dry Creek, and a small area north of the wastewater treatment plant. The previously delineated wetlands within Neighborhood C were

subsequently determined by the Corps to be isolated and therefore non-jurisdictional pursuant to the SWANCC Supreme Court decision.

The isolated wetland north of the wastewater treatment plant is approximately 1.4 acres in area and is bounded by a Wicklund Cut, Old River Regional Park, the wastewater treatment plant, a collector street and a small frontage of medium density residential use. The area will be preserved and includes a 50-foot buffer from adjacent residential uses. A larger freshwater wetland exists near the head of Dry Creek, adjacent to Byron Road. This wetland, plus an adjacent upland next to Byron Road area is approximately 13.4 acres in area. Both of the preserved wetlands and adjacent buffer zones are designated as Open Space/Resource Conservation on Figure 3.1: SPII Land Use.

Within the proposed Mountain House Creek corridor, wetlands will be established to offset any loss of wetlands due to construction of the multi-use corridor. The creek corridor is comprised of excavated channels that include emergent marsh, seasonal wetlands and riparian scrub wetlands in the lower elevations. A mid-level terrace includes scattered water quality basins that function as wetlands as well as oak woodland and grassland savannah habitats bordering the lower level riparian wetlands. An upper terrace borders the mid-level terrace, and includes pedestrian paths within native oak woodland and grassland habitats area. The Mountain House Creek corridor ranges in width from 200 feet to approximately 600 feet. North of Byron Road, the corridor averages approximately 250 feet in width.

Figure 7.10: Dry Creek Open Space illustrates typical cross-sections for Dry Creek. The jurisdictional ditch downstream of the Dry Creek wetlands will be left undisturbed. The capacity of the ditch may be expanded by adding engineered fill outside of the jurisdictional area and above the ordinary high water mark, in order to accommodate 100 year storm flows from off-site sources. No on-site stormwater will be discharged into the Dry Creek wetlands or its downstream ditch. A pedestrian trail may be allowed within the expanded ditch corridor provided it does not result in disturbance of the jurisdictional area.

SPII Implementation Measures

1. **Wetlands Mitigation.** Wetlands mitigation shall provide for creation of wetlands to replace those which would be lost, if any. Mitigation, if required by the Clean Water Act, shall occur within the Mountain House and Dry Creek corridors. All mitigation will be as required by the provisions of the Clean Water Act.
2. **Buffering.** Where preserved wetlands provide valuable habitat to wildlife, protective fencing, screening or buffers shall be provided where necessary to minimize disruption of habitat areas. The type of protection will vary depending on the type and function of the wetland, the adjoining land use and the terrain.
3. **Fencing Requirements.** Buffer zones along wetland restoration areas shall be temporarily fenced during construction so as to minimize the potential for inadvertent impacts from construction activities. Following construction, permanent barriers and/or fencing shall be installed to preclude access and damage from wheeled vehicles such as motorcycles and ORVs. Any fencing that is located within the drainage facilities shall be designed to prevent debris accumulation or otherwise impact water surface elevations.

4. **Maintenance Requirements.** The wetlands shall be retained as self-sustaining, requiring only minimal long-term maintenance to repair barriers or fences, and remove debris resulting from use of the area by residents.
5. **Required Approvals.** Any proposed modifications to wetlands or waters of the U.S. should be prepared in compliance with the Clean Water Act prior to construction of these features.

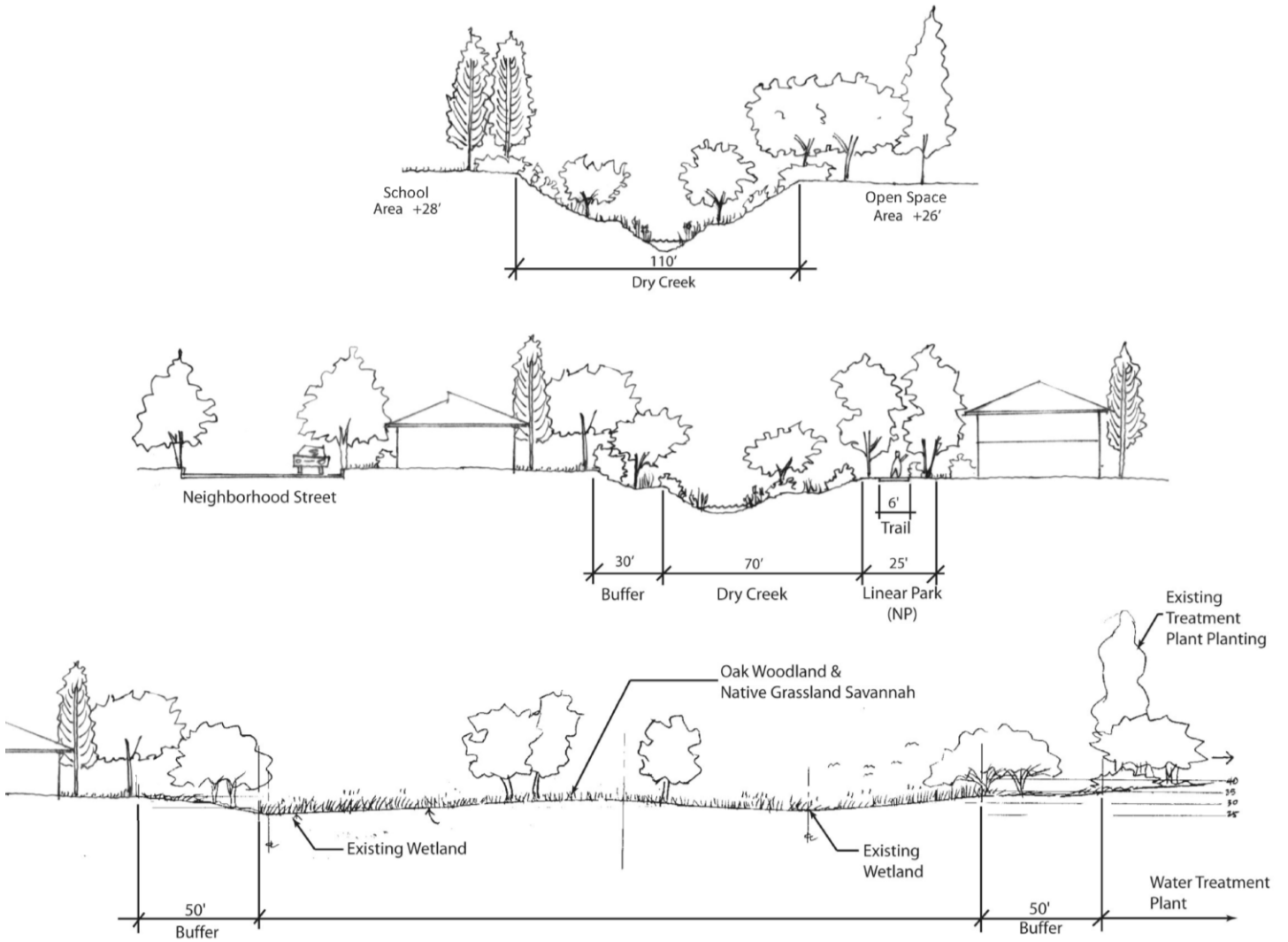


FIGURE 7.10 – DRY CREEK OPEN SPACE

7.3.3 Tree Mapping and Conservation

Master Plan Summary

The Master Plan requires the preservation, whenever possible, of the visual quality of healthy trees within and adjacent to the Mountain House community to the greatest extent practical.

Land uses should be compatible with the preservation program for mature trees.

SPII Implementation Measures

1. **Existing Tree Preservation.** Existing healthy mature trees, particularly those located along Mountain House Parkway and Grant Line Roads, shall be preserved and incorporated into the landscape design of the community to the greatest extent practical. Land uses should be compatible with the preservation program for mature trees.
2. **Design of Roadways.** The design of major roadways, widening or reconstruction of existing major roadways, and local streets shall address the preservation of mature trees in good condition.
3. **Horticultural Practices.** Existing trees deemed feasible for preservation shall be preserved by following good horticultural practices to maintain existing drainage, ventilation, and solar conditions. These measures shall include keeping pavement well away from the drip lines of trees designated for preservation.
4. **County Tree Survey Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, as amended, regarding tree surveys (see Chapter 9-857.2M, Major Subdivisions: Requirements for Application).

7.3.4 Off-Site Biological Impacts

Master Plan Summary

The Master Plan requires that off-site improvements, such as pipelines for water or wastewater, storage ponds, establishment or relocation of irrigation canals or irrigation systems, also be considered to avoid adverse affect sensitive biological resources.

Plan Description

The Master Plan requirements related to off-site biological impacts will be implemented by SPII through the implementation measures listed below.

SPII Implementation Measures

1. **Biological Surveys and/or Plans for Off-site Biological Impacts.** Off-site improvement projects required as part of the implementation of the Mountain House community shall comply with the requirements of the SJCMShCP including take-avoidance and pre-construction survey protocols. All such projects shall comply with the requirements of the Federal Endangered Species Act and the California Endangered Species Act.

7.4 CULTURAL RESOURCES

Master Plan Summary

The Master Plan requires that significant cultural resources and historic structures be identified and, where possible, preserved by integrating into new development or relocation. Additional archaeological surveys will be conducted as part of Specific Plans in areas of development that have not been subjected to intensive archaeological reconnaissance.

Each Specific Plan will contain a determination by a qualified architectural historian as to whether any of the structures that are more than 50 years old would be affected by plan implementation. Recommendations by the qualified professional will be implemented; such mitigation measures may consist of avoidance of impacts by incorporating the structure into planned developments, detailed architectural documentation and history, or removal of a structure to another location. Each Specific Plan (except SPI) will map the location of all structures 50 years or older that have been determined by a historian to be of historic significance.

Plan Description

An intensive cultural resources investigation of the SPII area was carried out by a team of archeologists (see Peak & Associates: *Resources Studies for the Proposed Mountain House Specific Plan II Area*). Of the nineteen cultural resources located within the area, all nineteen have been evaluated and found to be ineligible for listing in the California Register.

The investigation included re-recording of fourteen previously identified resources consisting of residences with associated outbuildings, and a single residence, to verify that conditions had changed enough to warrant re-recording. Two other previously identified resources were re-recorded as the original recorders of these resources did not have complete access to these sites.

Three newly identified cultural resources from the historic period were discovered during the reconnaissance. Field investigation, including trenching and excavation, revealed that none are eligible for the California Register.

SPII Implementation Measures

1. **County Construction Related Requirements.** All implementing projects shall comply with the applicable provisions regarding cultural resource construction protocols of the San Joaquin County Development Title, as amended, regarding cultural resource surveys:
 - a. Chapter 9-1053, Historic Resource Preservation; and
 - b. Chapter 9-Chapter 9-857.2M, Major Subdivisions: Requirements for Application.

7.5 PHASING AND COSTS

Master Plan Summary

The Master Plan requires the timing, phasing and responsibilities for regional park improvements to be addressed by the MHCSD's *Parks, Recreation and Leisure Plan, as amended*. Construction of the regional park may occur in phases. The regional park, as well as public art, will likely be funded from impact fees levied throughout Mountain House

It is assumed that development of the regional park will begin approximately mid way through residential buildout.

The Master Plan assumes that the golf course will be built when there is a sufficient population base and demand to support the facilities.

SPII Implementation Measures

1. **Phasing and Costs.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCSD and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCSD Capital Improvement Program, and applicable development fee Ordinances.

7.6 OPERATIONS AND MAINTENANCE

Master Plan Summary

Maintenance of parks and recreational facilities will be provided by the community operating out of community on-site facilities. Personnel and equipment will be combined for the maintenance of parks and other public facilities to create the most efficient and cost effective program possible. Ultimately it is anticipated that several staff persons will be needed strictly for the upkeep of park and open space areas in the community. The same personnel may be used to maintain the off-site mitigation areas.

Plan Description

The Master Plan requirements related to operations and maintenance will be implemented by SPII through the implementation measure listed below.

SPII Implementation Measures

1. **Operations and Maintenance.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCSD and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCSD Capital Improvement Program, and applicable development fee Ordinances.
2. **I/J Park Maintenance.** All parks within the boundaries of Neighborhood I and J, including the linear park network, shall be maintained by a financing/maintenance entity acceptable to the MHCSD.

CHAPTER EIGHT: ENERGY AND TELECOMMUNICATIONS

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CHAPTER EIGHT: ENERGY AND TELECOMMUNICATIONS

8.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to energy and communications, and states both the Plan Description and Implementation Measures for SP II.

Chapters Five and Six address public health issues associated with electric and magnetic fields, fuel lines and pipelines. Setbacks and other development standards for these issues are provided in Chapter Four: Development and Design (see Section 4.2: Development Standards).

8.2 ELECTRICITY

Master Plan Summary

The Master Plan establishes a “backbone” electrical power distribution system designed in coordination with street construction. The intent is to provide a reliable electrical power system while minimizing risks to public health and risks of damage to utilities and properties adjacent to utility easements. The community will be planned to achieve a 25% energy saving by efficient community design.

It is assumed that:

- Existing local substation capacity will only be able to supply power to the approximately first 25% of the community’s development. Beyond that, new distribution circuits will need to be supplied. A new five-acre 21-kV substation will eventually need to be built inside the Mountain House area. This will happen at the construction of about 4,100 homes and a corresponding amount of commercial/industrial development.
- To accommodate future development, approximately three miles of PG&E’s Westside Tap 60 kV electrical power transmission line (#268) will be relocated within the Byron Road right-of-way.
- A 230 kV power transmission line passes through the community on an easement that is restricted to certain uses. Safety considerations for this line are covered in Chapter Six: Public Health and Safety.

Siting of all major electrical facilities at Mountain House is subject to approval of the California Public Utility Commission. A 20% margin of safety is provided in determining community power needs to provide protection against power interruptions.

Public health and safety issues will be considered in developing and implementing the electric transmission and distribution systems. All development will adhere to restrictions of use applicable to areas within the easement rights-of-way of primary power transmission lines, including setbacks along either side of the 60 kV and 230 kV lines. The Rio Oso-Tesla transmission line easements will be designated for open space uses when they pass through residential areas. Where the transmission lines pass through industrial, commercial, and public land uses, they will reflect that land use designation but uses under or adjacent to the easement will be restricted to uses compatible with the easement, such as parking lots.

Plan Description

Figure 8.1: SPII Electrical System illustrates the proposed electrical backbone system for the SPII Area. Figure 3.1 and Figures 3.4 to 3.7 specify the SPII land uses within and adjacent to transmission lines.

In accordance with the Master Plan, the MHCSD will be providing, through contracts with utility providers, all “dry” utilities to the site. All Master Plan assumed energy efficiency standards are the jurisdiction of the MHCSD and will be enforced through contracts between the MHCSD and each utility provider. Trimark and merchant builders will be subject to all MHCSD standards.

Electricity will be provided by the Modesto Irrigation District via a substation constructed along the south side of Kelso Road in Alameda County. Specific infrastructure extensions will be determined and required by the MHCSD as part of subsequent engineering. Electrical power distribution will be installed on an as-needed basis as part of SPII roadway construction. All permanent dry utilities constructed within the community will be installed as part of an underground system.

The 60-kV Weber-Herdlyn line will be relocated to an alignment that parallels the Mococo Railroad line, as far as possible from residential land uses (see Figure 8.1 and Chapter Six, Section 6.9).

SPII Implementation Measures

1. **Approved Land Uses within Easements.** The project’s proposed land uses within PG&E’s electric power transmission line easements of 230 kV shall be subject to PG&E approval and in compliance with PG&E approved land uses.
2. **County Easement Setbacks.** All implementing projects shall comply with the setback requirements and other applicable provisions of the San Joaquin County Development Title, as amended, including:
 - a. Chapter 9-310M, Residential Zone Lot and Structure Regulations;
 - b. Chapter 9-410M, Commercial Zone Lot and Structure Regulations;
 - c. Chapter 9-510M, Industrial Zone Lot and Structure Regulations; and
 - d. Chapter 9-710M, Other Zone Lot and Structure Regulations.
3. **MHCSD Energy Conservation Plan.** All implementing projects shall comply with the applicable provisions of the MHCSD Energy Conservation Plan.
4. **MHCSD Electric Infrastructure Standards.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards).
5. **Undergrounding of Lines.** All electrical distribution lines shall be underground where practical.

MOUNTAIN HOUSE SPECIFIC PLAN II

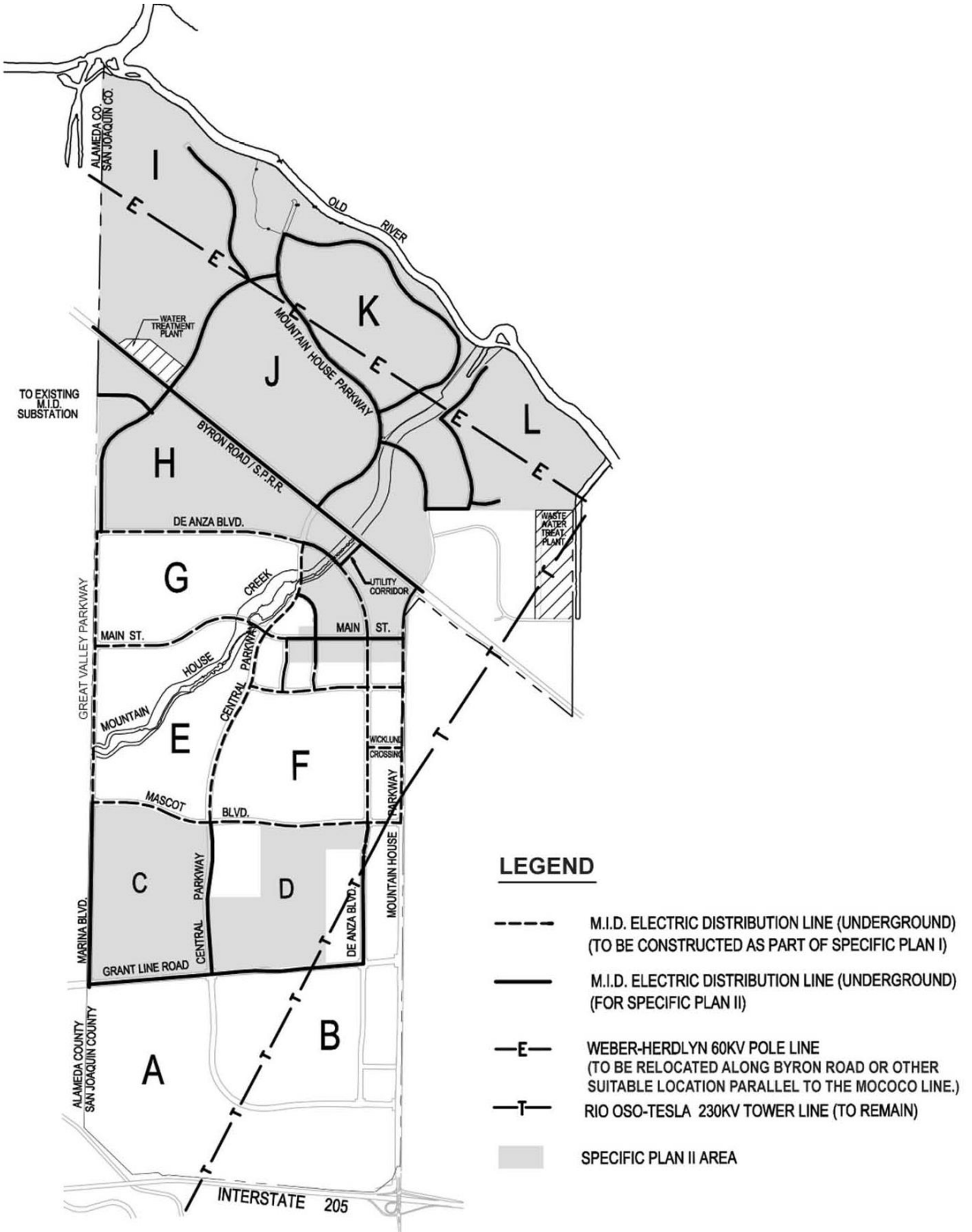


FIGURE 8.1 – SPII ELECTRICAL SYSTEM

8.3 NATURAL GAS

Master Plan Summary

The Master Plan calls for a natural gas transmission and distribution system that will deliver a reliable and cost-efficient source of natural gas to the community, while minimizing the risks to public health and the risk of damage to utilities and properties located adjacent to utility easements. The natural gas transmission and distribution systems will be designed and constructed to assure a reliable and cost-effective source of natural gas to the Mountain House community, and to achieve a 25% savings in the consumption of natural gas as compared to standard usage. Public safety issues will be considered during construction near natural gas transmission and distribution systems.

The Master Plan assumes a 10% safety margin in the calculation of the community's gas demand and a 25% natural gas savings the calculation of the community's gas demand.

Each Specific Plan will specify land uses and development standards adjacent to natural gas lines. The County will submit the Specific Plans to PG&E for review and comment on any proposed development in the vicinity of natural gas utilities that cross the project site.

Plan Description

Figure 8.2: SPII Natural Gas System illustrates the proposed natural gas system for the SPII Area. Figure 3.1 and Figures 3.4 to 3.7 specify the SPII land uses within and adjacent to natural gas lines.

In accordance with the Master Plan, the MHCS D will be providing, through contracts with utility providers, all “dry” utilities to the site. All Master Plan assumed energy efficiency standards are the jurisdiction of the MHCS D and will be enforced through contracts between the MHCS D and each utility provider. Trimark and merchant builders will be subject to all MHCS D standards.

Natural gas will be provided by Pacific Gas and Electric via both existing facilities constructed as part of Neighborhoods E, F and G, as well as expansions of additional existing facilities, as determined by PG&E. Natural gas will be provided on an as-needed basis as part of the on-site roadways. The relocation of the existing gas line along Mountain House Parkway will require detailed planning and phasing. It is anticipated that the relocation would take place in stages as development occurs.

All permanent dry utilities constructed within the community will be installed as part of an underground system.

SPII Implementation Measures

1. **Approved Land Uses within Easements.** The project’s proposed land uses within natural gas transmission pipeline easements shall be subject to PG&E approval and in compliance with PG&E approved land uses.
2. **County Pipeline Assessment Requirements.** All implementing projects shall comply with the setback requirements and other applicable provisions of the San Joaquin County Development Title, as amended, including:

- a. Chapter 9-310M, Residential Zone Lot and Structure Regulations;
 - b. Chapter 9-410M, Commercial Zone Lot and Structure Regulations;
 - c. Chapter 9-510M, Industrial Zone Lot and Structure Regulations;
and
 - d. Chapter 9-710M, Other Zone Lot and Structure Regulations.
3. **MHCSD Energy Conservation Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Energy Conservation Plan.
 4. **MHCSD Gas Infrastructure Standards.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards).
 5. **Pipeline Relocation Requirements.** Relocation of the PG&E gas distribution pipeline which runs from Arnaudo Blvd north through Neighborhoods H, I and J shall be relocated in accordance with the PG&E/MHCSD Pipeline Relocation Plan and in accordance with the provisions of the MHCSD/PG&E Encroachment Agreement.

MOUNTAIN HOUSE SPECIFIC PLAN II

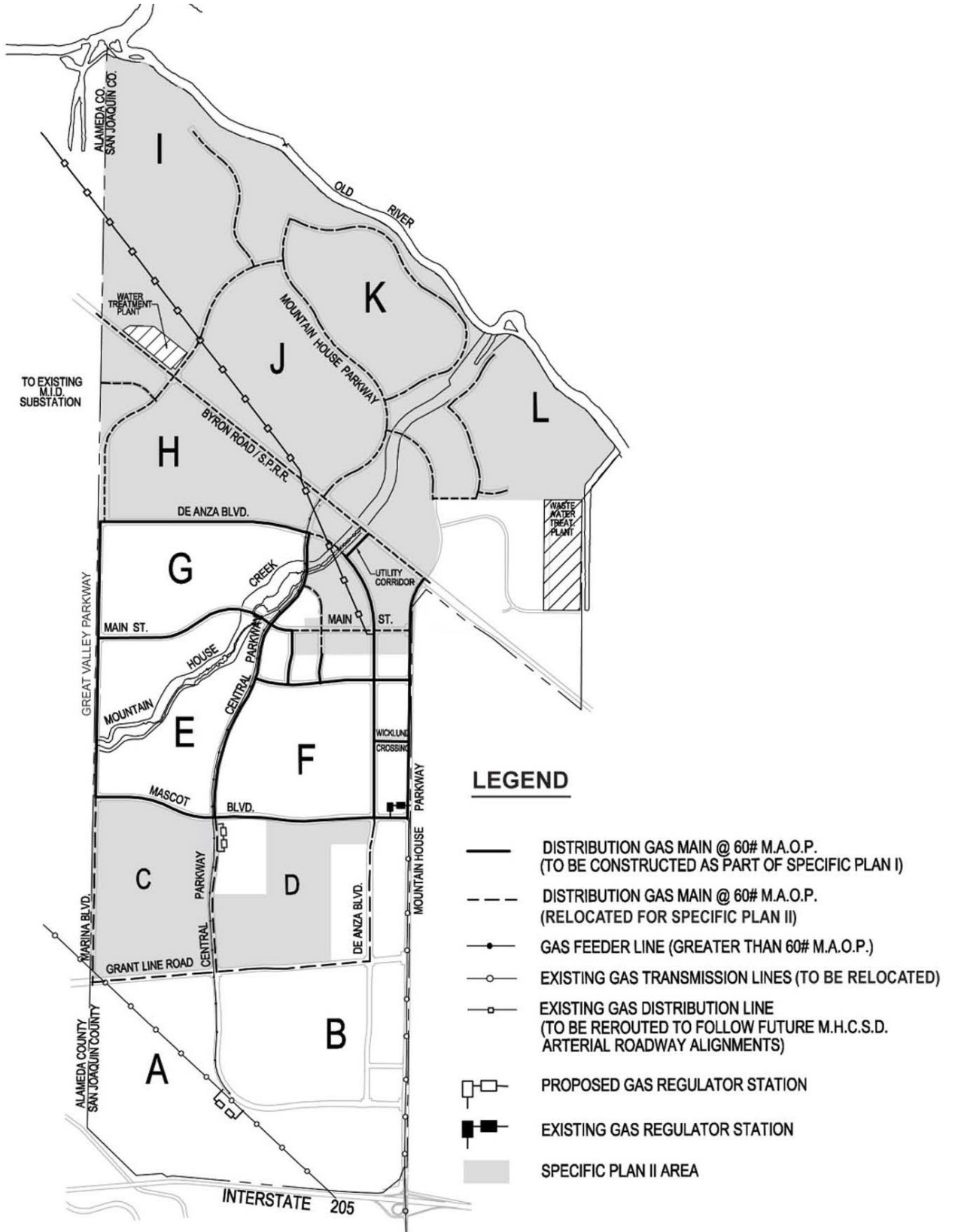


FIGURE 8.2 – SII NATURAL GAS SYSTEM

8.4 TELECOMMUNICATIONS/CABLE

Master Plan Summary

The Master Plan calls for an extensive telecommunication services to satisfy current and anticipated future needs, including adequate spare communication lines for expansion of services within the community as needed for the next 20 to 40 years.

The Mountain House telecommunications transport system will consist of a high speed digital fiber optics network with a centralized hub for all forms of telecommunications to serve residential, business, and public services including fast response to emergencies (police, fire and major medical).

Plan Description

Figure 8.3: SPII Telecommunications System illustrates the proposed telecommunications system for the SPII Area. Figure 3.1 and Figures 3.4 to 3.7 specify the SPII land uses within and adjacent to telecommunications lines.

In accordance with the Master Plan, the MHCS D will be providing, through contracts with utility providers, all “dry” utilities to the site. All Master Plan assumed energy efficiency standards are the jurisdiction of the MHCS D and will be enforced through contracts between the MHCS D and each utility provider. Trimark and merchant builders will be subject to all MHCS D standards.

Telephone service will be provided by SBC via facilities constructed as part of Neighborhoods E, F and G. Cable television and high-speed Internet services will be provided by Charter Communications via facilities constructed as part of Neighborhoods E, F and G. All telecommunications provisions will be constructed in accordance with MHCS D telecommunications requirements. All residential units and businesses will be equipped with interior telecommunications hook-up terminals.

All permanent dry utilities constructed within the community will be installed as part of an underground system.

SPII Implementation Measures

1. **MHCS D Structured Wiring Requirements.** All habitable structures constructed within the Mountain House community shall be constructed in accordance with the MHCS D Structured Wiring Guidelines.
2. **MHCS D Telecommunications Infrastructure Standards.** All implementing projects shall comply with the applicable provisions of the MHCS D Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards).

MOUNTAIN HOUSE SPECIFIC PLAN II

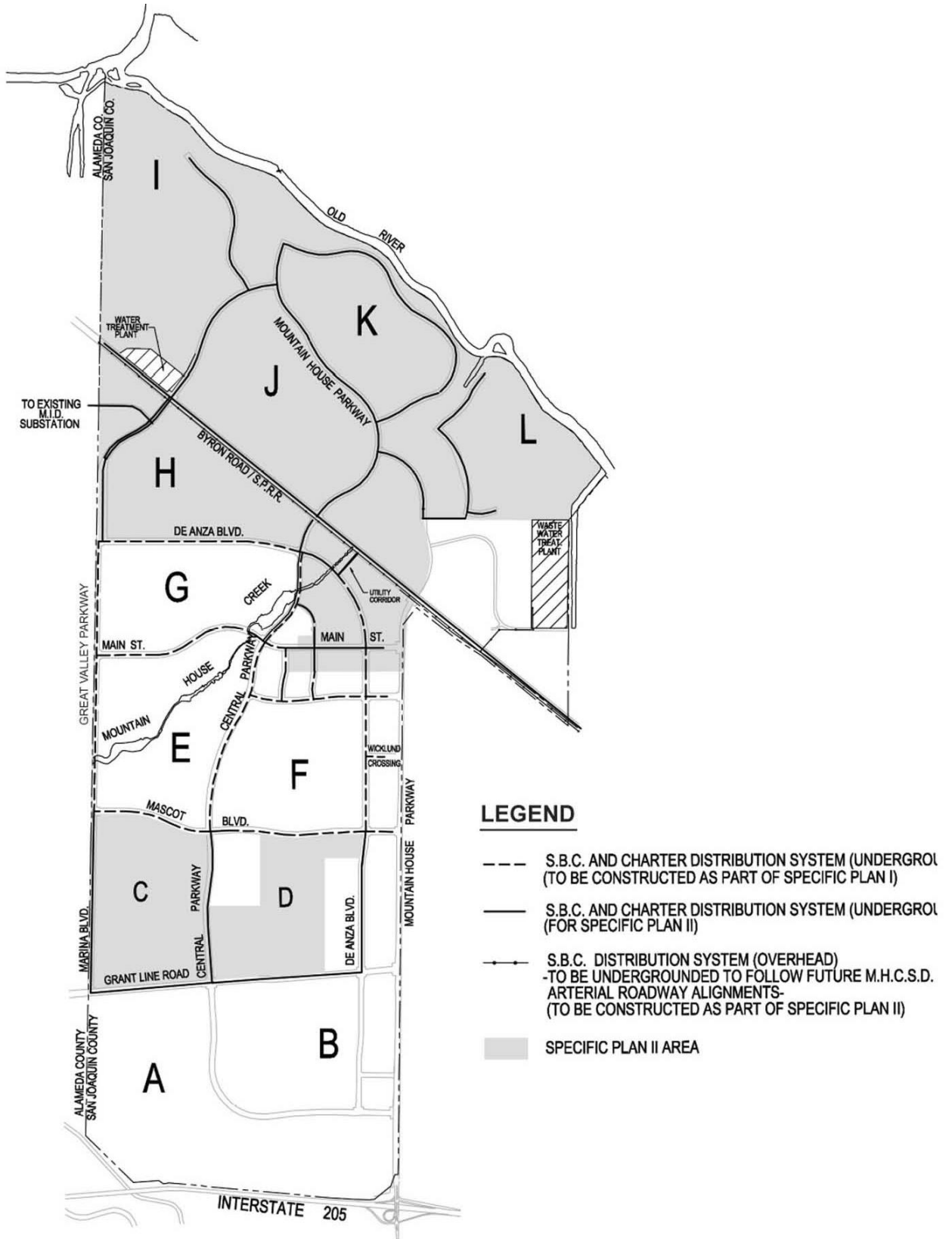


FIGURE 8.3 – SPII TELECOMMUNICATIONS SYSTEM

8.5 SITING CRITERIA FOR PUBLIC FACILITIES

Master Plan Summary

The Master Plan directs that public safety and convenience be considered in the design and placement of public utilities and facilities. In particular, electrical and gas facilities should be located and treated to minimize visual and other impacts on the community, especially residential and other sensitive land uses.

Plan Description

All SPII public facilities will be sited and developed in a manner consistent with the Master Plan and the provisions of the documents listed below.

SPII Implementation Measures

1. **County Permitted Use Requirements.** All implementing projects shall comply with all applicable provisions of the San Joaquin County Development Title, as amended, including:
 - a. Chapter 9-700M, Intent and Organization of Other Zones;
 - b. Chapter 9-705M, Other Zones Use Regulations; and
 - c. Chapter 9-710M, Other Zone Lot and Structure Regulations.
2. **MHCS D Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCS D Design Manual (see Chapter Thirteen: Civic Facilities and Chapter Fourteen: Public Works Facilities).
3. **MHCS D Public Facility Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Development Standards.
4. **Utilities Locations.** Underground utilities (electrical distribution, telephone, cablevision, natural gas, and other) or concealed public facilities, including surface access boxes or manholes, shall be located such that they will have a minimum impact on maintenance and vehicular pedestrian traffic.
5. **Surface Mounted Facilities.** Future development plans shall closely coordinate the placement of surface mounted public facilities with the architectural design of the community to minimize the adverse impact on aesthetics.
6. **Electrical Transformer Placement Requirements.** Electrical transformers within residential neighborhoods shall be in underground vaults. Where located in commercial and industrial areas and in the town center area, transformers may be mounted above-ground, provided they are adequately shielded by landscaping.

8.6 PHASING AND COSTS

Master Plan Summary

Electrical power distribution will be installed on an as-needed basis as part of the on-site roadways. The only exceptions to this incremental construction have been the extension of the initial temporary service lines for the first Specific Plan and the siting and construction of the permanent community electrical substation. The initial service line extensions will require accelerated planning and construction to coincide with the start of residential development.

Natural gas will also be provided on an as-needed basis as part of the on-site roadways. However, the relocation of the existing gas line from Mountain House Parkway to Central Parkway will require detailed planning and phasing.

Telecommunications will also be provided on an as-needed basis and will be developed along with on-site roadways.

Plan Description

The Master Plan requirements related to phasing and costs will be implemented by SPII through the implementation measure listed below.

SPII Implementation Measures

1. **Phasing and Costs. All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCS D and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCS D Capital Improvement Program, and applicable development fee Ordinances.**

CHAPTER NINE: TRANSPORTATION AND CIRCULATION

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CHAPTER NINE: TRANSPORTATION AND CIRCULATION

9.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to transportation facilities and public transit and states both the Plan Description and Implementation Measures for SP II. In addition, the provisions of the Mountain House TDM Program and Transit Plan are referenced here.

Chapter Three: Land Use contains information related to the integration of land use and circulation. Chapter Ten: Air Quality and Transportation Management discusses provisions for transportation demand management.

9.2 TRIGGER POINTS AND FAIR SHARE

Master Plan Summary

The Master Plan anticipates the need for a multi-year roadway improvement plan and establishes “trigger points” when specific transportation improvements are required to be in place, based on the number of building permits issued for new residences. Trigger points are tied to projected residential development or other points of development as appropriate and are intended to serve as a flexible planning tool that will accommodate unpredicted changes in the future. Monitoring is tied to such factors as current LOS, review of planned improvements, and participation of Cal Trans.

Plan Description

The MHCS D Transportation Improvement Fee and the San Joaquin County Traffic Impact Mitigation Fee have already identified the major improvements, costs and fair share obligations for all major transportation facilities for SPII. As a supplement to these adopted programs, the MHCS D has performed an additional traffic study as part of SPII which confirms the adequacy of these improvement programs and funding mechanisms. The MHCS D Traffic Study further confirmed which components of the community build-out system are likely to be completed as part of the implementation of SPII, as depicted on Figure 9.1.

As part of implementing projects contained within SPII, the MHCS D will perform detailed traffic studies to identify the specific improvements and related phasing of SPII roadways which may be necessary to support such implementing projects. As part of the approval of these implementing projects the MHCS D will conditions such approvals to implement, as warranted on a phased basis, the specific system improvements that the projects triggers, consistent with Community Approvals. Since the specific transportation triggers for the community transportation improvements will be determined as part of implementing project approvals, the specific triggers contained within the Master Plan will be superseded by subsequent MHCS D phasing and trigger determinations.

SPII Implementation Measures

- 1. Community Roadway Improvements Phasing Requirements. The specific improvement phasing requirements contained within Master Plan Tables 9.1, 9.2, and 9.8 are specifically superseded by the requirements and provisions contained within Specific Plan II, the improvements described in Tables 5.15-20, 5.15-21 and 5.15.22 of the Specific Plan II Expanded Initial Study, the MHCS D Roadway Improvement Plan, the MHCS D Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, the applicable provisions of the Master Acquisition and**

Reimbursement Agreement between the MHCS D and the Master Developer, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer. The timing and extent of all project specific phased improvements of community roadways shall be determined as part of MHCS D Traffic Studies for all implementing projects.

2. **MHCS D Roadway Funding Requirements.** All implementing projects shall comply with the requirements of the MHCS D Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, the applicable provisions of the Master Acquisition and Reimbursement Agreement between the MHCS D and the Master Developer, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.
3. **County Roadway Funding Requirements.** All implementing projects shall comply with the requirements of the San Joaquin County Traffic Impact Mitigation Fee Ordinance.
4. **MHCS D Roadway Design Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards).

9.3 FREEWAY IMPROVEMENTS

Master Plan Summary

To provide for safe and efficient access to Mountain House via the freeway system, the Master Plan requires that the community participate in the implementation of regional freeway improvements on a “fair share” basis. Freeway improvements include mainline, interchanges, HOV lanes, ramp metering, truck lanes, study reports, and plans. Major improvements to State routes will be completed in phases, consistent with the travel demand estimated by State project study reports or County improvement plans for regional transportation facilities. Community access to I-205 and I-580 will be directed to existing interchanges.

Plan Description

The ultimate improvements to the Mountain House Parkway/I-205 interchange required to serve the entire Mountain House community are expected to be under construction or completed prior to the development of properties within SP II. As provided for in the Master Plan, the community will pay its “fair share” of other freeway improvements including mainline widening, HOV lanes, ramp metering, truck lanes and required studies.

SPII Implementation Measures

1. **MHCS D Community Funding and Participation Requirements.** All implementing projects shall comply with the requirements of the MHCS D Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, the applicable provisions of the Master Acquisition and Reimbursement Agreement between the MHCS D and the Master Developer, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.

9.4 COUNTY ARTERIALS

Master Plan Summary

The Master Plan requires Mountain House to adequately plan for and assign fair share responsibility to all County Arterials that may be significantly impacted by the community. County Arterials addressed by the Master Plan include all non-freeway roadways external to the community plus those Arterials that carry County and Mountain House traffic directly through the community. Specifically, these include Byron Road, Mountain House Parkway, and Grant Line Road. Also included are roads located within Alameda and Contra Costa Counties and the City of Tracy.

It is assumed that:

- Designated improvements to County roadways are intended to maintain LOS C during peak periods on all roads except State facilities, which may operate at LOS D, and County road segments which function as Mountain House Gateways.
- Mountain House Gateway road segments include Grant Line Road from the County line to Mountain House Parkway; Mountain House Parkway from Byron Road to I-205; and Byron Road from the County line to Wicklund Road.

When the community is determined by the County to be the primary new traffic contributor, the community will be responsible for initiating traffic studies and improvements consistent with Master Plan Table 9.2: County Arterial Road Improvements. Improvements will be subject to the provisions of the County's offset mitigation program and cost reimbursement program.

Each Specific Plan and accompanying environmental review will assess the transportation impacts of Mountain House development on other Counties and cities.

Plan Description

The MHCS D Transportation Improvement Fee and the San Joaquin County Traffic Impact Mitigation Fee have already identified the major improvements, costs and fair share obligations for all major transportation facilities for SPII. As a supplement to these adopted programs, the MHCS D has performed an additional traffic study as part of SPII which confirms the adequacy of these improvement programs and funding mechanisms. The MHCS D Traffic Study further confirmed which components of the community build-out system are likely to be completed as part of the implementation of SPII, as depicted on Figure 9.1.

As part of implementing projects contained within SPII, the MHCS D will perform detailed traffic studies to identify the specific improvements and related phasing of SPII roadways which may be necessary to support such implementing projects. As part of the approval of these implementing projects the MHCS D will condition such approvals to implement, as warranted on a phased basis, the specific system improvements that the projects triggers, consistent with Community Approvals. Since the specific transportation triggers for the community transportation improvements will be determined as part of implementing project approvals, the specific triggers contained within the Master Plan will be superseded by subsequent MHCS D phasing and trigger determinations.

SPII Implementation Measures

1. **Community Roadway Improvements Phasing Requirements.** The specific improvement phasing requirements contained within Master Plan Tables 9.1, 9.2, and 9.8 are specifically superseded by the requirements and provisions

contained within Specific Plan II, the improvements described in Tables 5.15-20, 5.15-21 and 5.15.22 of the Specific Plan II Expanded Initial Study, the MHCS D Roadway Improvement Plan, the MHCS D Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, the applicable provisions of the Master Acquisition and Reimbursement Agreement between the MHCS D and the Master Developer, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer. The timing and extent of all project specific phased improvements of community roadways shall be determined as part of MHCS D Traffic Studies for all implementing projects.

2. **County Funding and Participation Requirements.** All implementing projects shall comply with the requirements of the San Joaquin County Traffic Impact Mitigation Fee Ordinance, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.
3. **MHCS D/County Mitigation Off-Set Program.** All implementing projects shall comply with the requirements of the MHCS D/County Mitigation Offset Program contained within the MHCS D Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000 and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.
4. **Community Participation.** Subject to the provisions contained within Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer, if warranted by the traffic monitoring program, or, if initiated by others, development within Specific Plan II shall participate to the extent of its fair share in the traffic studies and improvement measures for improvements not listed in Table 9.2, including the following: Eleventh Street, Byron Road (south of Grant Line Road), existing Grant Line Road (east of Byron Road), new Grant Line Road (realigned section east of Byron Road), grade separation at Grant Line Road crossing the Southern Pacific railroad tracks (City of Tracy), Middle Road extension (from Gold Rush City to Mountain House), (Cities of Lathrop and Tracy), Altamont Pass Road (Alameda County), Byron Highway (Contra Costa County).
5. **Operation and Safety Improvements.** Subject to the provisions contained within Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer, development within Specific Plan II shall, to the extent of its fair share, participate in upgrading pavement sections and/or safety improvements (e.g., standard pavement widths and paved shoulders) when it is determined by the County to be the primary new traffic contributor, on rural roads, including Bethany, Kelso, Hansen, Von Sosten, Reeve, and Middle Roads, and Tracy Boulevard where necessary to alleviate additional traffic caused by the project within the County.
6. **MHCS D Construction Truck Requirements.** All implementing projects shall comply with the requirements of the MHCS D Construction Truck Management Plan.
7. **Grant Line Road.** When traffic reaches 5000 ADT, Grant Line Road (from Byron Road to I-580) shall be studied to determine whether it meets current road standards or has deficiencies not identified under previous model

assumptions. The study shall be prepared by the MHCS D and approved by the County.

9.5 ARTERIAL INTERSECTIONS

Master Plan Summary

The Master Plan requires that safe intersections be provided through properly designed signalization and lane channelization at appropriate locations. Intersections, driveways, and minor access points on existing County Arterials must be spaced at least 1/8 mile (660 feet) apart. Existing driveways and access points may remain, but should be relocated if possible to meet the minimum spacing requirement. Proposed intersections, driveways, and minor access points that cannot achieve 1/8 mile (660 feet) spacing may be permitted as determined by a traffic study or other applicable study. No new building or increased traffic uses are allowed on existing access points.

The community will, to the extent of its fair share, provide signalization and channelization at County Arterial intersections within the traffic impact area of the community. Each Specific Plan will include provisions for necessary intersection improvements required to serve the cumulative traffic of the community.

Plan Description

The MHCS D Transportation Improvement Fee has already identified the major improvements, costs and fair share obligations for all major transportation facilities for SPII. As a supplement to these adopted programs, the MHCS D has performed an additional traffic study as part of SPII which confirms the adequacy of these improvement programs and funding mechanisms. The MHCS D Traffic Study further confirmed which components of the community build-out system are likely to be completed as part of the implementation of SPII, as depicted on Figure 9.1.

As part of implementing projects contained within SPII, the MHCS D will perform detailed traffic studies to identify the specific improvements and related phasing of SPII roadways which may be necessary to support such implementing projects. As part of the approval of these implementing projects the MHCS D will conditions such approvals to implement, as warranted on a phased basis, the specific system improvements that the projects triggers, consistent with Community Approvals. Since the specific transportation triggers for the community transportation improvements will be determined as part of implementing project approvals, the specific triggers contained within the Master Plan will be superseded by subsequent MHCS D phasing and trigger determinations.

SPII Implementation Measures

- 1. MHCS D Arterial Intersection Funding Requirements. All implementing projects shall comply with the applicable provisions of the MHCS D Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.**
- 2. MHCS D Arterial Intersection Design Requirements. All implementing projects shall comply with the applicable provisions of the MHCS D Roadway Improvement Plan, Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards), and Design Manual, as amended (see Chapter Three: Streetscape and Chapter Nine: Entries).**

9.6 ON-SITE ROADWAY CIRCULATION AND DESIGN

Master Plan Summary

The Master Plan facilitates the movement of vehicular traffic within the community by providing for a safe, efficient, and easily understood on-site circulation system. It addresses internal street circulation and design for all community roads including soundwalls and landscaping for County Arterials that pass through or are immediately adjacent to the community. Bridge structures over existing waterways and a new grade-separated structure on Central Parkway over Byron Road and UPRR and an unloaded collector street (i.e., a road without a driveway access) over Great Valley Parkway, are also included in the on-site circulation system design.

The Master Plan requires that pavement widths be minimized, consistent with safety considerations. Design standards for local streets will be based upon the needs of the neighborhood and will ensure pedestrian safety, streets widths based on the number of expected cars, safe accommodation of expected traffic, and an emphasis on short, quiet streets that discourage through traffic. Street corner radii will be as small as possible to minimize pedestrian crossing distances.

Access standards will define appropriate level of access to and from each type of street in the functional classification system. Un-signalized “right turn in, right turn out” intersections (excluding those described for traffic signals, above) may be permitted on major Arterials, if consistent with safety criteria such as sight distance and minimum spacing. Landscaped medians will be constructed along high volume major Arterials, and driveway access and on-street parking will be prohibited (see the MHCSD Design Manual for landscape treatments).

In commercial areas, a pedestrian-oriented street design including on-street parking will be developed to foster an active street life and meet standard urban design guidelines for pedestrian crossings.

Road signs will be developed in accordance with County policy and broadly adopted guidelines on uniform traffic signage.

Plan Description

The MHCSD Transportation Improvement Fee has already identified the major improvements, costs and fair share obligations for all major transportation facilities for SPII. As a supplement to these adopted programs, the MHCSD has performed an additional traffic study as part of SPII which confirms the adequacy of these improvement programs and funding mechanisms. The MHCSD Traffic Study further confirmed which components of the community build-out system are likely to be completed as part of the implementation of SPII, as depicted on Figure 9.1.

As part of implementing projects contained within SPII, the MHCSD will perform detailed traffic studies to identify the specific improvements and related phasing of SPII roadways which may be necessary to support such implementing projects. As part of the approval of these implementing projects the MHCSD will Condition such approvals to implement, as warranted on a phased basis, the specific system improvements that the projects triggers, consistent with Community Approvals. Since the specific transportation triggers for the community transportation improvements will be determined as part of implementing project approvals, the specific triggers contained within the Master Plan will be superseded by subsequent MHCSD phasing and trigger determinations.

SPII Implementation Measures

1. **Community Roadway Improvements Phasing Requirements.** The specific improvement phasing requirements contained within Master Specific Plan Tables 9.1, 9.2, and 9.8 are specifically superseded by the requirements and provisions contained within Specific Plan II, the improvements described in Tables 5.15-20, 5.15-21 and 5.15.22 of the Specific Plan II Expanded Initial Study, the MHCS D Roadway Improvement Plan, the MHCS D Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, the applicable provisions of the Master Acquisition and Reimbursement Agreement between the MHCS D and the Master Developer, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer. The timing and extent of all project specific phased improvements of community roadways shall be determined as part of MHCS D Traffic Studies for all implementing projects.
2. **MHCS D Funding Requirements.** All implementing projects shall comply with the requirements of the MHCS D Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.
3. **MHCS D Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards).
4. **MHCS D Design Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCS D Design Manual, as amended (see Chapter Three: Streetscape and Chapter Nine: Entries).
5. **MHCS D Roadway Classification Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Roadway Improvement Plan.
6. **County Roadway Classification Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (see Chapter 9-1150M, Roadways).

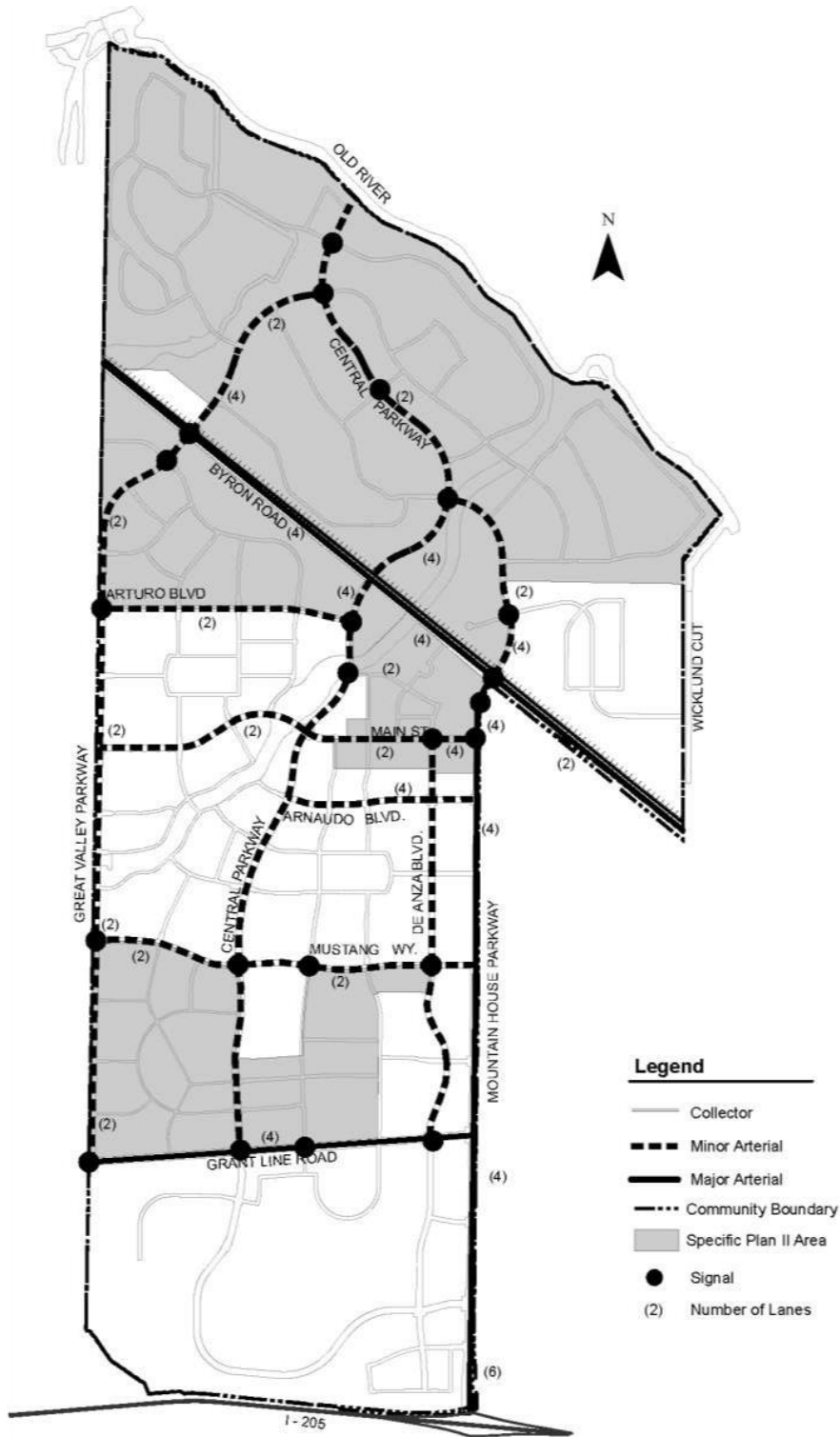


FIGURE 9.1 – SPII ROADWAY SYSTEM

9.7 ROADWAY MAINTENANCE

Master Plan Summary

The Master Plan provides for adequate and cost effective maintenance of community roadways and County roads adjacent to the site, including routine maintenance, resurfacing, signal maintenance, and landscaping.

Plan Description

The Master Plan requirements related to roadway maintenance will be implemented by SPII through the implementation measures listed below.

SPII Implementation Measures

1. **Maintenance.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards).
2. **Alleys.** Alleys shall be maintained to acceptable standards for the type of development being served.
3. **Gated Streets.** Roadways that are gated to prevent public access shall be maintained through a Homeowners' Association or similar financing mechanism acceptable to the MHCSD.

9.8 VEHICULAR PARKING

Master Plan Summary

The Master Plan provides on and off-street parking facilities to meet the parking demands of the planned land uses and encourage the use of alternative modes to the automobile.

On-street parking at Mountain House will be permitted along Collector roads and local residential and commercial streets, generally permitted on Minor Arterials, and prohibited on Major Arterials except for designated emergency parking. Access to transit and rail travel will be facilitated through the provision of adequate park-and-ride facilities at major transit and transfer locations. An on-street parking policy in commercial areas will encourage turnover, ensure the availability of parking, and discourage use of parking by employees.

The *Mountain House Development Title* addresses parking requirements, including specified minimums and maximums and provisions for compact cars, carpools, and cleaner fuel vehicles.

If a Specific Plan includes land uses that might benefit from a structured parking plan, such as the Town Center and the Transit Center, then the Plan will contain a generalized assessment of parking demand based upon the averages of the parking requirements for various land use designations included in the plan. This assessment will include applicable TDM measures as defined in the "Mountain House TDM Program and Transit Plan." The opportunity for shared parking will be evaluated based upon the types of uses anticipated within a given zone and general estimates for required parking.

Plan Description

The area within SP II will conform to all Master Plan parking requirements. The traffic study will include a special parking assessment for the areas within and near the Town Center and the Transit Center.

SPII Implementation Measures

1. **MHCSD Parking Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards) and Design Manual, as amended (see Chapter Three: Streetscapes, Chapter Seven: Lighting, and Chapter Eight: Signage).
2. **MHCSD Transportation and Transit-Related Parking Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan.
3. **County Parking Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (see Chapter 1015M: Parking and Loading).

9.9 BICYCLE AND PEDESTRIAN FACILITIES

9.9.1 Bicycle Facilities

Master Plan Summary

Master Plan policies for bicycles are intended to reduce use of the private automobile, encourage recreational bicycle travel and separate high speed commuter bicyclists from recreational use whenever practical. Ample bicycling, rollerblade, and electric cart amenities serve as an incentive for achieving these goals.

Class I and II bikeways will provide a continuous, comprehensive network minimizing the need for cyclists to share roadway space with motorists. The bicycle network will provide adequate facilities to separate the slowly moving family-oriented bicyclists from the faster commuter bikers. Class III bikeways will be provided along Collector streets to guide bicyclists through neighborhoods. These should only be used for short distances to connect to major routes.

The bikeway system will be coordinated with regional bikeways. Mountain House will work with the City of Tracy to develop and implement a direct bicycle route between the two communities.

All bike paths, routes, and lanes will be designed to conform with standards in the CSD Design Manual and/or in compliance with Caltrans guidelines. At each Specific Plan stage, the bikeway system will be reviewed and updated to ensure conformance with goals and current conditions, and to ensure consistency with bikeways adjacent to the site. Each Specific Plan will designate the locations of bicycle and pedestrian facilities.

Plan Description

SP II implements the Master Plan by providing the bikeway system depicted in Figure 9.2: SPII Bicycle and Pedestrian System. The network includes:

- Class I multi-use paths along Arterials, including Great Valley Parkway, Central Parkway, Mascot Boulevard, Mountain House Parkway, and Grant Line Road;
- Class I multi-use path through parks, including Mountain Creek Community Park and Old River Regional Park;
- Class II bike lanes on Byron and Grant Line Roads; and

- Class III bike routes on all Collectors.

All bicycle facilities will comply with MHCS D design standards.

SPII Implementation Measures

1. **SPII Bikeway System.** Multi-purpose Class I paths, Class II bike lanes, and Class III bike routes shall be provided as shown on Figure 9.2: SPII Bicycle and Pedestrian System.
2. **Bikeway Development.** All bikeways shall be part of the roadway development/design when they are within the road right-of-way.
3. **Traffic Signalization.** Where designated bicycle facilities intersect signalized roadways, the traffic signals shall include the latest technology for bicycle actuation, or if such technology does not exist, pedestrian equipment to allow cyclist actuation.
4. **Facilities.** Rest areas, bike racks, drinking fountains, and other appropriate amenities shall be provided at significant destinations on the network of Class I and Class II facilities.
5. **Rollerblades and Electric Cart Use.** Rollerblade and electric cart use of bikeways and multi-use paths routes shall be allowed whenever pedestrian and bicycle use are not compromised. Additional width and other design considerations may be required to accommodate the size and speed of electric carts.
6. **Racks on Transit Vehicles.** Transit vehicles shall include bicycle racks to encourage bicycle access to the system.
7. **Determination of Fair Share.** Subject to the provisions contained within Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer, the development within Specific Plan II shall participate on a fair share basis in the planning and implementation of off-site bicycle facilities connecting with regional bike routes as designated on the County Regional Bicycle Plan, including routes along Mountain House Parkway, Byron Road, Grant Line Road, Schulte Road, and Edmund G. Brown Aqueduct. A “fair share” participation towards bicycle routes to regional destinations shall be provided whenever off-site roadway improvements are undertaken on designated regional bike routes, over the length of the improved sections. Participation shall be required when regional improvements in the area are initiated, and the degree of participation shall be established by benefit district study.
8. **MHCS D Bicycle and Pedestrian Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the:
 - a. MHCS D Development Standards (Section 2: Street Design Standards), and
 - b. MHCS D Design Manual, as amended (Chapter Five: Paths).

9. **MHCSD Transportation and Transit-Related Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan.
10. **County Transportation and Transit-Related Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, as amended, (see Chapter 9-1150.8M: Bikeways and Chapter 9-1150-9M: Pedestrian Paths).

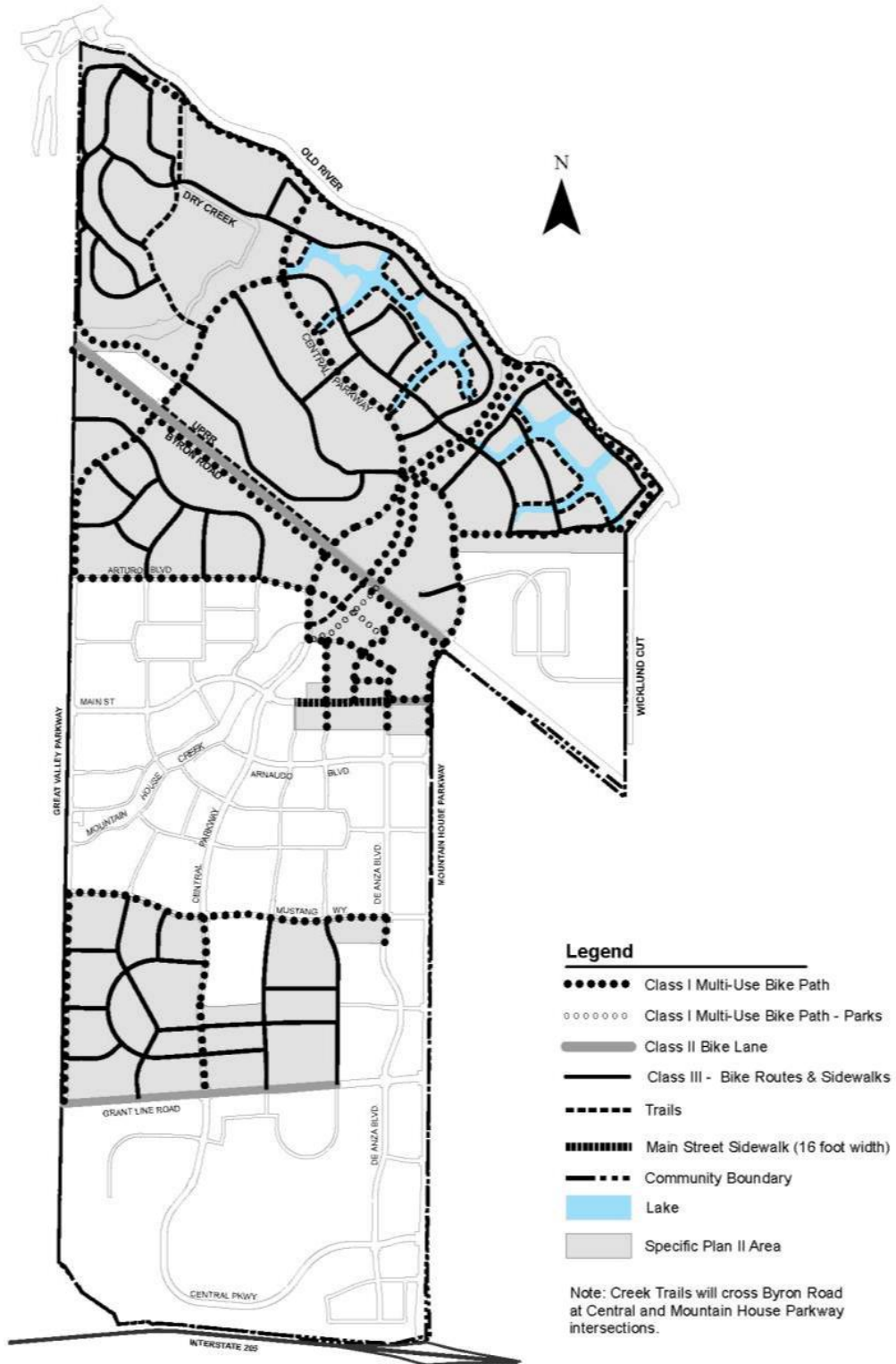


FIGURE 9.2 – SPII BICYCLE AND PEDESTRIAN SYSTEM

9.9.2 Pedestrian Facilities

Master Plan Summary

The Master Plan encourages pedestrian travel through provision of a complete network of walking paths and sidewalks. In addition to the multi-use paths designed to facilitate safe pedestrian travel, additional facilities are provided along roadways, within parks, and at higher intensity areas such as the Town Center. Pedestrian facilities will include sidewalks, pedestrian crossings, benches, lighting, trash containers, and signage. The design of multi-use paths will facilitate safe pedestrian travel in addition to bike travel.

Each Specific Plan will designate the locations of bicycle and pedestrian facilities.

Plan Description

SP II provides a pedestrian system as depicted in Figure 9.2: SPII Bicycle and Pedestrian System. In addition to sidewalks, the system includes:

- Class I multi-purpose paths along Arterials. These will be eight feet wide, except for 10-foot wide paths on Great Valley Parkway (path on east side only) and 10-foot wide paths on Mountain House Parkway south of Bryon Road (path on west side only).
- Class I multi-purpose path through Mountain House Creek Park (six-foot wide path on west side and eight-foot wide path on east side), Central Community Park, and Old River Park (12-foot wide paths).
- Eight-foot wide trails within Neighborhoods I and J including a trail along the UPRR right of way and along the lakes/open space features of Neighborhoods K and L, (Figure 4.7).
- Six-foot wide trails along portions of the lake and open space network in Neighborhoods K and L and along both sides of Dry Creek, (Figure 4.8).

SPII Implementation Measures

1. **Pedestrian Crossings.** At each signalized intersection where pedestrians are expected to cross, a pedestrian crossing signal shall be provided.
2. **Pedestrian Features.** The design of each commercial area and the Town Center shall include pedestrian-oriented features, such as narrowed intersections to reduce crosswalk distance, small-radius corners, and pedestrian-actuated signals. Site plans prepared as part of Development Permit applications shall incorporate direct and convenient pedestrian connections, including those between sidewalks and building entrances and between cul-de-sacs and abutting streets.
3. **MHCSD Pedestrian Facility Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards), Design Manual, as amended (see Chapter Three: Streetscapes and Chapter Five: Paths), and Roadway Improvement Plan.
4. **MHCSD Transportation and Transit-Related Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan.

5. **County Transportation and Transit-Related Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title.
6. **MHCSD Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 2: Park and Recreational Facilities).

9.10 TRANSIT

9.10.1 Bus Transit

Master Plan Summary

The Master Plan addresses ways to reduce reliance upon the private automobile by offering attractive, competitive bus transit service locally within the community and to major regional destinations. The Mountain House TDM Program and Transit Plan provides additional measures, summarized here.

Local and regional transit service will be consistent with the San Joaquin County Congestion Management Plan. Local service will be provided between the twelve residential neighborhoods and employment areas within the project at a service frequency that provides a viable alternative to the automobile for local peak and off-peak travel.

Inter-city and inter-regional transit service will be provided between the Mountain House community and Tracy, Stockton, Lawrence Livermore Laboratories, and the BART East Dublin/Pleasanton station at a service frequency that provides a realistic alternative to the automobile for peak-hour travel between the community and these regional destinations and is commensurate with the number of occupied dwelling units and employee base. This service will facilitate the transfer of passengers to other transit services in the region serving these destinations.

The Town Center will include a transit center for the transit system, and the twelve neighborhood centers will serve as the local focal points for passenger collection and distribution. Transfers between local and regional bus service will be accommodated at the Town Center Transit Center and the Mountain House Parkway/I-205 park-and-ride lot. Transit service amenities, such as bicycle facilities, shelters, and telephones, will be located throughout the community to promote use of bus service and to enhance service accessibility. Bus stops will be located every one-quarter to one-half mile depending on land use density, street configuration, and other factors. Each transit center will permit direct pedestrian access from the closest Arterial streets, without introducing long, circuitous access streets.

The Town Center Specific Plan will incorporate a central transit center as specified in the Mountain House TDM Program and Transit Plan.

Plan Description

Bus service will comply with the provisions of the Master Plan and the Mountain House TDM Program and Transit Plan, as described above, for inter-regional, intercity, and local service within the community. Local bus service for all of Mountain House will be provided by the MHCSD at a service frequency adequate to provide a viable alternative to the automobile for local peak and off-peak travel. All SPII development will comply with the provisions of the Mountain House TDM Program and Transit Plan, which provides additional detail. SPII bus transit facilities will include:

- A three-acre transit facility adjacent to the Community Commercial portion of the Town Center (see Figure 3.1: SPlI Land Use and Figure 4.15: Town Center Community Commercial).
- Small joint-use park-n-ride lots for 25-100 cars, located in the Village Centers in Neighborhoods D and K to provide parking opportunities for transit riders (see Figure 4.16: Neighborhood D Village Center and Figure 4.18: Neighborhood K Village Center).
- Bus stops at Neighborhood and Community Commercial Centers as part of local bus service (see Figures 4.16 to 4.25, Figure 4.27, and Figure 9.3: SPlI Transit System). Bus stops, benches, and shelters will be designed according to the criteria contained in the Mountain House TDM Program and Transit Plan, Section 2.4: Transit Facilities.

SPlI Implementation Measures

1. **MHCSD Capital Facility and Funding Requirements.** All implementing projects shall comply with the requirements of, the improvements described in Tables 5.15-20, 5.15-21 and 5.15.22 of the Specific Plan II Expanded Initial Study, the MHCSD Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, and Section 3.6.12 of the Master Plan Development Agreement between San Joaquin County and the Master Developer.
2. **MHCSD Design and Construction Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Development Standards (Section 1: General Design Requirements and Section 2: Street Design Standards), Design Manual (Chapter Three: Streetscape, Chapter Five: Paths, Chapter Six: Street Furniture, Chapter Seven: Lighting, and Chapter Eight: Signage), and Roadway Improvement Plan.
3. **MHCSD Transportation and Transit-Related Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan (all chapters).
4. **Coordination of Service.** Provision of inter-city and inter-regional transit service shall be coordinated by the MHCSD and the San Joaquin Regional Transit District.
5. **Park-and-Ride Lots.** Park-and-ride lots shall be provided as shown on Figure 9.3 (MP 9.32). Within the SPlI Plan Area, park-and-ride lots and bicycle storage facilities shall be incorporated into the design of Community Commercial areas in Neighborhoods D, K, and the Town Center, and shall be designed according to the criteria in the MHCSD TDM Program and Transit Plan (Chapter Two: Transit).

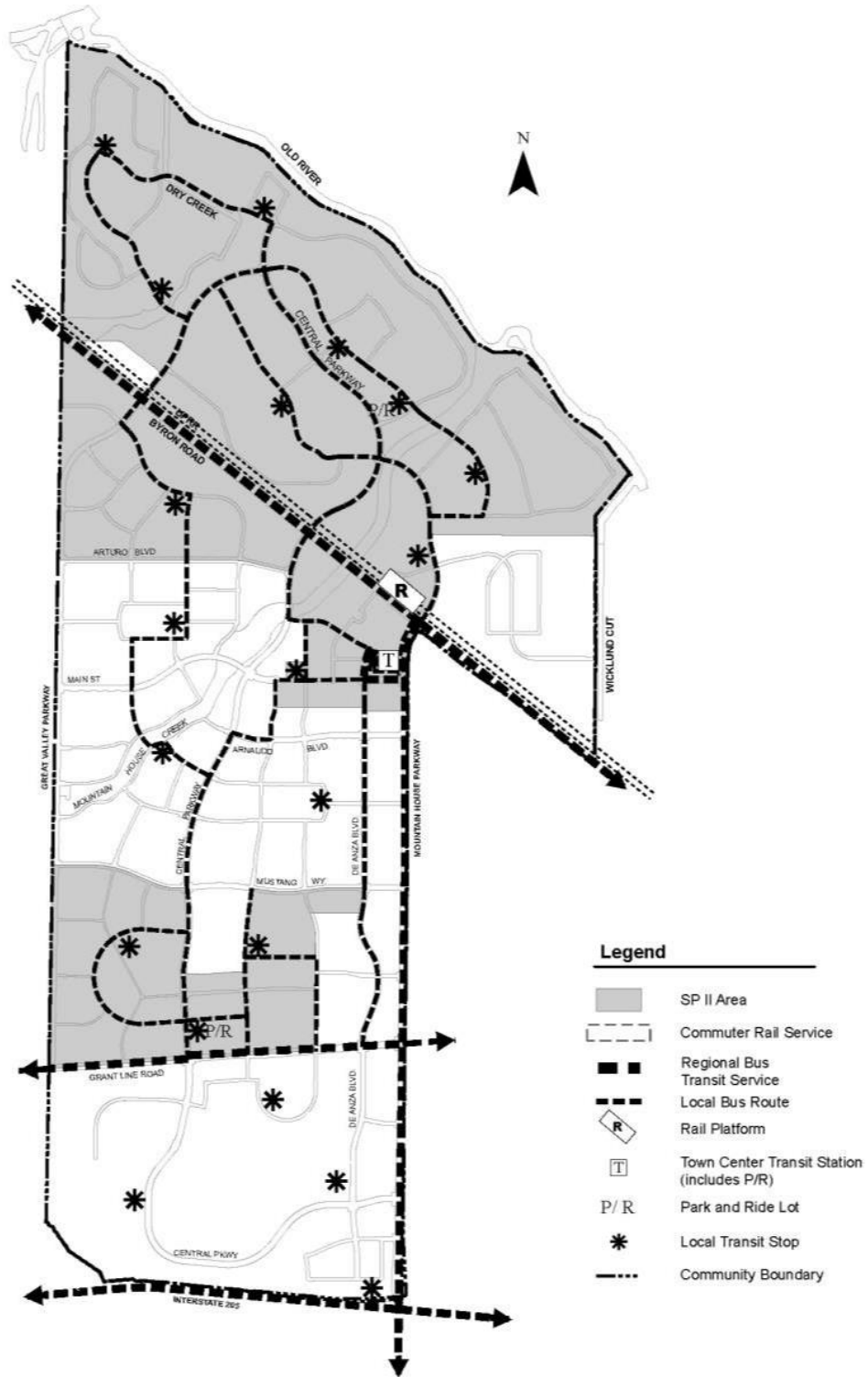


FIGURE 9.3 – SPII TRANSIT SYSTEM

9.10.2 Rail Transit

Master Plan Summary

Master Plan provisions for rail transit are intended to support passenger rail transportation between Mountain House and nearby rail stations; and regional destinations, including passenger rail service on the Altamont and Mococo lines. These measures require that access between Mountain House and the new Altamont and Mococo rail stations be provided. Development along the Mococo line should consider future passenger rail traffic, with frequency and speed of trains increasing over current use. The impact of rail service on any development within the community adjacent to the Mococo line should be minimized. The community will participate in the implementation of the rail transit facilities, including but not limited to those identified in this Master Plan, on a “fair share” basis.

All residential development proposals for the area adjacent to the Mococo line will be reviewed to ensure the issues of noise and vibration have been addressed. A building setback sufficient to provide a safety and aesthetic buffer to adjacent uses will be established along the Mococo line. This setback will be described in the Specific Plan for the applicable area.

Plan Description

The Mountain House site is transected by the Union Pacific’s (UP) “Mococo” branch line, which runs from Tracy to Martinez and parallels Byron Road through the SPII Area. A UP proposal to operate passenger rail service on the Mococo line between Brentwood and Martinez, with possible extension of service to Mountain House and Tracy, has been studied by Contra Costa County. At this time, there are no plans to initiate passenger service on the Mococo line. However, all Master Plan provisions for a future Mococo station/platform located north the Town Center along Byron Road, are included in SPII. These include:

- P-F zoning of an area in Neighborhood L that may serve as a future rail station if and when passenger service on the Mococo line is implemented (see Figure 3.2: SPII Zoning and Figure 4.25: Neighborhood L Center), and
- Provision of setbacks for residential areas adjacent to the Mococo line (see Figure 4.7: Railroad/Byron Road Sections).

Other Master Plan requirements for the Mococo line are triggered by the implementation of passenger service and are included in the implementation measures below.

The I-580 ACE station, as envisioned in the Master Plan has already been constructed southwest of the City of Tracy. As described by the Master Plan, Mountain House residents would be able to board shuttle bus service to either a station in Tracy or to a rail platform that would be built south of town off Mountain House Parkway (see Implementation Measure 2).

SPII Implementation Measures

1. **MHCSD Transportation and Transit-Related Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan (Chapter 2: Transit).
2. **Altamont Pass Service.** Subject to the provisions contained in the MHCSD

Transportation Demand Management and Transit Service Plan, upon implementation of passenger service over the Altamont Pass on the UP line, bus and/or shuttle service shall be provided by the MHCS D from the community to a nearby station at a service frequency consistent with the passenger rail service schedule. Such service shall be offered when the MHCS D determines that sufficient ridership and passenger fee revenues can fully sustain the operations and maintenance costs of providing such service.

3. **Facilities on Mococo Line (MP, revised).** Upon implementation of passenger service on the Mococo line through the community, a passenger platform shall be developed on the Mococo line north of Byron Road and west of Mountain House Parkway to serve the Mountain House community (see Figure 4.25: Neighborhood L Center). The Mococo line station shall include passenger drop-off and bus stop areas, parking, pedestrian access from adjacent areas, bicycle parking and/or storage, concessions, ticketing, and other facilities required to encourage and attract ridership.
4. **Mococo Platform and Service.** Subject to the provisions contained in the MHCS D Transportation Demand Management and Transit Service Plan, upon implementation of passenger service and completion of the Mococo rail platform, the platform shall be incorporated into existing local transit routes at a service frequency consistent with the passenger rail service schedule on the Mococo line.

9.10.3 Rail Crossings

Master Plan Summary

The Master Plan defines roadway crossings of the Mococo line to accommodate the circulation needs of the community and facilitate safe passage for motorists, pedestrians, and bicyclists. These crossings include improvements to the existing crossings at Great Valley Parkway, a new at-grade crossing at Mountain House Parkway, closure of the existing Wicklund Road grade crossing, and a new grade-separated crossing of the railroad and Byron Highway at Central Parkway. The Henderson Road at-grade crossing will initially be improved and eventually closed.

The first residential Specific Plan north of Byron Road will provide at least two rail crossings to serve the area north of Byron Road. One of these crossings will be the grade-separated crossing at Central Parkway. The location of the at-grade crossing will be determined by the location of initial residential development north of Byron Road.

Plan Description

The rail crossing to be implemented as a part of SP II include at-grade crossings at Great Valley Parkway and Mountain House Parkway, and one grade-separated crossing at Central Parkway. The existing at-grade crossing at Henderson Road will be phased out with the construction of the Mountain House Parkway grade crossing. The rail crossings will be constructed on a phased basis to correspond with development phasing north of Byron Road. Such phasing will be based on specific needs for vehicular access, emergency vehicle access and rail service on the Mococo line. Specific phasing will comply with the Implementation Measures contained below.

SPII Implementation Measures

1. **MHCSD Transportation and Transit-Related Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan.
2. **Wicklund Road Crossing.** Upon completion of the new at-grade rail crossing at Mountain House Parkway/Byron Road, the existing at-grade crossing at Wicklund Road shall be closed.
3. **Henderson Road Crossing.** Prior to commencement of commercial or industrial building construction in the Old River Industrial Area, the existing at-grade crossing at Henderson Road shall be improved to include crossing gates, flashing lights, and audible signals. Once the ultimate construction of the new proposed segment of Bethany Road to Mountain House Parkway including the new crossing of Mountain House Parkway to Byron Road is completed, the Henderson Road crossing shall be closed.
4. **Rail Crossing Phasing Requirements.** Prior to the issuance of the first residential building permit north of Byron Road one of the three permanent Byron Road crossings shall be constructed. Prior to the issuance of the 1,300th residential building permit north of Byron Road, the second permanent Byron Road crossing shall be constructed. Prior to the issuance of the 2,700th residential building permit north of Byron Road, the third permanent Byron Road crossing shall be constructed. If, at any time, frequent regularly scheduled train service is established on the Union Pacific Line along Byron Road, no further Final Subdivision maps containing residential development will be approved until the Central Parkway flyover is constructed.
5. **At-grade Crossing Special Vehicle Design Requirements.** All at-grade rail crossings shall include a pull-out lane for specially designated vehicles which are required to stop at crossings, crossing gates, flashing lights and available signals.
6. **Bike/Pedestrian Facilities.** Class I sidewalks/bike lanes shall be provided on all roadways crossing the UP tracks. The Central Parkway rail over-crossing of the Mococo line will accommodate travel by school children and others between the northern and southern portions of the site and incorporate Class I sidewalks/bicycle lanes.
7. **Fencing.** Upon development north of Byron Road, fences or other obstacles shall be constructed along the UP right-of-way boundary to prohibit pedestrian access across the right-of-way except at designated crossings.
8. **Coordination with UP.** Prior to submitting plans to the California Public Utilities Commission for the review and approval of proposed alterations to rail crossings, the proposed changes shall be coordinated with the Union Pacific Railroad.
9. **PUC Standards.** Any proposed new vehicular, pedestrian or bicycle railroad crossing or change to an existing crossing shall be approved by the California Public Utilities Commission and its standards for traffic control, lighting, signage, and other warning devices.

9.11 PHASING AND COSTS

Master Plan Summary

Development of in-tract roads will be the responsibility of individual builders. A 35% to 50% mark-up is included where appropriate to cover engineering, design, plan check, inspection, and other soft costs.

Phasing of transportation improvements will generally relate to the phasing of residential and non-residential land uses. The traffic monitoring program will result in annual updates to the Roadway Improvement Plan which will initially be prepared after approval of the Master Plan. Improvements will be developed on an as-needed basis to maintain the LOS standards identified in this chapter.

The implementation procedures discussed in Master Plan Sections 9.2: Freeway Improvements, to 9.5: On-Site Roadway Circulation and Design, include anticipated start-up events for construction of freeway and Arterial improvements. On-site roadways will be phased consistent with the amount and location of development. Phasing of County roads will be controlled by the County and coordinated with the community's Roadway Improvement Plan.

Bus transit and bicycle facilities will be provided incrementally throughout buildout of the community, with transit stops, shelters, bicycle lockers and racks in each neighborhood. The Mococo rail platform will be built after passenger service is initiated.

Railroad crossings and intersection channelization improvements will be constructed in response to traffic volume and circulation patterns in order to maintain the required level of service.

Plan Description

SPII improvements will be financed with private funding in exchange for fee credits imposed through the MHCS D's MHTIF. In addition, some off-site (in-community) improvements will likely be required in order to maintain County standards for levels of service. All such improvements will be further defined and required by the MHCS D as part of both the Traffic Impact Analysis prepared by the MHCS D's traffic consultant, and subsequent detailed engineering.

The implementation of SP II will generate, through the collection of local and regional traffic impact fees, funds to be collected by the County (TIMF) and MHCS D (MHTIF) to pay for future roadway and transportation program responsibilities of the project, consistent with the community approvals and policies contained in Section 9 of the Master Plan and Specific Plan I, as implemented by ordinance. Development of the various land uses will also generate tax revenue for the MHCS D that will fund specific transit services and programs identified by the MHCS D's TDM program.

SPII Implementation Measures

1. **Community Roadway Improvements Phasing Requirements.** The specific improvement phasing requirements contained within Master Specific Plan Tables 9.1, 9.2, and 9.8 are specifically superseded by the requirements and provisions contained within Specific Plan II, the improvements described in Tables 5.15-20, 5.15-21 and 5.15.22 of the Specific Plan II Expanded Initial Study, the MHCS D Roadway Improvement Plan, the MHCS D Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, and Section 3.6.12 of the Master Plan Development

Agreement between San Joaquin County and the Master Developer. The timing and extent of all project specific phased improvements of community roadways shall be determined as part of MHCS D Traffic Studies for all implementing projects.

2. **Phasing and Costs. All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCS D and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCS D Capital Improvement Program, and applicable development fee Ordinances.**

9.12 OPERATIONS AND MAINTENANCE

Master Plan Summary

Road maintenance will be provided in a manner consistent with Section 9.6 of this Master Plan, by the MHCS D. Maintenance will conform to applicable County standards and may be funded by a combination of existing taxes and/or new service charges. Maintenance personnel, vehicles, and equipment may be shared with other maintenance crews to increase efficiency and decrease costs. Costs associated with road maintenance are included in the fiscal analysis in the PFP.

Plan Description

The Master Plan requirements related to operations and maintenance of transportation facilities will be implemented by SPII through the implementation measure listed below.

SPII Implementation Measures

1. **Operations and Maintenance. All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCS D and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCS D Capital Improvement Program, and applicable development fee Ordinances.**

CHAPTER TEN: AIR QUALITY AND TRANSPORTATION MANAGEMENT

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10.3	CLEANER FUELS	10.3
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CHAPTER TEN: AIR QUALITY AND TRANSPORTATION MANAGEMENT

10.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to air quality compliance and transportation demand management, and states both the Plan Description and Implementation Measures for SP II.

Additional information is found in Chapter Three: Land Use, Chapter Eight: Energy and Telecommunications, and Chapter Nine: Transportation and Circulation. The Mountain House TDM Program and Transit Plan contain requirements for transportation demand management.

In addition to being subject to the control and approval of the County, issues of air quality and transportation management at Mountain House are subject to the regulatory control of SJVUAPCD, the COG's County Congestion Management Plan, and State and Federal requirements. The County Congestion Management Plan was adopted in November 1991, and the Air Quality Attainment Plan (AQAP) was adopted in January 1992.

The primary issue affecting air quality is the impacts of transportation, especially single occupant vehicles. This section presents overall issues which are addressed in more detail throughout this chapter. Table 10.1: Cross-References for Air Quality Issues, presents cross-references to provisions contained in other chapters.

10.2 OVERALL ISSUES AND CROSS-REFERENCES

Master Plan Summary

The primary issue affecting air quality is the impacts of transportation, especially single occupant vehicles. The Master Plan provides a range of requirements to reduce the normally expected number of automobile trips and thereby reduce air quality impacts associated with development of residential, employment, and other land uses at Mountain House. These include the promotion of telecommuting; encouragement of alternative transportation modes including walking, bicycling, transit, or cleaner fuels vehicles; community design that reduces internal trips lengths and creates a jobs/housing balance to reduce external trips; and reduction of air pollution from non-automobile sources.

Plan Description

SPII will implement the overall air quality objectives of the Master Plan through the buildout of the community according to critical goals for land use (see Chapter Three: Land Use) and provision of opportunities for non-vehicular transportation (see Chapter Nine, Section 9.9: Bicycle and Pedestrian Facilities and Section 9.10: Transit) and telecommunications (see Chapter Eight, Section 8.4: Telecommunications/Cable). Implementation measures addressing these issues are provided in the relevant sections.

Development of the land uses proposed within SPII, and the related Tentative Maps will be subject to all conditions in the Master Plan, MHCS D Standards and Programs, including the MHCS D's TDM Plan and Construction Truck Management Plan. Specifically, the projects as proposed will implement the following:

- The Master Plan establishes Mountain House as a mixed-use, full-service community that provides jobs and housing in close proximity, and introduction of additional job-generating land uses that facilitate the Master Plan's goals of jobs to housing balance and a reduction in automobile trips (see Figure 3.1: SPII Land Use, Table 3.1: SPII Land Use Summary, and Table 3.2: SPII Land Use by Neighborhood).

- The Mountain House TDM Program and Transit Plan provides additional provisions for telecommuting, transit, and Transportation Demand Management.
- Telecommunications systems will be implemented per the requirements of the MHCS D, and individual service line extensions will be installed in every home and business.
- Home occupations will be permitted within the community, in compliance with the San Joaquin County Development Title.
- Pedestrian, bicycle, and transit facilities will be constructed per the Master Plan and Specific Plan, and/or funded by fees collected by the MHCS D.

Specific policies in the Master Plan are addressed in the following sections of this chapter.

10.3 CLEANER FUELS

Master Plan Summary

The Master Plan encourages the reduction of emissions from public, fleet or private vehicles through the use of cleaner fuel vehicles, and states that the community will develop and promote the use of natural gas, the cleanest of the fossil fuels. In addition, programs to encourage the use of cleaner fuel vehicles will be developed.

The *Mountain House Commercial, Office and Industrial Guidelines* requires preferred parking for carpools and/or cleaner fuel vehicles to be located near the main employee entrances.

Plan Description

The Master Plan requirements related to cleaner fuels will be implemented by SPII through the implementation measures listed below.

SPII Implementation Measures

1. **MHCS D Transportation and Transit-Related Requirements.** All implementing projects shall comply with the applicable provisions of the MHCS D Transit Demand Management and Transit Plan (see Chapters One through Four).
2. **Cleaner Fuel Vehicles.** Individuals and business shall be encouraged by the MHCS D to consider alternative fuel vehicles for personal and fleet use. Specific measures are as follows:
 - All Mountain House CS D owned service and maintenance vehicles and all school and transit vehicles should be cleaner fuel vehicles (i.e., CNG, methanol, or electric).
 - Long term infrastructure requirements for supporting increased numbers of alternative fuel vehicles shall be determined.
 - Golf courses will be required to utilize electric rather than gasoline powered golf carts.

10.4 CONSTRUCTION PROGRAM FOR AIR QUALITY

Master Plan Summary

To mitigate air quality impacts due to construction activities, the Master Plan requires that generation of dust and emissions will be controlled during the pre-construction and

construction phases; emissions from operating equipment will be controlled; and construction equipment and traffic will be considered in air quality control.

Plan Description

The Master Plan requirements related to construction activities will be implemented by SPII through the implementation measure listed below.

SPII Implementation Measures

1. **Regulations for Construction.** Construction practices shall comply with the adopted requirements of the SJVUAPCD.

10.5 HOUSES AND BUILDINGS

Master Plan Summary

To reduce air emissions from Mountain House, the following emissions will be targeted for reduction: emissions resulting from routine usage of gasoline appliances such as lawn maintenance equipment and barbecues, NOx emissions resulting from water heaters, and emissions resulting from fireplace usage.

Plan Description

The Master Plan requirements related to houses and other buildings will be implemented by SPII through the implementation measures listed below.

SPII Implementation Measures

1. **Residential Building Standards.** The following shall be required as conditions of Tentative Map approval:
 - Natural gas lines outlets shall be provided to backyards to encourage usage of natural gas barbecues.
 - 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.
 - Low nitrogen oxide (NOx) emitting and/or high efficiency water heaters shall be required for all dwelling units.
 - Each single family residence shall have no more than one fireplace. If fireplaces are designed to be natural gas heating appliances of a zero clearance design, there is no limitation on the number of fireplaces per unit.
2. **County Emission Reduction Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, as amended, including Section 9-1025.3: Air Quality.
3. **Private Emission Reduction Requirements.** All implementing projects on land controlled by the Master Developer, shall comply with the applicable provisions of the Master Developer Design Manuals, which compliance shall be evidenced by written approval by the Master Developer or its Design Review Committee, in its sole discretion.

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CHAPTER ELEVEN: NOISE

11.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to noise, and states both the Plan Description and Implementation Measures for SP11.

Mountain House is located adjacent to several identified noise sources, primarily transportation related (roadway traffic and railroad operations). In addition, a new airport is being constructed approximately five miles to the north of the project site, with the main runway aligned with the southwest corner of the community.

Chapter Nine: Transportation and Circulation, provides additional information on roadway traffic and transportation facilities.

The following assumptions about noise impacts are used for this Specific Plan:

- a) The Noise Chapter of the San Joaquin County General Plan establishes a policy to limit exterior noise levels to 65 dB Ldn (a composite 24-hour average noise level descriptor) for residential developments, and 60 dB Ldn for schools, group care facilities, and hospitals, in order to provide an acceptable environment for outdoor activities.
- b) Standard construction practices under the current Uniform Building Code (UBC) are expected to provide an exterior to interior noise level reduction of 20 dB, therefore achieving an interior noise level of 45 dB Ldn with the windows in the closed position.
- c) The Noise Chapter of the San Joaquin County General Plan also requires an acoustical analysis for development of residential or other noise sensitive land uses in areas where the exterior noise level is predicted to exceed 60 dB Ldn.
- d) Noise-sensitive land uses include residential, education, and hospital uses.

11.2 MOBILE SOURCE NOISE IMPACTS

11.2.1 Overall Mobile Noise Impacts

Master Plan Summary

The Master Plan requires a variety of measures to mitigate noise from mobile sources. Berms, barriers, soundwalls, setbacks, landscaping, or some combination of these measures will be used adjacent to transportation noise sources to reduce indoor and outdoor noise exposure to acceptable levels. Where excessive sound wall heights would be necessary, a combination of setbacks and berms or sound walls will be considered. Setbacks will be used in conjunction with noise barriers where necessary to achieve acceptable levels of noise.

On school sites and other noise-sensitive land uses, any outdoor instructional areas or areas which require speech audibility will be located outside the 60 dB Ldn noise contour or shielded from mobile noise in excess of 60 dB Ldn.

Noise levels in primary outdoor use areas of new residential development will not exceed an Ldn of 60 dB unless the project design includes reasonable mitigation measures to reduce noise in outdoor activity areas to as close to an Ldn of 60 dB as possible. Where it is not possible to reduce noise in outdoor activity areas to an Ldn of 60 dB or less using practical application of the best available noise reduction measures, an exterior noise level

of up to an Ldn of 65 dB may be allowed. Under no circumstances will interior noise levels exceed an Ldn of 45 dB.

The Master Plan noise analysis will be reviewed as part of each Specific Plan to determine if an update is required due to land use and circulation layouts proposed by the Specific Plan. These noise analysis reviews will:

- Be the responsibility of the Specific Plan applicant.
- Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources where development has occurred or existing noise is already significant.
- Estimate existing and projected (20-years) noise levels in terms of Ldn or CNEL and/or the standards of Master Plan Table 11.1: Future Traffic Noise Levels Due to Buildout of the Master Plan, and compare those levels to the adopted policies of the General Plan.
- Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the General Plan and Development Title. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- Recommend generalized changes to Specific Plan land use and circulation layout, including location of noise-sensitive uses and locations for sound walls, and provide more detailed requirements for noise mitigation to be addressed in development plans when pad elevations, final grading, and building locations are available.

Plan Description

As required by the Master Plan, the Master Plan noise analysis was reviewed as part of this Specific Plan to determine if an update is required due to proposed SPII land use and circulation layouts. In addition, a new analysis was conducted as part of the Initial Study for this Specific Plan Results of this study will be provided as part of environmental review.

The Master Plan concluded that if sound walls are constructed in accordance with Figure 4.1 of the Master Plan, along with other mitigation measures as necessary along non-sound wall frontages, outdoor noise levels would be controlled to no more than 65 Ldn and interior noise levels would be controlled to less than an Ldn of 45 dB.

In accordance with community approval policies, Specific Plan II and the related tentative maps propose to incorporate the sound wall recommendations in the Master Plan; namely, the construction of sound walls along residential frontages adjacent to community arterial roads incorporating the right-of-way, landscape treatments, and grading recommendations of the Master Plan. These measures, as well as possible residential construction requirements (for the residential units facing Central Parkway), should mitigate any anticipated noise from local sources.

SPII Implementation Measures

1. **County Noise Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, as amended (see Section 9-1025.9: Noise).
2. **Noise Studies.** Additional noise studies and conditions may be required prior to approval of Development Permits if within noise sensitive areas identified in this Master Plan and/or Specific Plans.
3. **Noise-Sensitive Land Uses.** Noise studies prepared for noise-sensitive land uses including care facilities, schools, hospitals, and parks shall address how noise levels in outdoor areas could be maintained at or below an Ldn of 60 dB.
4. **Residential Land Uses, Interior Noise.** Interior noise levels for housing proposed to be located in areas exposed to an exterior noise level of an Ldn above 60 dB shall be maintained at or below an Ldn of 45 dB. Compliance shall be verified prior to the issuance of building permits.

11.2.2 Arterial Roadways

Master Plan Summary

To adequately consider noise impacts from Arterial roadways within the Master Plan area, the Master Plan requires that Major and Minor Arterial be considered as a source of noise that possibly could require mitigation.

Noise studies prepared at the Specific Plan stage will identify noise-reducing barriers sufficient to meet the needed mitigation for noise generated from major and minor Arterials.

Plan Description

On all major arterials other than Byron Road, SP II will incorporate sound walls of no greater than seven feet in height as necessary to provide for exterior noise levels generally below an Ldn of 60 dB but, in no case, greater than an Ldn of 65 dB.

Figure 4.7: Railroad/Byron Road Sections illustrate the conditions proposed for neighborhoods adjacent to this corridor, where noise levels high enough to warrant additional measures. On the north side of Byron Road in Neighborhood J, houses will be set back an increased distance from Byron Road and a berm will be interposed between the homes and the railroad tracks and Byron Road. The berm will be generally eight feet tall relative to the rear yards of the adjacent homes, which will generally be located six feet below the elevation of the rail line, creating a two-foot high berm relative to the railway. A wall or fence may be constructed between the railroad right of way and the berm.

On the south side of Byron Road in Neighborhood H, a sound wall may be necessary to achieve noise levels not in excess of 65 Ldn in the nearest yards. The height of the sound wall will be in compliance with the Noise Study for SPII.

SPII Implementation Measures

1. **County Noise Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, as amended (see Section 9-1025.9: Noise).

2. **Sound Barriers.** Noise studies required at the environmental review stage for Development Permits shall identify specific noise-reducing barriers sufficient to meet the needed mitigation for noise generated from roadways.

11.2.3 Railroad

Master Plan Summary

To adequately consider noise impacts from the rail line, the Master Plan requires that land uses near the rail line be protected from noise impacts from rail line use. Noise mitigation structures will be required along the edges of the railroad right of way abutting residential development. Specific Plan II will include noise analyses addressing the potential noise impacts from trains and appropriate noise mitigation.

Plan Description

At this time, there are no plans to increase operations on the railroad beyond the one or so trains per year that currently operate in this area. Specific Plan II assumes that there would be up to 4 trains per day and that noise levels will be mitigated accordingly by the incorporation of a berm between the homes and the railroad tracks.

See Section 11.2.2 above for further discussion of the Byron Road corridor.

11.2.4 Byron Airport

Master Plan Summary

The Master Plan requires consideration of noise impacts from Byron (East Contra Costa County) Airport, located approximately five miles northwest of the community, and directs that the community be protected from significant noise impacts due to air traffic. Each Specific Plan will review increased traffic at Byron Airport to determine if noise mitigation studies are warranted. If so, appropriate noise mitigation will be developed.

Plan Description

The Contra Costa County Airport Land Use Compatibility Plan (December 13, 2000) includes projected noise contours for Byron Airport. The "worst case" noise contours show that no portion of the Mountain House community will be exposed to an Ldn of greater than 55 dB, well below the 60 Ldn level allowed by the Master Plan. No mitigation of aircraft noise is required for SP II land uses.

SPII Implementation Measures

None required.

11.2.5 Agricultural Equipment

Master Plan Summary

To adequately consider noise impacts from agricultural activities west of the community, the Master Plan requires that noise sources resulting from adjacent agricultural operations be considered and mitigated if within unacceptable standards.

Plan Description

SPII will comply with edge conditions and setbacks as required by the Master Plan and the MHCS D Design Manual.

SPII Implementation Measures

1. **MHCS D Community Edge Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCS D Design Manual (Chapter Ten: Community Edges and Windbreaks).

11.2.6 Existing Residences

Master Plan Summary

The Master Plan requires that noise impacts on existing residences located along the roads to the Mountain House community be minimized. Outdoor use areas of existing residences that are projected to be impacted (i.e., would experience an increase of five dB in the Ldn) by project-generated traffic noise at buildout will be protected from excessive noise. Noise mitigation for individual residences could take the form of constructing soundwalls along the roadways, soundproofing homes, or building barriers around specific portions of yards to provide shielded outdoor spaces.

The MHCS D will develop a plan for mitigating noise impacts at existing residences along Grant Line Road within the new community of Mountain House. Each Specific Plan, other than Specific Plan I, will identify mitigation to ensure that exterior noise levels at existing residences do not exceed an Ldn of 65 dB at the property line and an Ldn of 45 dB inside the residence.

Plan Description

As required by the Master Plan, the MHCS D will develop a plan for mitigation of noise impacts at existing residences along Grant Line Road, Mountain House Parkway, and Byron Road as part of the improvement plan review and approval for these roadways. The MHCS D will utilize the results of the noise analysis prepared as part of environmental review for SPII, and may conduct additional studies to confirm specific attenuation recommendations as part of implementing projects and improvement plan approval.

SPII Implementation Measures

1. **Noise Attenuation for Existing Residences on Grant Line Road, Mountain House Parkway and Byron Road.** The MHCS D shall develop a plan for attenuating noise impacts at existing residences along Grant Line Road, Mountain House Parkway and Byron Road within the new community of Mountain House. Implementing projects within Specific Plan II, if applicable, shall identify attenuation measures to ensure that exterior noise levels do not exceed an Ldn of 65 dB for primary outdoor use areas and an Ldn of 45 dB inside the residence.

11.3 STATIONARY SOURCE NOISE IMPACTS

Master Plan Summary

To control stationary noise sources (such as industrial, commercial, or utilities that create a constant or periodic noise in a fixed location), the Master Plan requires that daytime and nighttime hourly Leq standard will be used to evaluate stationary noise sources at receiving residential land uses. To provide noise level standards that account for stationary noise sources, new development of noise sensitive uses will not be allowed where the noise levels due to stationary noise sources will exceed the community’s noise level standards as set forth in Table 11.1: Exterior Noise Standards for Noise-Sensitive Uses Affected by Non-Transportation Noise Sources.

Plan Description

Specific Plan II takes into account stationary noise impacts by the siting of the general land use types and the separation of noise-producing uses, such as industry, from noise-sensitive uses. Actual control of noise from individual stationary sources will be the responsibility of the developer.

SPII Implementation Measures

- a) **Lowering of Noise Levels. Each of the noise levels specified in Table 11.1 below shall be lowered by five dB for simple tone noises or for noises consisting primarily of speech or music.**

TABLE 11.1: Exterior Noise Standards for Noise-Sensitive Uses Affected by Non-Transportation Noise Sources		
Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Leg	55 dB	50 dB

Notes:

1. Stationary noise sources include equipment, utilities, or processes associated with industrial, commercial or public facilities which create a constant or periodic noise in a fixed location.
2. Noise-sensitive uses include residential, educational, and hospital uses.
3. See Section 11.2: Assumptions, for explanation of measurement units and relationship to Development Title.

CHAPTER TWELVE: POTABLE WATER

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CHAPTER TWELVE: POTABLE WATER

12.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to the community's potable water system and states both the Plan Description and Implementation Measures for SP II.

The potable water supply will be utilized for human consumption, irrigation and other uses within the Mountain House community. The criteria used to plan and design the water supply facilities meet or exceed established MHCS D and State of California (State) guidelines and standards. A brief summary of the criteria is as follows:

Water Demand	Water demand is calculated based on the boundaries and land use plan detailed in this Master Plan. Quantification is based on actual demands accounting for land use types and implementation of water conservation measures within other similar communities. The estimated amount of water required for the entire Community at buildout with conservation measures is 9,856 ac. ft/year. This includes existing homes within the community that are currently serviced by private well.
Water Storage	Design based on typical engineering design standards, which exceed County standards.
Water Treatment	Design based on criteria established by the State.
Water Distribution	Design based on MHCS D requirements as stated in the MHCS D Development Standards.

12.2 POTABLE WATER SUPPLY

Master Plan Summary

The Master Plan provides that the Mountain House community will have an adequate year-round water supply through a service agreement between the Mountain House Community Services District (MHCS D) and BBID, which may be augmented by additional water supply including the option for use of riparian water via rights contained by lands in the northern portion of the community. The agreement specifies the quantity, cost and conditions of water service.

The portions of the Mountain House project area that do not currently lie within the BBID service area will be annexed to BBID, unless riparian water sources are used for these properties. The portions of the Mountain House area currently within the Westside Irrigation District and the Plain View Water District will be de-annexed from their respective districts and annexed to BBID. Riparian water rights associated with land between Byron Road and Old River will be reserved for project use. Until the parcels with riparian water rights are developed, the water diverted under riparian rights must be reserved for agricultural irrigation. Obsolete agricultural irrigation and drainage facilities will be removed or properly abandoned upon development of an area.

Specific Plan II will reevaluate the adequacy of the confirmed water supply for the Specific Plan Area in light of any potential or adopted restrictions on water diversion by BBID or DWR. The Specific Plan will not be approved unless it can be demonstrated that the confirmed water supply is sufficient to serve the Specific Plan Area through buildout.

Plan Description

The improvements required for the raw water to service SP II were initially constructed as part of the Specific Plan I. MHCSD currently operates a 2.5-MGD surface water treatment system, and storage, pumping, transmission, and distribution facilities.

Lands within SPII have been allotted approximately 5,246 acre-feet annually (AFA) of the available BBID supply (9,413 AFA). The present water demands for SPII are approximately 5,462 AFA using unit water demands reflecting water conservation without reclamation, as described in Table 12.1 of the Master Plan.

Even though water demands within SPII have been reduced from the 1994 Master Plan (see Section 12.3 and Table 12.1: SPII Potable Water Demand), total water demands at build-out exceed the BBID water supplies allotted to SP II by approximately 216 AFA. This difference between supplies and demands may be supplied from riparian water, additional BBID water, additional conservation, or recycled water.

The MHCSD and BBID have an existing Water Services Agreement that secures the existing water supply for the Mountain House community. This agreement contains provisions that allow the MHCSD to wheel riparian water from the parcels north of Byron Road that maintain such rights, through the BBID raw water intake facilities and back to the MHCSD treatment plant for use on the subject parcels which possess the riparian rights. -Since the ability to wheel this additional water is contained in the agreement, and since the amount of riparian water exceeds the amount needed to offset the existing BBID supply, Specific Plan II areas possess a reliable water source.

Additional options to offset the possible shortfall of BBID water may still be pursued by the MHCSD as development occurs within Specific Plan II to further provide dependable options for water, including additional raw water from BBID, conservation, or use of recycled water north of Byron Road.

SPII Implementation Measures

1. **Annexation to BBID.** Annexation to BBID shall be required prior to the recordation of the Final Map for any area outside the boundaries of the BBID that will require delivery of BBID water for urban use as a specific condition of commencement of construction.
2. **Future Requirements.** If in the future, because of actions or conditions beyond the control of the County or the community, there is insufficient water for buildout of the community, then measures shall be undertaken to obtain an additional supply of water, to implement more extensive conservation measures, or to revise the Master Plan.

12.3 POTABLE WATER DEMAND

Master Plan Summary

To provide a safe, reliable and sufficient water supply for the community, the Master Plan directs that development within Mountain House will consume less water than in similar communities, and less than that assumed in current County standards.

Specific Plans subsequent to Specific Plan I will include a comparison of actual water demand for the community with the projected water demand used in the Master Plan. If water use specified in the Master Plan is exceeded for a previous Specific Plan, subsequent Specific Plans will specify additional actions that would be implemented to achieve adequate availability of water, with continued or additional water conservation

measures. In addition, the Master Plan will be revised, if necessary, prior to approval of a Specific Plan to reflect new projected water demand and revised infrastructure facilities to permit increased water usage. Further, Specific Plans will identify measures to be incorporated into the project to ensure that the demand would not exceed the confirmed supply.

Plan Description

The Master Plan required a comparison of actual annual water demand with projected water demand. At the time of writing of this Specific Plan, the MHCS D has determined that there is insufficient data to support modification of Master Plan assumptions for water demand. To date, there are approximately three hundred residents at Mountain House, most of whom have resided there for only a few months. Furthermore, initial water use is often higher than normal due to the need for above-normal use of irrigation during establishment of plant material in newly landscaped areas. Because the MHCS D does not yet have one adequate year's data, they plan to continue to use the factors utilized by the adopted Master Plan and MHCS D Infrastructure Master Plans.

Table 12.1: SPII Potable Water Demand shows the projected use of potable water required by the SPII land use program, using the Master Plan assumptions. Results indicate that, at buildout of SPII, the estimated annual potable is 5,302 acre-feet per year, assuming that the conservation measures discussed in the Master Plan are implemented. This is approximately 54% of the water demand for the buildout of the entire Master Plan area. The original potable water demands as allocated in the Master Plan for the SPII areas were 5,615 acre-feet per year (approximately 57% of the Master Plan area) assuming that the conservation measures discussed in the Master Plan are implemented. Since the SPII's demand is less than the originally allocated demand for the SPII Area (due to minor changes in the land use program), the water supply and demand has been adhered to as required in the Master Plan.

SPII Implementation Measures

1. **Water Demand.** Water demand shall adhere to the water conservation requirements specified in Section 12.4: Water Conservation.

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 12.1 SPII Potable Water Demand				
LAND USE		Acres	Conservation Demand w/conservation w/o reclamation	
			Average Annual Water Use (AF/AC YR)	Total Annual Water Use (AF/YR)
NEIGHBORHOOD C				
RVL	Residential/Very Low (1-2)	4.2	1.3	5.5
RL	Residential/Low (3.75-4.5)	118.0	2.0	236.0
RM	Residential/Medium (5.7-7.0)	79.0	2.5	197.5
RMH	Residential/Medium High (12-14)	10.5	3.0	31.5
RH	Residential/High (18-20)	6.0	3.5	21.0
SUBTOTAL:		217.7		491.5
NEIGHBORHOOD D				
RL	Residential/Low (3.75-4.5)	44.0	2.0	88.0
RM	Residential/Medium (5.7-7.0)	72.0	2.5	180.0
RMH	Residential/Medium High (12-14)	13.6	3.0	40.8
SUBTOTAL:		129.6		308.8
NEIGHBORHOOD H				
RL	Residential/Low (3.75-4.5)	96.0	2.0	192.0
RM	Residential/Medium (5.7-7.0)	107.5	2.5	268.8
RMH	Residential/Medium High (12-14)	14.5	3.0	43.5
RMH	Senior Housing Residential/Mixed Use (12-14)	5.0	3.0	15.0
RH	Senior Housing Residential/High (18-20)	11.5	3.5	40.3
SUBTOTAL:		234.5		559.5
NEIGHBORHOOD I				
RVL	Residential/Very Low (1-2)	4.9	1.3	6.4
RL	Residential/Low (3.75-4.5)	145.4	2.0	290.8
RM	Residential/Medium (5.7-7.0)	91.2	2.5	228.0
RMH	Residential/Medium High (12-14)	15.4	3.0	46.2
SUBTOTAL:		256.9		571.4
NEIGHBORHOOD J				
RL	Residential/Low (3.75-4.5)	111.9	2.0	223.8
RM	Residential/Medium (5.7-7.0)	86.4	2.5	216.0
RMH	Residential/Medium High (12-14)	12.5	3.0	37.5
SUBTOTAL:		210.8		477.3
NEIGHBORHOOD K				
RL	Residential/Low (3.75-4.5)	89.0	2.0	178.0
RM	Residential/Medium (5.7-7.0)	69.1	2.5	172.8
RMH	Residential/Medium High (12-14)	20.0	3.0	60.0
RH	Residential/High (18-20)	4.0	3.5	14.0
SUBTOTAL:		182.1		424.8
NEIGHBORHOOD L				
RL	Residential/Low (3.75-4.5)	104.0	2.0	208.0
RM	Residential/Medium (5.7-7.0)	49.1	2.5	122.8
RMH	Residential/Medium High (12-14)	33.0	3.0	99.0
RH	Residential/High (18-20)	6.2	3.5	21.7
SUBTOTAL:		192.3		451.5

MOUNTAIN HOUSE SPECIFIC PLAN II

Table 12.1				
SPII Potable Water Demand				
LAND USE		Acres	Conservation Demand w/conservation w/o reclamation	
			Average Annual Water Use (AF/AC YR)	Total Annual Water Use (AF/YR)
OTHER LAND USES				
CN	Neighborhood Commercial	5.7	1.3	7.4
CC	Community Commercial	81.5	1.3	106.0
CG	General Commercial	29.2	1.3	38.0
CO	Office	4.0	1.3	5.2
MX	Mixed Use (Town Center)	39.1	2.0	78.2
MX	Mixed Use (Old River Center)	14.0	2.0	28.0
IL	Limited Industrial (N. of Bryon)	6.4	1.3	8.3
CR	Rec./Activity Center	23.0	1.3	29.9
CR	Golf Course	199.2	4.0	796.8
NP	Neighborhood Park	37.9	4.0	151.6
CP	Community Park	56.5	4.0	226.0
CP	MH Creek Community Park	31.7	0.5	15.9
RP	Regional Park	82.2	0.5	41.1
	OS (Lake)	104.0	3.7	379.6
	Dry Creek	13.0	0.5	6.5
OS	Water Quality/Detention Basin	17.2		
OS	Wetlands / Other OS	17.2		
OS	OS Buffer Areas	8.3	1.3	10.8
P	K-8	80.0	1.8	144.0
P	Transit	5.0	0.5	2.5
P	Public Facilities	16.5	0.5	8.3
P	Arterial Street R.O.W.	165.4	1.0	165.4
SUBTOTAL:		1037.0		2249.3
GRAND TOTAL		2460.9		5534.0

MOUNTAIN HOUSE SPECIFIC PLAN II

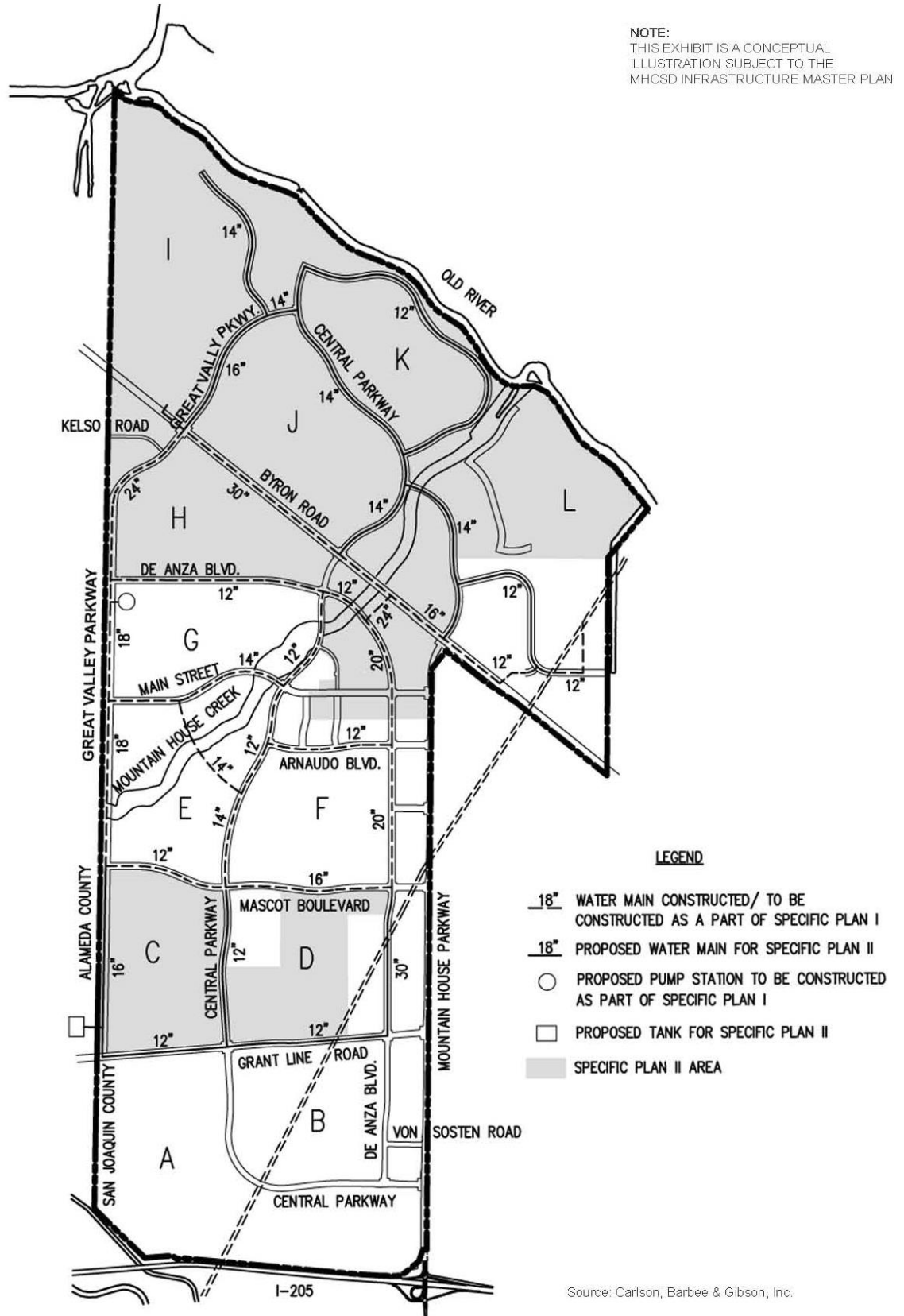


FIGURE 12.1 – SPII POTABLE WATER FACILITIES

12.4 WATER CONSERVATION

Master Plan Summary

To utilize the community's water supply efficiently, the Master Plan states that on-going water conservation will be encouraged by the MHCSD through public information and education programs and by requiring certain on-going water conservation measures. In addition, the best beneficial use of reclaimed water will be practiced.

The MHCSD has prepared a Water Conservation Ordinance No. 4056, which discusses requirements placed on the community to conserve water.

Plan Description

The MHCSD has adopted an Ordinance for Water Conservation and Water Shortage Emergencies. Implementing projects within SPII will be subject to the specific water conservation measures of this ordinance, which include:

- Restrictions on types and timing of exterior irrigation.
- Requirements for correction of leaks and malfunctions.
- Restrictions on the use of water for wasteful purposes.
- Provisions for water shortage emergencies.

SPII Implementation Measures

1. **Public Information.** The MHCSD shall inform the residents and patrons of the Mountain House community about the importance of water conservation and ways which water use can be reduced through the establishment of programs promoting the benefits of such water conservation.
2. **Conservation Measures.** The following conservation measures shall be required:
 - **Landscaping.** Low-water-using landscaping shall be incorporated into residential, school, commercial, industrial and other public areas within Mountain House.
 - **Pressure Regulation.** The Mountain House CSD shall require that all residential structures be fitted with a maximum pressure-regulating device.
 - **Water Conserving Appliances.** In addition to low flush toilets and showerheads as required by Title 24 of the California Code, the installation of water conserving appliances shall be encouraged by the MHCSD. The CSD will distribute literature on available water conserving appliances such as dish and clothes washers, and shall encourage or shall provide incentives for the installation of these appliances.
3. **MHCSD Water Conservation Requirements.** All implementing projects shall comply with the MHCSD Water Conservation Plan, Standards and Ordinance and the MHCSD Development Standards (Section 4: Water System Design Standards).

4. **MHCSD Water Infrastructure Master Plan. All implementing projects shall comply with the applicable provisions of the MHCSD Potable Water Master Plan and Development Standards (Section 4: Water System Design Standards).**

12.5 BBID SERVICE TO INTERIM AGRICULTURAL OPERATIONS

Master Plan Summary

The Master Plan requires that water service be maintained to lands outside Mountain House that are within the BBID service area, and that Mountain House provide permanent or interim facilities as needed, as each phase develops, that will assure continued service to BBID customers. Irrigation water service and drainage will be maintained to lands under agricultural use.

The appropriate Specific Plans will identify how water and drainage services to the land east of the project and Mountain House Parkway within the BBID service area would be affected. They will identify the infrastructure needed to maintain these services and when construction of these facilities would need to be completed (schedule may be expressed in terms of when certain parcels are developed).

Plan Description

Several BBID and private property-owned farm irrigation facilities traverse the Specific Plan II area. They include both BBID irrigation distribution canals and drainage conveyance pipelines and privately-owned distribution pipes and ditches, as well as surface run-off tailwater ditches. These tailwater ditches temporarily collect irrigation water run-off and detain the amounts of excess water prior to discharge into either farmer owned or BBID owned run-off conveyance lines. Water occurs in these ditches temporarily during the irrigation season.

Irrigation service to the subdivision site will be terminated from BBID delivery points and any BBID facilities will be removed, subject to BBID's approval. Subsequent improvement plans, which reflect this plan, will be reviewed with BBID and will be subject to their approval, as well as the approval of the MHCSD. Additional detailed information regarding farm irrigation is included in the Specific Plan II Farm Irrigation and Drainage Report.

An exception to this strategy is the disposition of BBID Canals 120 and 155 that traverse the southwestern portions of Neighborhood C. It is envisioned that Canals 120 and 155 will cease to be needed by customers in the BBID prior to development of Neighborhood C, such that the canals can be removed prior to the development of Neighborhood C. If these abandonments do not occur prior to the development of Neighborhood C, then both or either canal will be relocated to alignments that allow the Neighborhood to develop and allow the BBID to continue service to customers downstream.

The status of irrigation service canals is as follows:

Canal 70. Canal 70 is outside of the Specific Plan II boundary and will be relocated as a part of the Specific Plan I improvements.

Canal 120. The portion of Canal 120 running through the proposed Neighborhood C of Specific Plan II will be abandoned during the development of Neighborhood C. If Neighborhood C is developed before Neighborhoods A and B south of Grant Line Road, then the Canal 120 siphon under Grant Line Road will be plugged or

removed and the portion of Canal 120 south of Grant Line Road will act as a reservoir to be supplied with water from Canal 155 via a bypass pipe (retrofitted existing pipe or a new bypass pipe) between the two canals. Improvements to canal levees may be necessary. All work will be performed in accordance with BBID standards and specifications.

Canal 155. If Neighborhood C is developed before Neighborhoods A and B south of Grant Line Road, then a segment of Canal 155 in the southwest corner of Neighborhood C will require abandonment and rerouting via a pipe or other conveyance device under the future Great Valley Parkway, crossing Grant Line Road, and connecting to Canal 155 south of Grant Line Road. If Canal 155 is to supply water to Canal 120 via a bypass pipe, then improvements to canal levees and to the pumps supplying water to Canal 155 may be necessary. All work will be performed in accordance with BBID standards and specifications.

Lands East of Mountain House Parkway. Lands east of Mountain House Parkway that are currently supplied with irrigation water from BBID's Canal 155 have at least two possible options from continued irrigation service during and after development of Neighborhoods A and B. One option is to supply these lands with water from the BBID supply pipeline located at the northeast corner of the I-205 and Mountain House Parkway intersection. Alternatively, these lands could be supplied with irrigation water from the WSID canal located north and east of these lands.

SPII Implementation Measures

1. **Farmland Irrigation.** All implementing projects shall comply with the applicable requirements of the San Joaquin County Development Title including the requirement to perform detailed farmland irrigation conversion and impacts studies (see Section 9-857.2M: Requirements for Application, Major Subdivision).
2. **Relocation of Agricultural Service Canals.** All necessary easements required to relocate existing agricultural canals shall be secured prior to approval of final maps for the affected areas.

12.6 WATER TREATMENT PLANT

Master Plan Summary

The Mountain House water treatment plant, located within Neighborhood I, has been implemented according to Master Plan requirements to provide an adequate and safe potable water supply.

Plan Description

The first phase of the water treatment plant was constructed as part of the implementation of Specific Plan I, as permitted under the existing Use Permit granted by the County. This Use Permit was approved to address the entire buildout, in phases, of the water treatment plant facility and includes all requirements for the facility contained in the Community Approvals. Phased expansion of this facility will be required to serve the SPII lands within the community. Specific phases, as a function of the phasing of development within SPII, will be determined by the MHCSO.

The ultimate treatment and storage capacity of the treatment plant and related storage facilities is anticipated to be 20 mgd, expanded in phases, utilizing conventional treatment processes, consistent with MHCSD requirements. In addition, phased expansions to the initial constructed raw water pump station to expand the facility to its ultimate design capacity will occur in accordance with MHCSD requirements.

SP11 is located within two potable water pressure zones as detailed in the MHCSD Potable Water System Update, dated August 2003. The existing water treatment plant will be expanded in phases per the MHCSD's requirements for the phased development within Zone 1 of SP II. Water storage tanks will be constructed in phases on the lands outside of the project's boundary for the phased development within Zone 2 of the SP11.

SP11 Implementation Measures

1. **County Use Permit Requirements.** All applicable implementing projects shall comply with the applicable provisions of the existing San Joaquin County Use Permit for the Water Treatment Plant.
2. **MHCSD Treatment Plant Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Potable Water Master Plan and Development Standards for provision of the required phased expansion of the 20mgd conventional treatment plant, and raw water pump station (Section 4: Water System Design Standards).
3. **State and Federal Standards.** All expansions of the Water Treatment Plant shall comply with the applicable State and Federal Drinking Water Standards.

12.7 WATER STORAGE

Master Plan Summary

The Master Plan requires that the Mountain House community be provided with adequate water storage facilities to ensure efficient system operation and "back up" supply in the event of an emergency or required system shutdown. Treated water storage facilities will be provided to hold the required amount of operational, emergency and fire storage for the community at the various stages of development and at buildout of the community.

Plan Description

As discussed previously, the first phase of the water treatment plant was constructed as part of the implementation of Specific Plan I, under approvals granted by the County as part of a Use Permit that addresses the full buildout, in phases, of the facility. In addition, the MHCSD has a Potable Water Master Plan that addresses the conveyance and supply system for the entire community. Both documents address the amount of potable water storage required to serve SP11. As part of the implementation of SP11, additional water storage facilities will need to be constructed on a phased basis to provide service for SP11.

As discussed in Section 12.6: Water Treatment Plant, there are two potable water pressure zones located within the SP11 Area. Each zone will require additional water storage capacity as the project develops in phases. As addressed in the

County Use Permit and the MHCSD Potable Water Master Plan, additional storage tanks will need to be constructed at both the existing water treatment plant and at a remote storage tank site adjacent to the Community College within Specific Plan III, or at an alternative location west of the San Joaquin County line near the intersection of Great Valley Parkway and Grant Line Road, as depicted on Figure 12.1: SPII Potable Water Facilities. The specific phasing and sizing of these facilities will be determined by the MHCSD according to demand triggered by each phase of SPII.

SPII Implementation Measures

1. **Remote Sites.** In the event that remote sites are to be used in the future they will need to comply with the siting criteria provided in Section 12.10.
2. **Development Permits.** Development permits shall be required for water storage facilities located off of the water treatment plant site.
3. **Facilities Design.** Where feasible, storage facilities shall be designed in a manner that allows for phased construction.
4. **MHCSD Water Storage Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Potable Water Master Plan, Development Standards (Section 4: Water System Design Standards), and Design Manual.

12.8 WATER DISTRIBUTION SYSTEM

Master Plan Summary

The Master Plan limits the area to be served by the water distribution system to the Mountain House community boundaries shown in the General Plan. The system will provide a reliable water distribution system that will provide optimum quality, a reasonable pressure range during maximum water demand periods, and adequate capacity to deliver water in cases of emergencies. It will be designed and constructed to assure a reliable and cost-effective water supply to the community.

The main water transmission pipelines will be provided as indicated by the Master Plan. Each Specific Plan will analyze the water treatment and transmission system to reaffirm the amount of facilities that will be needed, including storage, to adequately serve that particular phase.

Plan Description

SPII proposes a system of potable water backbone infrastructure that is consistent with the design requirements contained in the MHCSD Potable Water Master Plan. Specific alignments of many of the backbone lines located north of Byron Road have been modified from the original Master Plan to align with the new arterial roadway utility corridors, as depicted on Figures 3.1: SPII Land Use and Figure 9.1: SPII Roadway System. The backbone network will be phased according to the service and oversizing requirements of the MHCSD, and will expand upon the backbone network constructed as part of Specific Plan I.

As part of the preparation of SPII, the MHCSD has performed a confirmation analysis of the MHCSD Potable Water Master Plan based on the proposed SPII land use plan to address any possible modifications and variations required to provide the same level of service as described in the MHCSD's plan. This analysis

has resulted in some minor modifications to the specific alignments and sizing of some of the backbone facilities north of Byron Road, but no modifications south of Byron Road. Modifications proposed by SPII serve to maintain the same level of service but do not represent an increase in service from the Master Plan or the MHCSD Potable Water Master Plan.

Implementation of SPII will involve the incremental phasing of these backbone facilities to correspond to the specific phasing determined as part of implementing projects within the SPII Area, as determined by the MHCSD, consistent with their requirements and standards.

SPII Implementation Measures

1. **MHCSD Water System Piping Requirement.** To minimize the loading of heavy metal deposits in the MHCSD sewer treatment system, the MHCSD shall require that all water systems throughout the community, including all habitable structures, shall exclusively prohibit the use of metallic piping for all potable water conveyance and distribution systems on public and private properties and within structures. Exceptions can only be granted in instances where such use impossible or infeasible, as determined by the MHCSD.
2. **MHCSD Distribution System Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Potable Water Master Plan.
3. **MHCSD Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (Section 4: Water System Design Standards).

12.9 SLUDGE DISPOSAL

Master Plan Summary

The Master Plan requires that the disposal of water treatment plant sludge does not adversely impact the community or the surrounding environment. Approvals of subsequent Specific Plans are contingent on the identification of means of water treatment sludge reuse/ application/disposal consistent with applicable local, state, and federal policies and regulations, and which minimizes landfill disposal. If landfill disposal were proposed, an agreement or “will serve” letter with a landfill that would accept the sludge for at least the next five years will be provided with the Specific Plan. If land spreading or dedicated land disposal is proposed, then guarantees of adequate acres for sludge disposal for at least the next five years must be provided.

Treated water storage may be located in several locations within the community if found beneficial after study and approval by the County; otherwise, it will all be located at the water treatment plant.

Plan Description

The MHCSD is responsible for implementing the requirements of both the Master Plan and the requirements of the County approved Use Permit for the Wastewater Treatment Facility. This Use Permit also contains specific requirements for the treatment and disposal of sludge material.

SPII does not propose any modifications to the existing policies and requirements.

SPII Implementation Measures

1. **Updates.** Provisions for sludge disposal shall be updated annually so that there are always firm provisions for disposal for at least five years into the future. Satisfaction of this sludge requirement for each development permit shall be accomplished by certification from the MHCSD.

12.10 SITING CRITERIA

Master Plan Summary

The Master Plan requires that water treatment facilities have minimal aesthetic or other impacts on surrounding areas. The plant and related facilities will be sited, designed and landscaped to avoid negative impacts on surrounding areas, especially residential neighborhoods and wetlands. All buildings and structures will be low profile to the greatest extent practical.

Plan Description

The implementation of SPII will involve the expansion of the existing water treatment plant constructed as part of Specific Plan I and the construction of booster pump stations, and may involve the construction of off-site storage tanks located in Alameda County near the intersection of Grant Line Road and Great Valley Parkway, just west of Neighborhood C (see Figure 12.1: SPII Potable Water Facilities).

The water treatment facility has already been permitted through full buildout of SPII through a Use Permit issued by the County. This Use Permit contains all applicable siting and screening requirements contained in the Community Approvals, most of which have already been installed at the plant facility. As expansions of the facility are designed and constructed, such facilities will be reviewed by the MHCSD and County for conformance with applicable Community Approval and Use Permit requirements. Booster pump facilities will be constructed as part of the implementation of SPII, and such facilities will be designed to comply with applicable Community Approval requirements.

The storage tank facility, which may be constructed as part of the implementation of SPII, will be designed and constructed in accordance with the requirements contained in the Community Approvals, specifically to minimize the visual and operational impacts of the facilities on adjacent areas of the Mountain House community. When this facility is designed, these issues will be addressed as part of the design, approval and construction process.

SPII Implementation Measures

1. **MHCSD Facility Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (Section 4: Water System Design Standards) and Potable Water Master Plan.
2. **Pump Stations.** Booster pump stations shall be located to conceal these facilities from public streets. Such facilities shall be fenced or otherwise enclosed with a masonry fence or structure in order to mitigate visual and/or noise impacts. The facility shall be landscaped

and maintained in such a manner that will be compatible with the adjacent land uses.

3. **Water Storage Tanks.** Water storage tanks shall be designed to minimize, as much as possible, the adverse visual and noise impacts on the adjacent community. The color of the storage tank shall be such as to minimize the visual impact on the adjacent land uses. Colors selected shall be generally neutral that will allow the facility to blend in with the visual character of the neighborhood. Landscaping, especially trees, shall be used to visually buffer the storage tank. Security lighting shall be designed to minimize light impacts on adjoining properties.

Water storage facilities shall be:

- Located at the highest available point relative to their pressure zone.
 - Constructed with the lowest profile consistent with sound economical engineering practices. Tanks shall be depressed below ground level as much as possible.
 - Constructed to provide for Public Safety in the event of rupture.
 - Screened from view to the greatest extent possible using a combination of grading, fencing, landscaping, walls, and tank color.
4. **Water Storage Tanks Outside San Joaquin County.** Water tank facilities locate outside of San Joaquin County shall comply with applicable jurisdiction of land use and building regulations, and shall comply with applicable legal requirements of the Californian Endangered Species Act, Federal Endangered Species Act, MBTA and the California Department of Fish and Game Code.

12.11 REGULATORY REQUIREMENTS AND PERMITS

Master Plan Summary

The Master Plan requires that the Mountain House water supply system meet all regulatory requirements set forth in Titles 17 and 22 of the California Code of Regulations, Chapter 7 of the California Health and Safety Code entitled, "California Safe Drinking Water Act" and the applicable sections of the Uniform Fire Code.

To obtain the initial operating permit, an application was prepared and submitted to DHS, and a technical report was prepared discussing the water system, including the following:

- Detailed plans and specifications for the proposed system;
- Water quality information;
- Description of the proposed system.

Plan Description

Although most of the primary raw water and water treatment facilities have been designed and constructed, there will be phased expansions to the water treatment plant that will be subject to ongoing review and approval by the State Department of Health Services. The MHCSD, as the owner, operator and permit holder of this facility, will work closely with the State to ensure compliance with all applicable regulations as part of each expansion project.

SPII Implementation Measures

1. **On-going Permit Maintenance and Compliance.** The MHCSD, as part of the existing permits to operate the water treatment plant, will coordinate with the State Department of Health Services to ensure that phased expansions of the Water Treatment Plant are in compliance with the design and operational requirements of the State.

12.12 CAPITAL FACILITY COST AND PHASING

Master Plan Summary

The Master Plan assumes that the water treatment plant will be phased in components equal to 25% of the total facility, with one component in place at the start of each phase of development.

The first component was in place as of 2002. Storage tanks are assumed to be phased in three increments after the first Specific Plan. Storage ponds, pumps, and other items will be provided in smaller increments.

Plan Description

As part of the implementation of SPII, phased construction of the water treatment plant will be administered by the MHCSD to ensure that adequate facilities are in place with each incremental phase of development.

SPII Implementation Measures

1. **Cost and Phasing Requirements.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCSD and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCSD Capital Improvement Program, and applicable development fee Ordinances.

CHAPTER THIRTEEN: WASTEWATER COLLECTION AND TREATMENT

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CHAPTER THIRTEEN: WASTEWATER COLLECTION AND TREATMENT

13.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to wastewater collection, treatment and disposal, and states the Specific Plan II Plan Descriptions and Implementation Measures. The treatment facilities will include aerated lagoons, preliminary treatment, activated sludge, filtration, disinfection, effluent storage, and if necessary, interim farmland irrigation. Approximately 80% of the service area will drain by gravity through a backbone collection system to the treatment plant. The remaining 20% of the service area must be pumped to the treatment plant through lift stations and force mains. The permitted capacity of the treatment facility and all related components will be 5.4 MGD (average annual flow) at build out. The treatment processes and facilities will be built in stages appropriate to serve one or more neighborhoods and a balanced amount of industrial/commercial and public uses.

Standards and design factors from comparable cities and community within the vicinity, and most recently the MHCSD Development Standards have been used to provide conceptual planning estimates for the Mountain House community.

13.2 WASTEWATER GENERATION

Master Plan Summary

The Master Plan provides calculations of the sewage generated from the community with and without conservation. The calculation of sewage generated with the use of conservation techniques is believed to be conservative and should be verified as the community is developed. The permitted capacity of the treatment facilities and all related components will be 5.4 mgd at buildout.

All Specific Plans except Specific Plan I will include an evaluation/assessment of actual wastewater generation compared to Master Plan assumptions. In addition, monitoring of sewage generation figures will be carried out by the MHCSD on a routine basis. Both of these evaluations will be used to determine whether adjustments to treatment and collection facilities need to be made and how this impacts the schedule of wastewater improvements and sizing.

If wastewater generation specified in the Master Plan is exceeded for a previous Specific Plan, subsequent Specific Plans will specify additional actions that would be implemented to achieve reduced wastewater generation. In addition, the Master Plan will be revised, if necessary, prior to approval of a Specific Plan to reflect new projected wastewater generation and revised infrastructure facilities to permit increased wastewater generation and disposal.

Plan Description

The Master Plan required an evaluation of actual wastewater generation compared to Master Plan assumptions. At the time of writing of this Specific Plan, there is insufficient data to support modification of Master Plan assumptions. To date, there are approximately three hundred residents at Mountain House, most of whom have resided there for only a few months. Additionally, wastewater discharges associated with construction are being directed to the treatment plant, artificially skewing the amount of flow being experienced.

Because the MHCS D does not yet have one adequate year's data, they plan to continue to use the factors utilized by the adopted Master Plan and MHCS D Infrastructure Master Plans.

The exception to this is a modification, based on widely documented data, to modify the wastewater generation rates for the age-restricted Neighborhoods I and J. SPII proposes land uses that are generally consistent with the land uses, densities and intensities of the land uses adopted by the Master Plan for SPII lands. Modifications to land uses proposed within SPII mostly center around the proposal to convert Neighborhoods I and J to age-restricted housing, and the related deletion of two of the prior proposed K-8 Schools within these neighborhoods. Additionally, residential land use designations will likely generate less wastewater than what was anticipated in the Master Specific Plan. This analysis was performed as part of the environmental review process for SPII, and is summarized in Table 13.1: SPII Wastewater Generation, which shows that the overall wastewater generation expected with the development of SPII is generally consistent with the amounts envisioned in the Master Plan for these areas.

Figure 13.1 illustrates the wastewater facilities for SPII.

SPII Implementation Measures

1. **MHCS D Generation, Design and Monitoring Requirements. All implementing projects shall comply with the MHCS D Development Standards (Section 5: Sanitary Sewer System Design Standards).**

13.3 WASTEWATER COLLECTION SYSTEM

Master Plan Summary

The Master Plan limits the area to be served by the wastewater trunk collection system to the proposed Mountain House community. The system is intended to transport wastewater from all areas within the community to the treatment plant and avoid any adverse impacts on public health and safety. Wastewater will be conveyed to the treatment plant through a pipe network system in a fast and efficient manner. The collection facilities will be designed and constructed in such a manner that the health and safety of inhabitants of the community are not adversely affected.

Each Specific Plan will indicate which portion of the trunk pipeline system must be installed to adequately serve the specific plan development and what additional facilities are needed to efficiently serve future "upstream" developments. In no case will future developments be forced to install trunkline extensions through completed developments in order to secure service.

Plan Description

SPII proposes a system of wastewater collection backbone infrastructure that is consistent with the design requirements contained in the MHCS D Master Sanitary Sewer Collection System. Specific alignments of many of the backbone lines located north of Byron Road have been modified from the original Master Plan to align with the new arterial roadway utility corridors, as depicted on Figures 3.1: SPII Land Use and Figure 9.1: SPII Roadway

System. The backbone network will be phased according to the service and over sizing requirements of the MHCSD, and will expand upon the backbone network constructed as part of Specific Plan I.

As part of the preparation of SPII, the MHCSD has performed a confirmation analysis of the MHCSD Master Sanitary Sewer Collection System based on the proposed SPII Land Use Plan to address any possible modifications and variations required to provide the same level of service as described in the MHCSD's Plan. This analysis has resulted in some minor modifications to the specific alignments and sizing of some of the backbone facilities north of Byron Road, but no modifications south of Byron Road. These modifications, as proposed by SPII, serve to maintain the same level of service but do not represent an increase in service from the Master Plan or the MHCSD Master Sanitary Sewer Collection System.

Implementation of SPII will involve the incremental phasing of these backbone facilities to correspond to the specific phasing determined as part of implementing projects within the SPII Area, as determined by the MHCSD, consistent with their requirements and standards.

SPII Implementation Measures

1. **MHCSD Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (Section 5: Sanitary Sewer System Design Standards), Backbone Sewer Master Plan and Design Manual (Chapter Fourteen: Public Works Facilities).
2. **MHCSD Sewer System Piping Requirement.** To minimize the loading of heavy metal deposits in the MHCSD sewer treatment system, the MHCSD shall require that all water systems throughout the community, including all habitable structures, shall exclusively prohibit the use of metallic piping for all potable water conveyance and distribution systems on public and private properties and within structures. Exceptions can only be granted in instances where such use impossible or infeasible, as determined by the MHCSD.

13.4 WASTEWATER TREATMENT PLANT

Master Plan Summary

The Master Plan requires that expansion of the Wastewater Treatment Plant be constructed and completed before development exceeds the existing capacity.

For Specific Plan I, the initial level of treatment was allowed to be secondary level treatment aerated lagoons or other higher level treatment processes approved by the regulatory agencies.

No later than at the buildout of Specific Plan I, a high-volume activated sludge or equivalent treatment process will be constructed in phases to serve all future community wastewater treatment needs. The aerated lagoons will be replaced by the new facilities. The decommissioned aerated lagoons will serve as storage reservoirs for the ultimate treatment process.

The Master Plan also requires that the feasibility of using reclaimed water for irrigation of the golf course(s) and other public open space areas such as parks be reevaluated as

changes in wastewater treatment technology occur and will be considered to the extent economically feasible by the CSD.

Plan Description

The first phase of the Wastewater Treatment Plant was constructed as part of the implementation of Specific Plan I, as permitted under the existing Use Permit granted by the County. This Use Permit was approved to address the entire buildout, in phases, of the Wastewater Treatment Plant facility and includes all requirements for the facility contained in the Community Approvals. Phased expansion of this facility will be required to serve the SP11 lands within the community. Specific phases, as a function of the phasing of development within SP11, will be determined by the MHCSD.

MOUNTAIN HOUSE SPECIFIC PLAN II

**Table 13.1
SII Wastewater Generation**

LAND USE		Dwelling Units - DU	Acres AC	GRP / DU	GRP / AC	With Conservation		
						GRP / DU	GRP / AC	TOTAL GPD
NEIGHBORHOOD C								
RVL	Residential/Very Low (1-2)	8		312		268		2,144
RL	Residential/Low (3.75-4.5)	531		312		268		142,308
RM	Residential/Medium (5.7-7.0)	474		270		232		109,968
RMH	Residential/Medium High (12-14)	147		200		172		25,284
RH	Residential/High (18-20)	120		200		172		20,640
SUBTOTAL:		1,280						300,344
NEIGHBORHOOD D								
RL	Residential/Low (3.75-4.5)	198		312		268		53,064
RM	Residential/Medium (5.7-7.0)	432		270		232		100,224
RMH	Residential/Medium High (12-14)	190		200		172		32,680
SUBTOTAL:		820						185,968
NEIGHBORHOOD H								
RL	Residential/Low (3.75-4.5)	432		312		268		115,776
RM	Residential/Medium (5.7-7.0)	645		270		232		149,640
RMH	Residential/Medium High (12-14)	203		200		172		34,916
RMH	Senior Housing Residential/Mixed Use (12-14)	70		200		172		12,040
RH	Senior Housing Residential/High (18-20)	230		200		172		39,560
SUBTOTAL:		1,580						351,932
NEIGHBORHOOD I								
RVL	Residential/Very Low (1-2)	10		312		268		2,680
RL	Residential/Low (3.75-4.5)	654		180*		155*		101,370
RM	Residential/Medium (5.7-7.0)	547		180*		155*		84,785
RMH	Residential/Medium High (12-14)	216		180*		155*		33,480
SUBTOTAL:		1,427						222,315
NEIGHBORHOOD J								
RL	Residential/Low (3.75-4.5)	504		180*		155*		78,120
RM	Residential/Medium (5.7-7.0)	518		180*		155*		80,290
RMH	Residential/Medium High (12-14)	175		180*		155*		27,125
SUBTOTAL:		1,197						185,535
NEIGHBORHOOD K								
RL	Residential/Low (3.75-4.5)	401		312		268		107,468
RM	Residential/Medium (5.7-7.0)	415		270		232		96,280
RMH	Residential/Medium High (12-14)	280		200		172		48,160
RH	Residential/High (18-20)	80		200		172		13,760
SUBTOTAL:		1,176						265,668
NEIGHBORHOOD L								
RL	Residential/Low (3.75-4.5)	467		312		268		125,156
RM	Residential/Medium (5.7-7.0)	295		270		232		68,440
RMH	Residential/Medium High (12-14)	462		200		172		79,464
RH	Residential/High (18-20)	124		200		172		21,328
SUBTOTAL:		1,348						294,388

MOUNTAIN HOUSE SPECIFIC PLAN II

**Table 13.1
SII Wastewater Generation**

LAND USE		Dwelling Units - DU	Acres AC	GRP / DU	GRP / AC	With Conservation		TOTAL GPD
						GRP / DU	GRP / AC	
OTHER LAND USES								
CN	Neighborhood Commercial		5.7		2,000		1,720	9,804
CC	Community Commercial		81.5		2,000		1,720	140,180
CG	General Commercial		29.2		2,000		1,720	50,224
CO	Office		4.0		2,000		1,720	6,880
MX	Mixed Use (Town Center)		39.1		2,000		1,720	67,252
MX	Mixed Use Old River Center		14.0		2,000		1,720	24,080
IL	Limited Industrial (N. of Bryon)		6.4		1,600		1,376	8,806
CR	Rec./Activity Center		23.0		2,000		1,720	39,560
NP	Neighborhood Park		37.9					
CP	Community Park		56.5					
CP	MH Creek Community Park		31.7					
RP	Regional Park		82.0					
OS	Golf Course		199.2					
	OS (Lake)		104.0					
	Dry Creek		13.0					
OS	Water Quality/Detention Basin		17.2					
OS	Wetlands / Other OS		17.2					
OS	OS Buffer Areas		8.3					
	K-8		80.0		3,000		2,580	206,400
P	Transit		5.0		2,000		1,720	8,600
P	Public Facilities		16.5		2,000		1,720	28,380
	SUBTOTAL:		871.4					590,166
TOTALS		8,828	871.4					2,396,316

MOUNTAIN HOUSE SPECIFIC PLAN II

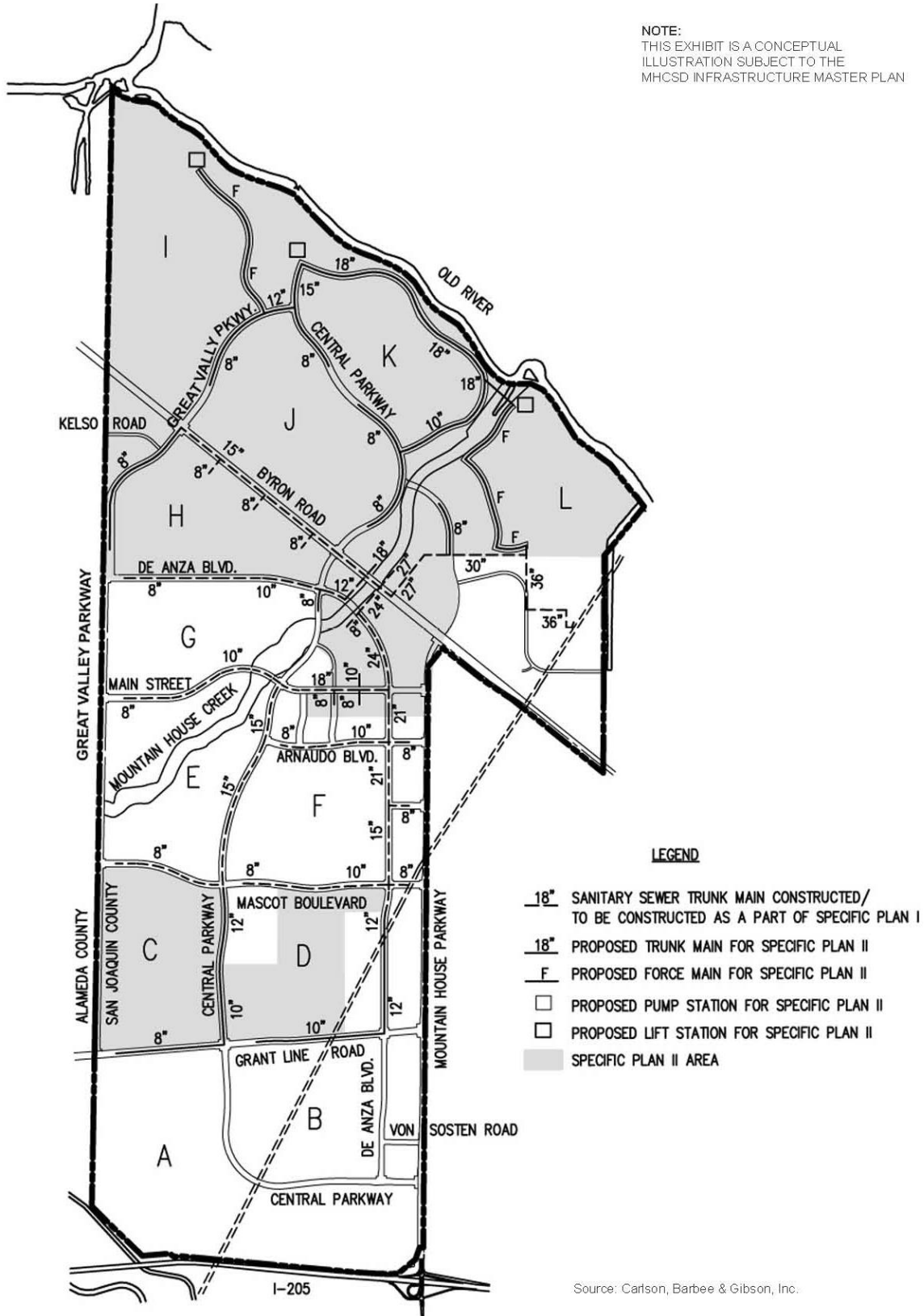


FIGURE 13.1 – SPII WASTEWATER FACILITIES



FIGURE 13.2 – POTENTIAL RECEIVING FIELDS FOR RECLAIMED WATER

As anticipated and described in the Master Plan, the first 0.5 MGD phase of the wastewater treatment facility has been constructed as a tertiary level treatment facility through implementation of Specific Plan I. The second phase that expanded the capacity of the existing plant to 3.0 MGD, also constructed as part of the implementation of Specific Plan I, was expanded to serve portion of SPII, so that initial expansion of the facility will not be needed for the first phases of implementation of lands contained within SPII. However, subject to the phasing requirements of the MHCS D, a third expansion of the facility will be required during the implementation of SPII to provide treatment capacity for the balance of land contained within SPII.

As permitted under existing Discharge Permits granted by the CVRWQCB, either land discharge, Old River Discharge, or a combination of both will be utilized during the implementation of SPII. Such specific discharge strategies will be determined in accordance with CVRWQCB Permit requirements as may be necessary to facilitate the development of all lands contained within SPII. In addition, off-site storage and reclamation sites may be utilized, subject to agreements with landowners and the affected irrigation districts, and approvals from RWQCB and other affected agencies. These potential sites are indicated on Figure 13.2.

SPII and related environmental analysis recognizes and by reference incorporates the findings, approvals and conditions of the East Altamont Energy Center (EAEC) by the California Energy Commission (CEC), including the CEC's requirements of the EAEC to construct conveyance pipelines and pumping facilities to connect the facility with the Mountain House Wastewater Treatment Plant, and the EAEC's requirement to convey and utilize Mountain House treated effluent for the EAEC's cooling and non-potable uses. This provision was specifically analyzed as part of the CEC's environmental review and approval process. In addition to the land and Old River Discharges allowed under CVRWQCB Discharge Permits, treated effluent from the Mountain House Wastewater Treatment Plant may be discharged to the EAEC facility as allowed for under the CEC's permit. Specific discharge options will be determined by the MHCS D during the phasing and implementation of SPII.

SPII Implementation Measures

1. **Disposition of MHCS D Wastewater.** Subject to the terms of the Master Plan Development Agreement between San Joaquin County and the Master Developer, and the Master Acquisition and Reimbursement Agreement between the MHCS D and the Master Developer, treated effluent may be discharged through a variety of options including, but not limited to one of or a combination of the following:
 - The total treated wastewater generated by Specific Plan II may be discharged year-round into Old River, subject to the adopted standards of CVRWQCB Order 98-192 as amended.
 - Land reclamation, consistent with the adopted standards of the CVRWQCB Order 98-109 as amended.
 - Land reclamation on MHCS D parks and open space and the golf course area, subject to the adopted standards of CVRWQCB.

- The total treated wastewater generated by the entire community may be discharged to users outside the limits of the MHCSD as may be allowed by separate permit and environmental analysis, including the discharge and conveyance to the East Altamont Energy Facility in Alameda County.
2. **County Use Permit Requirements.** All applicable implementing projects shall comply with the existing San Joaquin County Use Permit for the Wastewater Treatment Plan.
 3. **MHCSD Design and Construction Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Development Standards (Section 5: Sanitary Sewer System Design Standards) treatment plant design criteria, and Design Manual (Chapter Fourteen: Public Works Facilities).

13.5 NON RESIDENTIAL DISCHARGES

Master Plan Summary

In order to ensure that raw wastewaters discharged to the treatment facilities do not limit treated effluent disposal or reuse options, the Master Plan requires that nonresidential wastewater discharged to the treatment facilities will have characteristics similar to residential wastewater.

Plan Description

SPII proposes non-residential uses as described in Table 3.2: SPII Land Use by Neighborhood and Figure 3.1: SPII Land Use.

SPII Implementation Measures

1. **MHCSD Discharge Requirements.** All implementing projects shall comply with the MHCSD Sewer Ordinance and applicable MHCSD-enforced Covenants, Conditions and Restrictions.
2. **MHCSD Discharge Standards.** Sewer discharge and pretreatment standards shall be implemented by the MHCSD to regulate wastewater discharges to the plant prior to the issuance of a building permit to a user with discharges.
3. **Discharge Permit.** A permit-to-discharge shall be required by the MHCSD for certain categories of nonresidential dischargers. The criteria for such permits shall be established prior to the issuance of a building permit for a user with non-residential type discharges.
4. **Discharge Limitations.** Discharge limitations shall be established, and pretreatment shall be required by the MHCSD of dischargers who otherwise would not meet these limits.
5. **Public Education.** A public outreach and education program shall be implemented by the MHCSD to inform dischargers of what is allowed for discharge to the sewer, and to emphasize waste minimization concepts and techniques.

13.6 SLUDGE DISPOSAL

Master Plan Summary

The Master Plan requires that, for all Specific Plans where wastewater treatment sludge requires disposal, the Specific Plans will identify the proposed method(s) of sludge disposal for the duration of the plans.

Plan Description

The phased expansions of the wastewater treatment plant incorporated sludge treatment facilities, in accordance with the County Use Permit requirements approved for the plant. The MHCSD is currently in the process of developing a Sludge Management and Disposal Plan to comply with all applicable requirements, as part of the future expansion plans for the wastewater treatment plant. This Plan needs to address the most economically and beneficial manner to dispose of the treated sludge. It will be developed in accordance with all applicable regulations and will be implemented as part of the implementation of SP11.

SP11 Implementation Measures

1. **Initial Sludge Disposal.** Sludge disposal options shall be evaluated by the MHCSD as early as possible, not later than one year after the startup of the permanent secondary treatment process, to allow for early identification of disposal options. Evaluation shall include sludge characterization, survey of potential sites where sludge may be used as a soil amendment, and assessment of viability of the compost market.
2. **Initial Wastewater Sludge Disposal Plan.** Within one year after the startup of the permanent secondary treatment process, the Community Service District shall submit an Initial Wastewater Sludge Disposal Plan to the County and other appropriate agencies for review and approval. The Plan shall document the sludge characterization findings, a detailed impact/benefit analysis of sludge disposal options, and a proposed sludge disposal method for the duration of the current Specific Plan.
3. **Interim Disposal.** Until sludge is classified, the sludge shall be disposed of by the MHCSD in the Foothill or another acceptable landfill. Sludge shall meet non-hazardous classification and be dried for disposal in a landfill.
4. **Classification.** As soon as sludge is available to obtain representative samples, the sludge shall be assessed by the MHCSD for waste classification and the alternatives of land application, dedicated land disposal and composting, shall be analyzed based on such factors as current regulations, sludge constituents, land availability, demand for compost and cost to implement.
5. **Evaluation.** Sludge disposal alternatives shall be evaluated and selected by the MHCSD at least six months before disposal is required.

6. **Other Sludge Disposal Options.** The MHCS D may subsequently adopt other sludge disposal options providing the new method(s) will achieve an equivalent or higher degree of environmental and public health protection, and meets all applicable regulatory requirements. The County shall be notified of the proposed change in disposal method at least six months prior to implementation.

13.7 CAPITAL FACILITY COST AND PHASING

Master Plan Summary

The Master Plan required that initial aerated lagoons and pumps be sized to satisfy the demands of the first neighborhood. They will be replaced with a higher volume treatment facility upon commencement of the second Specific Plan, and will be expandable to accommodate future development phases. All line sizing will be engineered to handle through flows from successive neighborhoods in accordance with the Master Plan. Cost and phasing assumptions are discussed in more detail in the Public Financing Plan (PFP).

Plan Description

SPII will be developed in accordance with all Community Approvals which govern the provision, operation, and financing of all wastewater collection, conveyance, treatment and disposal systems. The financing and construction mechanisms for all such facilities have already been created and are currently being implemented by the MHCS D as part of development of the Mountain House Community. SPII will also be subject to these same requirements and mechanisms.

SPII Implementation Measures

1. **Costs and Phasing.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCS D and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCS D Capital Improvement Program, and applicable development fee Ordinances.

CHAPTER FOURTEEN: CHAPTER DELETED

CHAPTER FIFTEEN: STORM DRAINAGE AND FLOOD PROTECTION

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CHAPTER FIFTEEN: STORM DRAINAGE AND FLOOD PROTECTION

15.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to the community's storm drain collection system and states both the Plan Description and Implementation Measures for SP II.

The analysis and preliminary design of the storm drain collection system are based on the MHCS D Development Standards and the Municipal and Industrial/Commercial California Storm Water Best Management Practice Handbooks. The watershed and primary storm drain facilities are analyzed using the United States Army Corps of Engineers rainfall/runoff model HEC-1.

All storm drainage, flood protection and terminal discharge improvements necessary for each development phase will be approved by the MHCS D, with applicable review and approval as necessary by San Joaquin County Flood Control, and any State or Federal Agency having jurisdiction over any of the improvements.

MHCS D may elect to construct improvements, update any plan including the Master Plan or any Specific Plan, or require that a developer construct improvements or create/reuse drainage plans.

15.2 OFF-SITE WATERSHEDS

Master Plan Summary

To the southwest of Mountain House are several watersheds that drain through the community. The Master Plan requires that drainage from these off-site watersheds is considered in the design of the community storm system and is safely conveyed through the community.

Adequate storm conveyance systems will be provided to ensure that all off-site drainage from watersheds will be safely conveyed to terminal drains. Off-site drainage may be merged with urban runoff as a means of conveyance to terminal drains providing that the urban runoff has been treated according to Best Management Practices (BMP) as provided for by applicable water quality control regulations.

Detailed studies for each watershed area will be prepared and utilized in the design of each segment of storm facilities required for each Specific Plan, and will be completed and approved prior to the approval of Specific Plans.

Plan Description

Neighboring offsite watersheds have been defined previously by the Master Plan and the MHCS D Storm Water Master Plan. The definitions of these watersheds contained in these documents have been reviewed and certified by the MHCS D as still valid for utilization as the basis for all off-site watershed and on-site conveyance systems. These various watersheds are currently assumed to be undeveloped and, therefore, do not require BMPs prior to entering into and conveyance through the Mountain House Community. If development occurs outside Mountain House, the MHCS D will work with permitting agencies with jurisdiction over these projects to require BMP's prior to releasing runoff from such projects which may enter into the Mountain House community and into the proposed storm drain system as described in the Mountain House Storm Water Master Plan Update.

SPII Implementation Measures

1. **MHCSD Coordination with other Agencies.** The MHCSD shall coordinate with other agencies which have permitting jurisdiction over future projects located within the Mountain House off-site watershed areas, to ensure that such projects properly control the volume, velocity and quality of run-off so that the watershed characteristics designed into the Mountain House storm drain system are not modified by such upstream projects.
2. **MHCSD Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update and Development Standards (Section 3 Storm Drainage Design Standards).
3. **Streambed Protection.** Erosion shall be minimized by using appropriate streambed protection energy dissipators at transitions from supercritical to subcritical flow, at the confluence of channels, at the downstream location of culverts, and at channel transitions. Streambed protection shall be provided by planting appropriate species of plants. Streambed is defined in this application as the constructed floodplains and channels and does not include existing creekbeds that will not be disturbed.
4. **Phasing of Improvements.** Each segment of the storm drainage system shall be designed as needed to provide protection for each phase of development.

15.3 PRIMARY STORM DRAIN COLLECTION SYSTEM**Master Plan Summary**

The primary storm drainage system at Mountain House provides for the conveyance of all off-site and on-site precipitation, plus any urban runoff, to the Old River as a terminal drain. The primary storm drain collection system includes trunk storm drain pipes (72 inch and larger), major open-channels, and detention basins.

The Master Plan requires that on-site and off-site drainage generated by precipitation and urban run-off be jointly considered and conveyed safely through the community. On-site drainage will not impact property owners adjacent or within the community, or downstream property owners. Discharge of sediments to creeks, ditches and Old River will be minimized.

Pipes and/or open-channels will be designed with 100-year flood capacity to a point of terminal discharge. Trunk line pipes (72 inch and larger), detention basins, and major open-channels will be designed and constructed to transport the 100-year volumetric flow rate. Trunk line pipes will be designed for gravity flow conditions. Open-channels will be designed and constructed to meet the most conservative freeboard requirements of Federal, State, or County standards, and will be designed to minimize erosion, and sediment generated by grading or construction activities will be subject to BMPs prior to discharge to creeks, ditches and Old River.

Erosion will be minimized by designing and constructing open-channels to convey storm water runoff at or below the allowable maximum velocity, and by using appropriate streambed protection and/or energy dissipators at transitions from supercritical to subcritical flow, at the confluence of channels, at the downstream location of culverts, and at channel transitions. Streambed protection will include appropriate species of plants.

The ultimate point of terminal discharge for all drainage will be Old River. Terminal discharge may occur by either gravity flow and/or pumped flow.

Future flows will be metered to pre-development rates. The location and design of detention ponds will provide for adequate access to the basins for maintenance. The inlet structure of detention ponds will be designed and constructed to reduce the velocity of the incoming water to levels that minimize erosion. The inflow channel for a dry detention basin will be designed and constructed to prevent erosion, which may include but not be limited to a concrete low-flow channel or riprap. The inflow channel will continue to the outlet of a dry detention basin or to the edge of a lower stage of the basin that is always submerged.

Plan Description

As described in the MHCS D Mountain House Storm Water Master Plan, the watershed areas in SP II are directed into proposed primary, secondary storm drain trunk lines, and BMPs (see Figure 15.1: SPII Storm Drainage System). Storm drain facilities have been sized for the 100-year storm event. (See Section 15.7: Flood Protection for information on flood control).

The layout of the SPII primary drainage facilities will allow storm water treatment of first flush flow in BMPs to discharge into Mountain House Creek, prior to ultimately flowing into Old River.

Flows are directed to BMPs for treatment of first flush flows (first ½” of rainfall). Runoff is routed by storm drain facilities to BMPs along Mountain House Creek, which include wet/dry basin/BMP systems, and golf course/lake BMP systems located in neighborhoods north of Byron Road.

Runoff from Neighborhood D (Watershed 12, Watershed 23, and a portion of Watershed 18) are conveyed by a combination of street flow and storm drain trunk lines along De Anza Boulevard. All storm drain lines are combined near Mountain House Creek at Byron Road through existing pipe systems constructed as part of Specific Plan I into existing Water Quality Basin WQB-1.

Neighborhood C runoff (Watershed 10) will be routed via street flow and storm drain trunk line along Central Parkway constructed as part of Specific Plan I, and routed into existing BMPs prior to being discharged into Mountain House Creek.

First flush flow from Neighborhood H (Watershed 29 and a portion of Watershed 28) will be conveyed by street flow and a storm drain system crossing under Byron Road into the proposed golf course/ BMPs (Neighborhood J) and lake/BMP (Neighborhood K) systems prior to discharging into Mountain House Creek. Storm events greater than first flush runoff from Neighborhood H (Watersheds 28 & 29) will be conveyed by a storm drain system that will discharge into Mountain House Creek, near its intersection with Byron Road.

Storm runoff, including first flush flow from the easterly portion of Neighborhood H (Watershed 28), adjacent to Central Parkway will be conveyed by street flow and a storm drain system into BMPs along Mountain House Creek.

Runoff from Neighborhoods I and J will be conveyed by street flow and storm drain facilities into BMPs within the proposed golf course before being routed to the lake/BMP system within Neighborhood K.

Runoff from Neighborhood I will be routed through the golf course BMPs to a pair of detention basins, one on each side of Dry Creek near its terminus. The two basins will be interconnected by a pipeline crossing Dry Creek. Runoff in excess of the capacity of the basins will be pumped to the lake/BMP system within Neighborhood K.

Runoff from Neighborhood J will be routed through the golf course BMPs and will discharge directly to the lake/BMP system within Neighborhood K.

Runoff from the lake residential community consisting of Neighborhood K (Watersheds 37 and 39) will be conveyed by street surface flow and/or storm drain facilities into the lake/BMP system prior to being routed into Mountain House Creek and ultimately discharging into Old River. Runoff from Neighborhood L (Watersheds 40 to 42, 57, and 58) will be conveyed by surface flow and/or storm drain facilities into a lake/BMP system prior to being routed to Mountain House Creek. In Neighborhoods K and L, rainfall exceeding the 100-year storm event will pass a lake overflow facility and subsequently flows into Mountain House Creek. Conceptual lake edge conditions are illustrated by Figure 15.2.

Offsite flows that have historically drained into the Dry Creek wetlands and jurisdictional channel (Watershed 43) will continue to be conveyed in the same manner. During storm events that are greater than a ten-year event, stormwater conveyed in the Dry Creek facility in excess of the downstream channel's detention capacity will be diverted at a point north of the Golf Club House (CP43) to Mountain House Creek via the lake system in Neighborhood K. No flows from the urbanized area within Mountain House will be allowed to discharge into the Dry Creek wetlands or jurisdictional areas.

SPII Implementation Measures

1. **MHCSD Design and Construction Requirements. All implementing public improvement projects shall comply with the applicable provisions of the:**
 - a. **MHCSD Development Standards, Section 2: Street Design Standards and Section 3: Storm Drainage Design Standards.**
 - b. **Mountain House Storm Water Master Plan Update.**
 - c. **Manual for Best Management Practices.**
 - d. **MHCSD Design Manual, Chapter Three: Streetscapes.**
2. **Applicable creek restoration or modification projects shall comply with the applicable provisions of the Federal Clean Water Act and the California Fish and Game Code.**

15.4 SECONDARY STORM DRAIN COLLECTION SYSTEM

Master Plan Summary

The secondary storm drain collection system is primarily located within the local and collector streets and consists of gutters, local drain swales, minor channels, catch basins, catch basin laterals, and underground pipes. These facilities transport on-site drainage to trunk lines, detention basins, retention basins, or terminal drains.

The Master Plan requires that on-site drainage occurring over the community be safely conveyed by the secondary storm drain collection system to the primary storm drain collection system. The secondary storm drain collection system will be used to collect and convey on-site drainage to the primary storm system safely with adequate flood protection.

The design and construction of the secondary storm drain collection system will be based on the 10-year storm event.

Plan Description

The secondary drainage system within Specific Plan II consists of private property BMP site collection and conveyance facilities, and localized drain swales, street gutters, catch basins, inlets, and collection pipe facilities, constructed within collector and local streets within each area of Specific Plan II. These secondary systems are the localized facilities that convey flow to the primary networked described previously. These facilities and standards are controlled by the MHCS D Development Standards and Manual for Best Management Practices, and will be designed, approved and constructed as part of every implementing project.

SPII Implementation Measures

1. **MHCSD Design and Construction Requirements. All implementing public improvement projects shall comply with the applicable provisions of the:**
 - a. **MHCSD Development Standards, Section 2: Street Design Standards and Section 3: Storm Drainage Design Standards.**
 - b. **Mountain House Storm Water Master Plan Update.**
 - c. **Manual for Best Management Practices.**
 - d. **MHCSD Design Manual, Chapter Three: Streetscapes.**

MOUNTAIN HOUSE SPECIFIC PLAN II

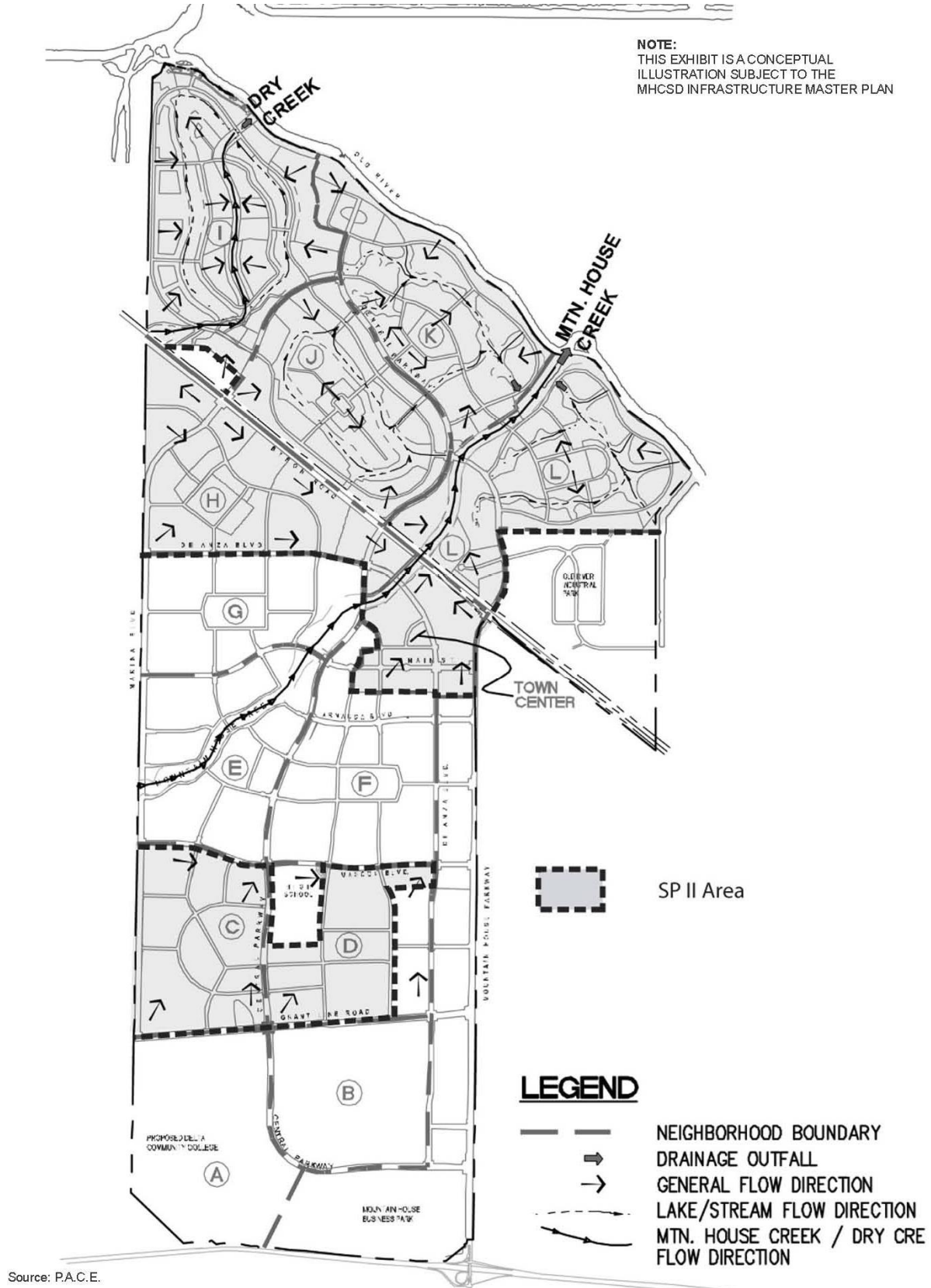


FIGURE 15.1 – SPII STORM DRAINAGE SYSTEM

MOUNTAIN HOUSE SPECIFIC PLAN II

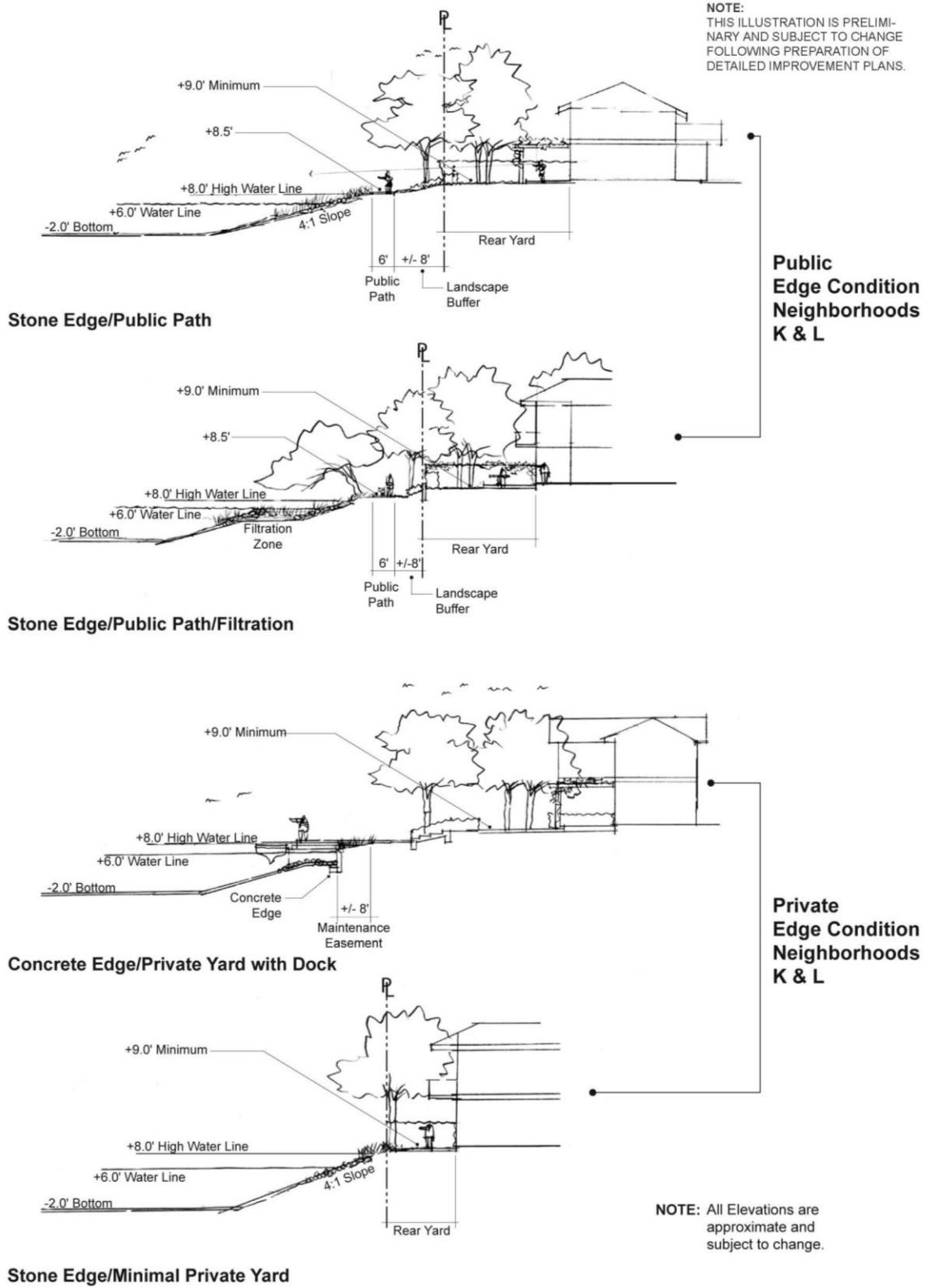


FIGURE 15.2 – CONCEPTUAL LAKE EDGE SECTIONS

15.5 MOUNTAIN HOUSE AND DRY CREEK IMPROVEMENTS

Master Plan Summary

The Master Plan requires that Mountain House Creek be developed as a multi-use corridor for conveyance of off-site and on-site drainage through the community and for a wildlife habitat and recreation corridor (see Chapter Seven for recreational and park requirements). Mountain House Creek will be used as an open channel to convey off-site and on-site drainage through the community with adequate flood protection. The creek will discharge into Old River, but the deposition of sediment into the river will be minimized by causing sediment deposition to occur in the Mountain House Creek channel. Mountain House Creek will be designed to minimize erosion, and existing wetlands within the creek will be preserved.

Plan Description

Mountain House Creek, constructed as part of Specific Plan I, was designed and constructed according to the design criteria contained within the Community Approvals, as well as a Nationwide 27 Permit under the Federal Clean Water Act, by the US Army Corp of Engineers. These improvements were sized to convey the 100 year storm event, and were sized to accommodate the most conservative storm runoff resulting from a sudden and complete failure of both earthen dams located upstream of Specific Plan I, in Alameda County. Therefore, no modifications to the existing earthen dams are needed at this time.

The ultimate low-flow, riparian zone and 100 year storm improvements for Mountain House Creek within Specific Plan II, north of Neighborhood G, were also constructed in accordance with all applicable Community Approvals and the Nationwide 27 Permit from the US Army Corp of Engineers, during the development of Specific Plan I; therefore, no additional storm improvements within the Creek corridor itself are need for Specific Plan II, with the exception of localized drainage connections and BMP basins outside of the jurisdictional limits of the low flow area. These facilities will be constructed on a phased basis as needed to serve individual phases of development contained within Specific Plan II.

The portions of the Dry Creek conveyance that are subject to regulatory jurisdiction will be left undisturbed and will convey existing offsite flows from south of Byron Road to Old River. Runoff from undeveloped Community Commercial portion of Neighborhood H (watershed 31) will also discharge into the Dry Creek facility until such time as that property is developed. Discharges or runoff from the urbanized area of Mountain House will not be allowed to enter the Dry Creek system. Stormwater from the Dry Creek conveyance will be discharged in a manner consistent with historical practices by pumping the flows to Old River. The existing pump facility at the terminus of Dry Creek may be rebuilt within its current specifications, however the existing flow rate being discharged to Old River will not be increased.

SPII Implementation Measures

1. **MHCSD Design and Programming Requirements.** All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual and Parks Recreation and Leisure Plan, as amended.
2. **MHCSD Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD

Development Standards (Section 3: Storm Drainage Design Standards).

3. **MHCSD Drainage Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update.
4. **Creek Improvements.** Improvements to Mountain House shall be constructed on a phased as-needed basis in accordance with MHCSD drainage standards. Such improvements and phasing shall be coordinated with the Mountain House Creek and Dry Creek provisions contained within Chapter Seven of Specific Plan II.
5. **Clean Water Act Requirements.** The creek improvement plans and construction shall comply with the applicable requirements of the Clean Water Act.
6. **Streambed Alteration Agreement.** If required, prior to construction affecting any portion of the Mountain House and Dry Creek, the applicant shall apply for and comply with a Streambed Alteration Agreement (1603 Agreement) issued by the California Department of Fish and Game.

15.6 BEST MANAGEMENT PRACTICES (BMP'S)

Master Plan Summary

The Master Plan requires that the storm drain system be designed to reduce the quantity of storm water pollutants as close to the point of origin as possible, and to incorporate cost effective Best Management Practices (BMP) treatment processes. To this end, site specific and regional treatment BMPs will be incorporated into the design of all improvements including all structures and infrastructure.

Plan Description

Community-serving BMPs are incorporated along Mountain House Creek and the golf course to allow for stormwater treatment prior to discharge to the low flow areas of Mountain House Creek. BMP methods include dry/wet BMPs, golf course/BMPs and lake system/ BMPs of urban runoff. Runoff from Neighborhoods C & D will be directed to Mountain House Creek BMPs or Water Quality Basin #1. Runoff from Neighborhood H, I and J will utilize golf course BMPs. Runoff from Neighborhoods K and L are directed into the lake/BMPs systems incorporated into the lake residential community for treatment prior to discharging into Mountain House Creek.

In addition, per the requirements of the MHCSD's Storm Water Master Plan, Manual for Best Management Practices and applicable ordinances, all private property runoff from non-residential areas will be pretreated on-site prior to discharge into the MHCSD public storm water collection system. All such non-residential users will be required to demonstrate compliance with all applicable MHCSD requirements as part of building permit issuance.

SPII Implementation Measures

1. **MHCSD Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (Section 3: Storm Drainage Design Standards).

2. **MHCSD BMP Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update and Manual for Best Management Practices.
3. **Material Management Plans.** A material management plan for each business with potential pollutants shall be approved by the MHCSD prior to the issuance of building permits for commercial or industrial uses to control the use, storage and disposal of chemicals that could pollute runoff.
4. **Illicit Connections.** An illicit connection regulation shall be enforced by the MHCSD to prevent connections to the storm drainage system that discharge material except rainfall runoff into the drainage system.

15.7 FLOOD PROTECTION

Master Plan Summary

The Master Plan requires that the entire Mountain House community be protected from a 100-year flood. California Senate Bill 5 requires the entire Mountain House Community to be protected from a 200-year flood event. On-site dams, levees, and berms protecting the County and the Mountain House community from flooding will be monitored by the CSD to identify potential problems.

Areas subject to flooding from Old River shall be protected from a 100-year FEMA flooding and California Senate Bill 5 (SB 5), 200-year flood event through filling of areas directly behind the existing levee in a gradual fill-back to the limits of the existing FEMA designation and as required by SB 5. Proposed lake areas, and open space areas within the neighborhoods north of Byron Road shall be lowered to continue to provide storm conveyance and storage as required in the MHCSD Storm Water Master Plan. Development areas behind the top of the fill area contained within the Old River Regional Park boundary would then drain away from the river, back into secondary and primary collection systems within each Neighborhood, and ultimately to Old River via Mountain House Creek.

Boat speed limits to reduce the generation of potentially damaging boat wakes will be established and enforced by the San Joaquin County Sheriff's Department, Boating Safety Division, in conjunction with other Delta area law enforcement agencies.

Plan Description

Specific Plan II provides for 100-year and 200-year flood protection from floods within Old River through the filling of areas directly behind the existing levee in a gradual fill-back to the limits of the existing FEMA designation and those flood elevation requirements specified by SB 5 (200-year flood protection) (see Figure 15.1: SPII Storm Drainage System, Figure 15.3A: Existing Flood Hazard Zones FEMA 100-year, Figure 15.3B: Existing Flood Hazard Zones SB 5 200-year and Figure 15.4: North Area Grading Sections). Stabilization of the existing levee will be employed as necessary to protect the Old River Regional Park area. The grading approach involves the following:

- Material from the upper elevation areas along Byron Road will be cut and used as fill in the lower elevation areas along Old River as described in the Conditional Letter of Map Revision issued by FEMA.
- The existing levee will be graded and reinforced to meet FEMA certification requirements for park use, if any.

- Residential building pads along Old River will range from elevation 13.2 to 16 feet (instead of 6.5 to 12 feet as envisioned by the Master Plan).
- Proposed lake and open space areas within the Neighborhoods north of Byron Road would be lowered to continue to provide storm conveyance and storage as required in the MHCSO Storm Water Master Plan.
- Development areas behind the top of the fill area contained within the Old River Regional Park boundary will drain away from the river, back into secondary and primary collection systems within each Neighborhood, and ultimately to Old River via Mountain House Creek.
- Lakes/open space areas within Neighborhood K and L will be utilized for water quality treatment and flood storage. Gravity flow and discharge to Mountain House Creek will be through flap gates, eliminating the need for pumps as envisioned by the Master Plan.

SPII Implementation Measures

1. **MHCSO Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSO Development Standards.
2. **MHCSO Flood Protection Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSO Storm Drainage Master Plan.
3. **FEMA Application.** After the new river flood protection improvements are constructed along Old River, an application shall be made to the Federal Emergency Management Agency to change the flood insurance maps.
4. **Amendments to MHCSO Design Manual.** The MHCSO Design Manual shall be revised to be consistent with all provisions of this Specific Plan related to grading and flood control along Old River.
5. **SB 5 200-Year Flood Protection.** For a building permit for any new residence in the identified SB 5 area, the finished floor elevation shall be no greater than 3 feet below the 200-year Urban Level of Flood Protection (ULOP) surface elevation as identified in the PBI/R&F mapping shown as Figure 15.3B.

MOUNTAIN HOUSE SPECIFIC PLAN II

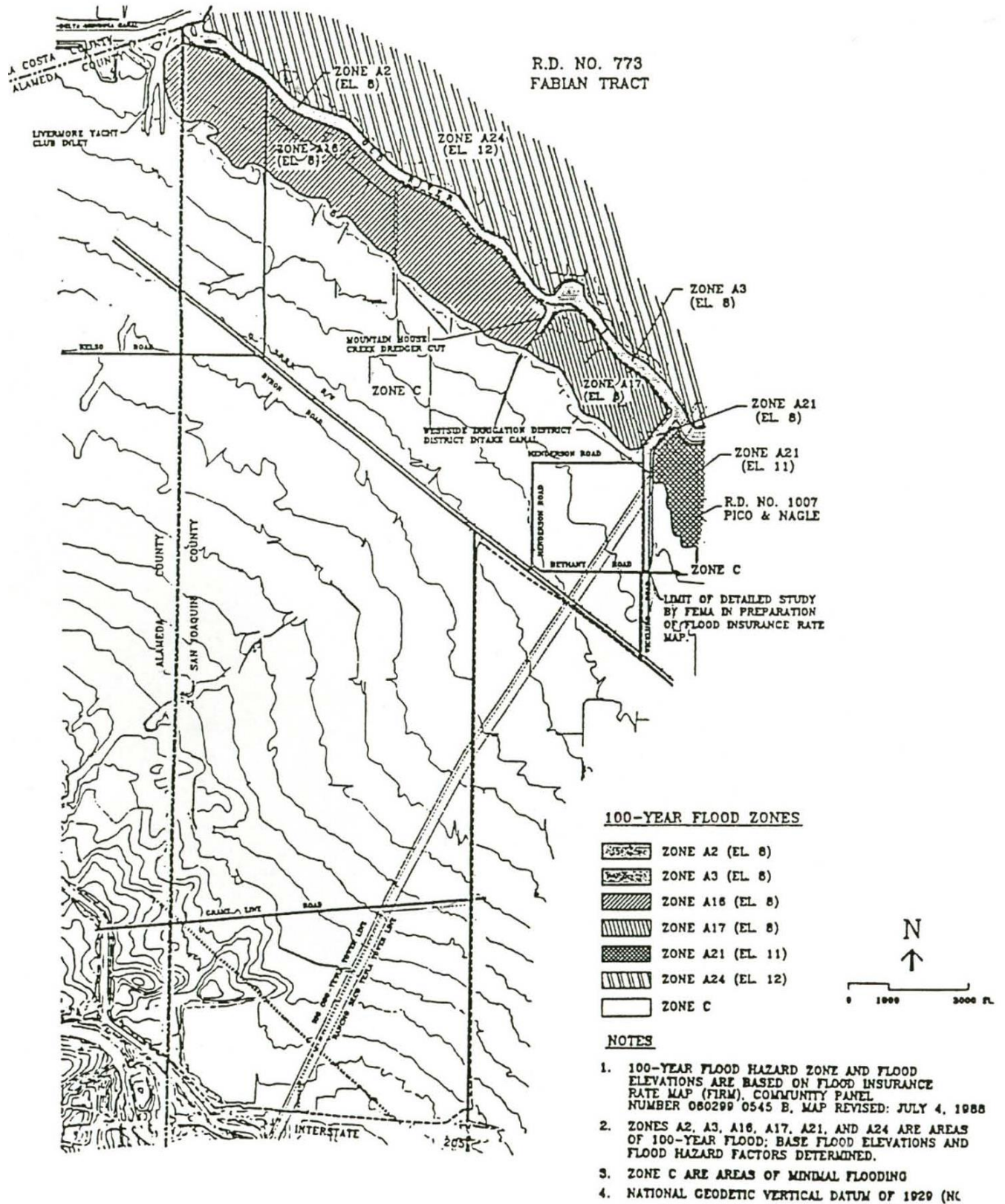
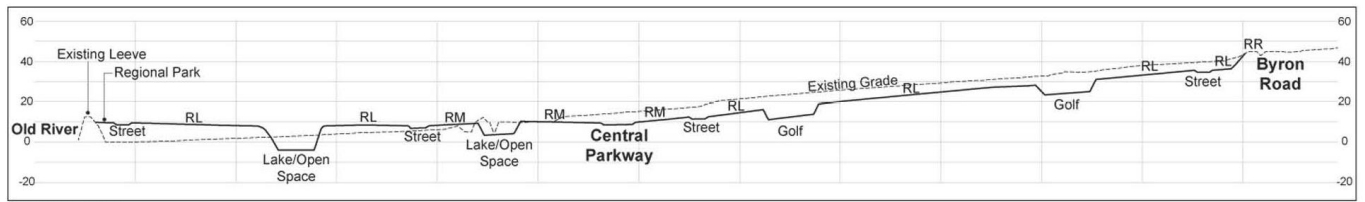
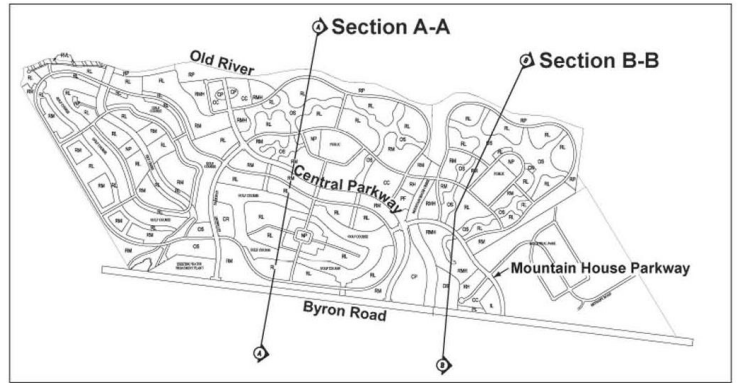
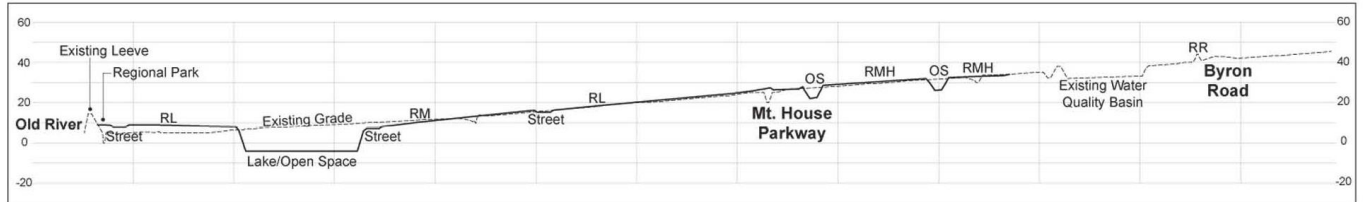


FIGURE 15.3 – EXISTING FLOOD HAZARD ZONES

MOUNTAIN HOUSE SPECIFIC PLAN II



SECTION A-A



SECTION B-B

FIGURE 15.4 – NORTH AREA GRADING SECTIONS

15.8 SITING CRITERIA

Master Plan Summary

The Master Plan requires that drainage facilities be sited to perform efficiently while minimizing visual, safety, or other impacts. Storm drainage retention/detention ponds will be located in such a manner, by incorporating into golf course water hazards and parks, as to minimize the visual impact on the adjacent community.

Plan Description

All exposed drainage facilities (those not contained within underground pipes) will be designed and constructed, as practicable, in a naturalized appearance so as to avoid the need for specific screening criteria. All SPII facilities will be located either within the Mountain House Creek corridor, golf corridors or lake facilities as naturalized components of the facility terrain. Naturalization techniques will include contour grading, gradual side slopes where feasible, and native landscape plantings.

SPII Implementation Measures

1. **MHCSD Design and Construction Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (Section 3: Storm Drainage Design Standards).
2. **MHCSD BMP Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update and Manual for Best Management Practices.

15.9 PHASING AND COSTS

Master Plan Summary

Construction between Mascot Drive and Grant Line Road will require a second trunk pipeline running under Mountain House Parkway north across the railroad tracks to BMP ponds in the golf course fairways. If golf course development is not ready to proceed, temporary BMP ponds would have to be constructed. Construction south of Grant Line Road will require a trunk pipeline running north to Mascot Boulevard and an open channel from Mascot to Old River.

The three storm lines discussed above are independent of each other and can be built in any order; they are, however, projected to be built in the order presented, approximately five years apart. The main consideration will be the timing of construction of Mountain House Parkway, as coordinated planning will save tearing up new roadways to lay pipe.

Mountain House Creek flood improvements will be constructed as specified in the Mountain House Creek Corridor Plan, in a sequence that allows for proper storm water conveyance and flood protection. Construction of river flood protection improvements will be phased to provide logical flood protection and construction sequencing.

Plan Description

The phasing and sequence of construction of flood control and protection improvements, including the primary and secondary systems and flood protection

systems, will be staged to ensure that each implementing phase of the Specific Plan II area will be protected from flooding events in accordance with MHCS D requirements, and to ensure that flood conditions on adjacent properties are not worsened as a result of development. All phasing and construction plans will be reviewed and approved by the MHCS D in accordance with all applicable standards and requirements.

The Mountain House Creek flood control improvements have previously been constructed as part of the development of Specific Plan I, including the outfall into Old River.

Improvements to the existing levee and within the FEMA flood zone, to remove developing portions from the flood zone, will be phased as necessary to provide flood protection from any given phase north of Byron Road. Specific phasing and improvements plans will be approved by the MHCS D prior to processing of changes to the flood insurance rate maps with FEMA.

SPII Implementation Measures

1. **Phasing and Costs.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCS D and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCS D Capital Improvement Program, and applicable development fee Ordinances.
2. **Flood Protection Phasing Plans.** Specific flood control phasing and improvement plans for areas contained within the FEMA 100-year flood areas, shall be approved by the MHCS D prior to processing of permits to amend FEMA Maps.

15.10 OPERATIONS AND MAINTENANCE

Master Plan Summary

Storm drainage and flood protection facilities will be maintained by the MHCS D. A channel maintenance plan will be prepared prior to the submittal of the first development permit and will include a program to monitor sedimentation buildup for Mountain House Creek and drainage channels. Maintenance personnel, vehicles, and equipment may be shared with other facility maintenance crews to achieve staffing efficiency and cost reductions. These maintenance costs have been incorporated in the fiscal analysis presented in the PFP.

SPII Implementation Measures

1. **Operations and Maintenance.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCS D and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCS D Capital Improvement Program, and applicable development fee Ordinances.

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CHAPTER SIXTEEN: IMPLEMENTATION

16.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to public services and states both the Plan Description and Implementation Measures for SP II.

The MHCSD has authority to provide various public services at Mountain House, while San Joaquin County has authority over land use planning, the administration of justice, the provision of human services, and integrated waste management. The Tracy Rural Fire Protection District will perform initial fire protection duties under contract to the Community Services District.

16.2 PUBLIC SERVICE AND INFRASTRUCTURE PROVISIONS

Master Plan Summary

The Master Plan establishes a framework for public services to provide Mountain House residents with urban services and facilities in a cost-efficient manner that does not have adverse fiscal impacts on the County. To provide an adequate urban level of public services for Mountain House residents, annexation into the MHCSD will be required for all new development in the Mountain House community, with the exception of Preliminary Maps. As a condition of a development permit, land zoned Agriculture-Urban Reserve may or may not be required to annex to the MHCSD, at the MHCSD's discretion.

Public services will be provided in a manner consistent with the Public Financing Plan and the Master Plan. The County will ensure that the actions of the MHCSD are consistent with County plans, policies, standards, ordinances and programs relative to Mountain House. Agreements regarding public services for Mountain House will be consistent with the applicable Master and Specific Plan provisions.

Permanent civic and public administration buildings will be located in the Town Center.

Plan Description

The Specific Plan II and associated implementing projects are required through various Community Approvals to include as applicable all required public facilities and services on a fair share basis with all other developments within the community per the Master Plan, various Plans and Programs and related MHCSD requirements. Services include the plans for funding and/or construction of the following:

- The second permanent Fire Station. (MHCSD Development Fees, PLEP Dedications),
- MHCSD community, administration and operations related facilities including the MHCSD Administration Building, Corporation Yard, Library, and transit facilities,
- Funding and/or construction of all associated Neighborhood Parks,
- Funding and/or construction of all associated Community Parks,
- Funding and/or construction of the Old River Regional Park facility,
- Funding and/or construction of the permanent improvements of the Mountain House Creek corridor north of Neighborhood G,
- The dedication of all associated K-8 school sites to the Lammersville Unified School District for the District's construction of the facilities, pursuant to the Mitigation

Agreement between the District and Trimark. Specific triggers for the timing of construction are dictated by the Lammersville District,

- Funding for any required MHCSO Operations and or maintenance facilities, as required by applicable agreements with the MHCSO,
- Water and Wastewater Treatment Plant expansions, as may be required by the MHCSO,
- The extension of oversized water, sewer, and storm drain facilities to the Specific Plan II areas,
- Improvements of various phased portions of either permanent or temporary Community Arterial Roadways, including traffic signals and other related facilities,
- Construction of any necessary interim storm protection facilities as may be required by the MHCSO, and
- The provision of all MHCSO required electric, gas, and telecommunications services.

All provision and timing of construction of community infrastructure will ultimately be determined in accordance with Community Approvals, including the Master Specific Plan, Public Financing Plan, MHCSO Development Fee Ordinances, and various implementing finance and facility agreements between the Master Developer and the MHCSO, the County and the Lammersville Unified School Districts.

In accordance with the County's Mountain House Public Land Equity Program and Ordinance, the Tentative Map proposals will include the delineation of a series of public land areas including roadways, entry monument areas, K-8 School sites, Neighborhood, Community and Regional Park sites, Public Facility sites, the Mountain House Creek corridor, and other drainage related open space improvements. This delineation may be modified during the application review and approval process, as well as the subsequent Final map process when specific engineering plans are performed.

A detailed PLEP Application, including calculations and a specific map showing the various PLEP areas will be submitted under separate cover. The analysis of PLEP land calculations indicates that the proposed dedications of PLEP lands will generate a surplus of public lands beyond the requirements in the County Ordinance. It is the intent of Trimark to request a land credit voucher through the MHCSO to be used as future PLEP credits with future subdivision maps.

SPII Implementation Measures

1. **MHCSO Public Service Provision Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSO Plans, Programs and Ordinances.
2. **MHCSO Annexation and Cost Reimbursement Requirements.** All implementing projects shall comply with the applicable provisions of the MHCSO Annexation Ordinance and other applicable Reimbursement Policies, Programs and Ordinances.
3. **County Cost Reimbursement Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Master Specific Plan and Specific Plan II Cost Reimbursement Ordinances.

4. **County Public Land Equity Ordinance Requirements.** All implementing projects shall comply with the applicable provisions of the San Joaquin County Public Land Equity Program and Ordinance.
5. **Exemptions to CSD Annexations.** Those lands improved with existing structures as generally cited in Section 3.2.4: Pre-Existing Land Uses Within the Mountain House Community Boundaries, of the Master Specific Plan shall not be obligated to annex to the CSD unless they elect to join the CSD in order to obtain a higher level of services, in which case, a Will-Serve Letter from the CSD shall be required as part of the development application submittal. Lands zoned Agriculture-Urban Reserve shall not require a Will-Serve Letter for application submittal and may or may not require annexation to the CSD.
6. **MHCSD/County/Developer Agreements.** All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, Master Acquisition and Reimbursement Agreement between the MHCSD and Trimark Communities, Master Plan Development Agreement between San Joaquin County and the Master Developer, MHCSD Capital Improvement Program, and applicable development fee Ordinances.
7. **MCSO and BBID Annexation.** Prior to the approval of Final Maps, excluding “Preliminary Maps”, the area contained within such map areas shall first be annexed for service to both the MHCSD and BBID.

16.3 SPECIFIC PLAN AMENDMENTS

Proposed changes to a specific plan typically require approval of a Specific Plan Amendment (SPA). Specific Plan Amendments are processed in the same manner as the initial Specific Plan adoption, requiring review by the Planning Commission and action by the Board of Supervisors.

Minor Revisions

It is anticipated that the Specific Plan II may need to respond to changing conditions and expectations during the course of its implementation. To address this intent, Specific Plan II provides for Minor Revisions to the Specific Plan in addition to typical Specific Plan Amendments. The Community Development Director shall determine whether a proposed revision is minor and may be acted upon as a minor revision to the Specific Plan administratively.

A minor revision to the Specific Plan may be processed if it is determined by the Community Development Director to be in substantial conformance with:

1. The San Joaquin County General Plan;
2. The Mountain House Master Plan;
3. The Planning Principles and overall intent of Specific Plan II;
4. The applicable development agreement(s);
5. Applicable Environmental Impact Report or subsequent CEQA performed for the project.

Examples of minor revisions to the Specific Plan include, but are not limited to:

- The addition of new or updated information that does not substantively change the Specific Plan;
- Minor adjustments to land use boundaries and street alignments where the integrity of the general land use and circulation pattern is maintained; and
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in the Plan Area.

Determinations and actions by the Community Development Director related to the suggested minor revisions may be appealed to the Planning Commission. The determinations made by the Community Development Director shall be documented and on file with the Planning Department. If the Community Development Director determines that a proposed amendment does not meet the above criteria, a Specific Plan Amendment (SPA) shall be required.