

**AMENDMENTS TO THE CITY OF MOUNTAIN HOUSE GENERAL PLAN, MASTER PLAN, SPECIFIC PLAN II & ZONE RECLASSIFICATION AND REVISION OF APPROVED ACTIONS, (MOUNTAIN HOUSE DEVELOPERS, LLC)**

**1. REVISIONS TO CONDITIONS OF APPROVAL FOR NEIGHBORHOODS I, J, K and L TENTATIVE SUBDIVISION MAPS (PA-0600327, PA-1000266 and PA-1000267)**

Mountain House Developers, LLC (MHD) is requesting the elimination of the requirement that portions of Neighborhoods J and K be restricted to “active adult” residents, aged 55 and above and for the City to consider shifting this obligation to Neighborhood L. This will require amendments to the City of Mountain House General Plan, the Master Plan, Specific Plan II, and revisions to the conditions of approval for Neighborhoods J, K and L.

MHD is proposing a 16-acre K-8 School site in Neighborhood J and working with the LUSD to accommodate students that will be generated because of these changes.

**2. AMENDMENTS TO GENERAL PLAN, MASTER PLAN, SPECIFIC PLAN II AND ZONE RECLASSIFICATIONS**

MHD is also requesting amendments to the City of Mountain House General Plan, Master Plan, Specific Plan II and a Zone Reclassification as described below and shown in Figures 1 through 14 below.

**Neighborhood I**

1. Amend the City of Mountain House General Plan, Master Plan, Specific Plan II and a Zone Reclassification figures, text and tables to better align the boundaries of the final map residential lots with the boundaries of Commercial Recreation and other open space land use designations. There will be no net changes in the number of residential dwelling units.

More specifically, the amendments will result in:

- a. A reduction of 9 acres of the Residential Low (RL) land use designation, from 145.4 acres to 136.4 acres. Dwelling units will be reduced by 35, from 654 units to 619 units.
- b. An increase of 9 acres of the Residential Medium (RM) land use designation, from 91 acres to 100.5 acres. Dwelling units will be increased by 35 units , from 547 units to 582 units.
- c. A reduction of the Commercial Recreation land use designation from 108 acres to 14 acres. The acreage reduction will result in an increase of 70 acres in Community Park (loop park) and approximately 24 acres in Public Facilities (PF-Public) for a future water storage facility. The resultant acreage for Commercial Recreation is 14 acres.

- d. An increase of 6.5 acres of Regional Park land use designation (Old River Park), resulting from eliminating one detention basin that is no longer needed for flood control.
- e. A reduction of 1.7 acres of water quality basin and detention basins.
- f. An increase of 0.8 acres of open space buffers
- g. An increase of one (1) acre of wetlands

**Table 1: Neighborhood I Land Use Summary**

Land Use	Existing MP/SP II		Proposed MP/SP II		Difference	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Single-Family	241.5	1,211	241.8	1,211	+0.3	0
<b>Subtotal</b>	<b>241.5</b>	<b>1,211</b>	<b>241.8</b>	<b>1,211</b>	<b>+0.3</b>	<b>0</b>
RMH	15.4	216	15.4	216	0	0
<b>Subtotal</b>	<b>15.4</b>	<b>216</b>	<b>15.4</b>	<b>216</b>	<b>0</b>	<b>0</b>
Commercial Recreation	108		14		-94	
Greenway Loop Park	0		70		70	
Neighborhood Park	5.0		5.0		0	
Regional Park	4.9		11.4		+6.5	
Water Quality Basin	4.4		2.7		-1.7	
Open Space Buffers	8.3		9.1		+0.8	
Wetlands	15.8		16.8		+1	
Dry Creek	13.0		13.1		0.1	
K-8	16		16		0	
Public Facilities	0		24		24	
<b>Subtotal</b>	<b>175.4</b>		<b>182.1</b>		<b>+6.7</b>	
<b>TOTAL</b>	<b>432.3</b>	<b>1,427</b>	<b>439.3</b>	<b>1,427</b>	<b>+7.0<sup>1</sup></b>	<b>0</b>

1. Note on acreage increase between Existing and Proposed MP/SPII: The total acreage for Neighborhood I increased from 432.3 acres to 439.3 acres. The revised acreage is based on the most recent boundary survey which showed an increase.

**Neighborhood J**

1. Amend the City of Mountain House General Plan, Master Plan, Specific Plan II and a Zone Reclassification figures, text and tables requiring a portion (649 dwelling units) of the subdivision be restricted to active-adult occupancy to eliminate said restriction. All dwelling units shall be non-restricted.
  
2. Amend the City of Mountain House General Plan, Master Plan, Specific Plan II and a Zone Reclassification to to:
  - a. Redesignate 14-acre RMH parcel to K-8 School (Public Facility).
  - b. Redesignate 2-acres of C-R (Recreational Commercial) to K-8 School (Public Facility). This will result in a total of 16 acres for the K-8 school site.
  - c. Reduce the Commercial Recreation (C/R) acreage by 60.3 acres, from 71.5 acres to 11.2 acres.
  - d. Redesignate 58.3 acres of C/R zoning to Public Facilities (PF-P) to be used for the Greenway Loop Park.
  
3. No changes to the number of single-family residential dwelling units. The 14 acres of RMH will be relocated to Neighborhood L, resulting in no net loss of total residential dwelling units.

**Table 2: Neighborhood J Land Use Summary**

Land Use	Existing MP/SP II		Proposed MP/SP II		Difference	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Single-Family	197	941	197	941	0	0
<b>Subtotal</b>	<b>197</b>	<b>941</b>	<b>197</b>	<b>941</b>	<b>0</b>	<b>0</b>
RMH	14	196	0	0	-14	-196
<b>Subtotal</b>	<b>14</b>	<b>196</b>	<b>0</b>	<b>0</b>	<b>-14</b>	<b>-196</b>
Commercial Recreation	71.5		11.2		-60.3	
Greenway Loop Park	0		58.3		58.3	
K-8 School	0		16		16	
Neighborhood Park	5.3		5.3		0	
Community Park	20		20		0	
Open Space	7.4		7.4		0	
<b>Subtotal</b>	<b>98.9</b>		<b>175.4</b>		<b>+14</b>	
<b>TOTAL</b>	<b>315.2</b>	<b>1,137</b>	<b>315.2</b>	<b>941</b>	<b>0</b>	<b>-196</b>

### **Neighborhood K**

1. Amend the City of Mountain House General Plan, Master Plan, Specific Plan II and a Zone Reclassification figures, text and tables requiring a portion (243 dwelling units) of the subdivision be restricted to active-adult occupancy to eliminate said restriction. All dwelling units shall be non-restricted.
2. Eliminate lake edge walking trails by modifying the Figure 9.30 of the Master Plan and Figure 9.2 of Specific Plan II.
3. No changes to the total number of residential dwelling units.

### **Neighborhood L**

1. Amend the City of Mountain House General Plan, Master Plan, Specific Plan II and a Zone Reclassification figures, text and tables to require most of the subdivision be restricted to active-adult occupancy. 870 dwelling units out of the total 1,544 units will be restricted to active-adult occupancy. Figure 4 shows the location of the active-adult units.
2. Amend the City of Mountain House General Plan, Master Plan, Specific Plan II and a Zone Reclassification for 16-acre K-8 School (Public Facility) parcel to RMH for a total of 196 expected dwelling units. This parcel will be further subdivided in the future.
3. Total number of residential dwelling units will increase by 196 to compensate for the loss of 196 dwelling units in Neighborhood J.
4. Amend the City of Mountain House General Plan, Master Plan, Specific Plan II and a Zone Reclassification for 5.9-acre parcel at northwest corner of Byron Road and future Mountain House Parkway from Limited Industrial (I-L) to Community Commercial (CC).
5. Eliminate lake edge walking trails by modifying the Figure 9.30 of the Master Plan and Figure 9.2 of Specific Plan II.

**Table 3: Neighborhood L Land Use**

Land Use	Existing MP/SP II		Proposed MP/SP II		Difference	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Single-Family	153.1	762	153.1	762	0	0
<b>Subtotal</b>	<b>153.1</b>	<b>762</b>	<b>153.1</b>	<b>762</b>	<b>0</b>	<b>0</b>
RMH	33	462	49	658	+16	+196
RH	6.2	124	6.2	124	0	0
<b>Subtotal</b>	<b>39.2</b>	<b>586</b>	<b>55.2</b>	<b>782</b>	<b>+16</b>	<b>+196</b>
Neighborhood Commercial	1.5		1.5		0	
Community Commercial	6		11.9		+5.9	
Industrial	5.9		0		-5.9	
Community Park	23.5		23.5		0	
Neighborhood Park	5		5		5	
K-8 School	16		0		-16	
Other Parks	76.7		76.7		0	
Lakes	47.3		47.3		0	
Transit	2		2		0	
Public (Private)	22		22		0	
<b>Subtotal</b>	<b>183.9</b>		<b>183.9</b>		<b>0</b>	
<b>TOTAL</b>	<b>376.2</b>	<b>1,348</b>	<b>376.2</b>	<b>1,544</b>	<b>0</b>	<b>+196</b>

Net Changes to the MP and SP II will result in an increase of 5.9 acres of C-C, a loss of 2.0 acres of C-R, and a loss of 5.9 acres of Light Industrial.

## Utility Capacity Evaluation

CBG Engineers evaluated the impacts of the land use changes on water and sewer capacities and concluded that the proposed amendments will result in a net increase of 9,200 gallons per day wastewater demand, a net increase of 885 gallons per day and an increase of 929 gallons per day of domestic water and water storage respectively. These increases are negligible and not significant.

Description		Wastewater (gpd)	Domestic Water (gpd)	Water Storage (gpd)
<b>Neighborhood "I"</b>				
Existing		54,000	73,642	77,324
Proposed		51,400	86,806	91,146
Increase/(Decrease)		(2,600)	13,163	13,822
<b>Neighborhood "J"</b>				
Existing		58,410	232,053	243,656
Proposed		<u>101,795</u>	218,956	229,904
Increase/(Decrease)		43,385	(13,097)	(13,752)
<b>Neighborhood "K"</b>				
Existing		21,870	105,948	111,245
Proposed		<u>49,815</u>	<u>105,948</u>	<u>111,245</u>
Increase/(Decrease)		27,945	-	-
<b>Neighborhood "L"</b>				
Existing		166,790	343,902	361,097
Proposed		<u>104,660</u>	<u>357,884</u>	<u>375,778</u>
Increase/(Decrease)		(62,130)	13,982	14,681
<b>SUMMARY</b>				
Existing		301,070	755,545	793,323
Proposed		<u>307,670</u>	769,594	808,073
Increase/(Decrease)		6,600	14,048	14,751

## CEQA Determination

The proposed land use changes do not involve increases in the number of dwelling units, nor does it increase the intensity of future land uses. No additional impacts are expected beyond those analyzed in the Mountain House EIR and the Specific Plan II Initial Study/Mitigated Negative Declaration. Consequently, an Addendum to the Specific Plan II Initial Study/Mitigated Negative Declaration has been prepared as the proper CEQA documentation for the proposed project.

Attachments:

**Figures**

1. Mountain House Existing General Plan and Master Plan Designations
2. Mountain House Proposed General Plan and Master Plan Designations
3. Mountain House Specific Plan II and Existing Zoning
4. Mountain House Specific Plan II and Proposed Zoning
5. Neighborhood L – Proposed Active Adult Units
6. Specific Plan II Figure 9.2 – Existing Bicycle and Pedestrian System
7. Specific Plan II Figure 9.2 - Proposed Bicycle and Pedestrian System
8. Master Plan Figure 9.30 – Existing Bicycle and Pedestrian Network
9. Master Plan Figure 9.30 – Proposed Bicycle and Pedestrian Network

**Figure 1: Mountain House (North of Byron) Existing General Plan and Master Plan Designations**

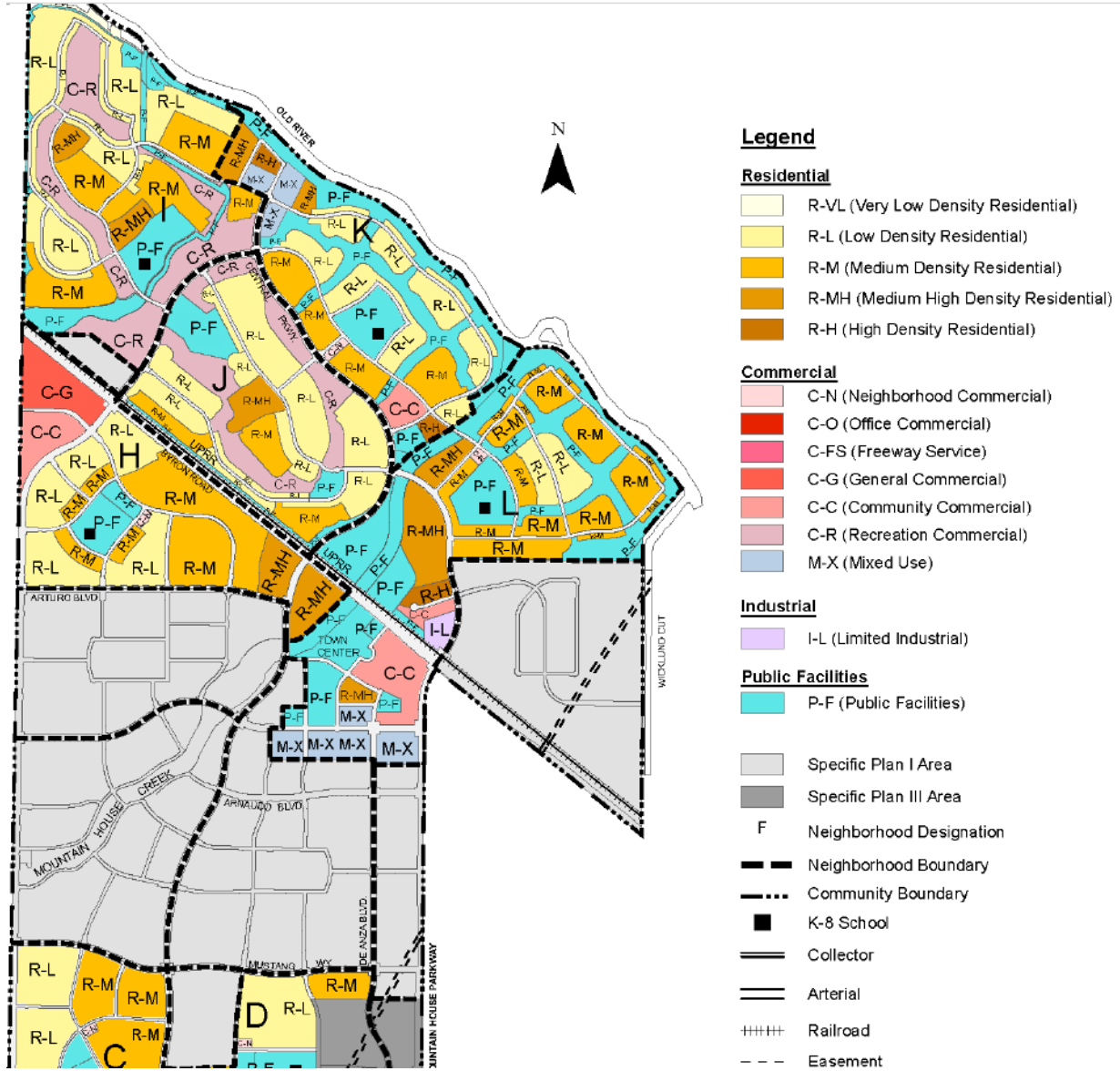




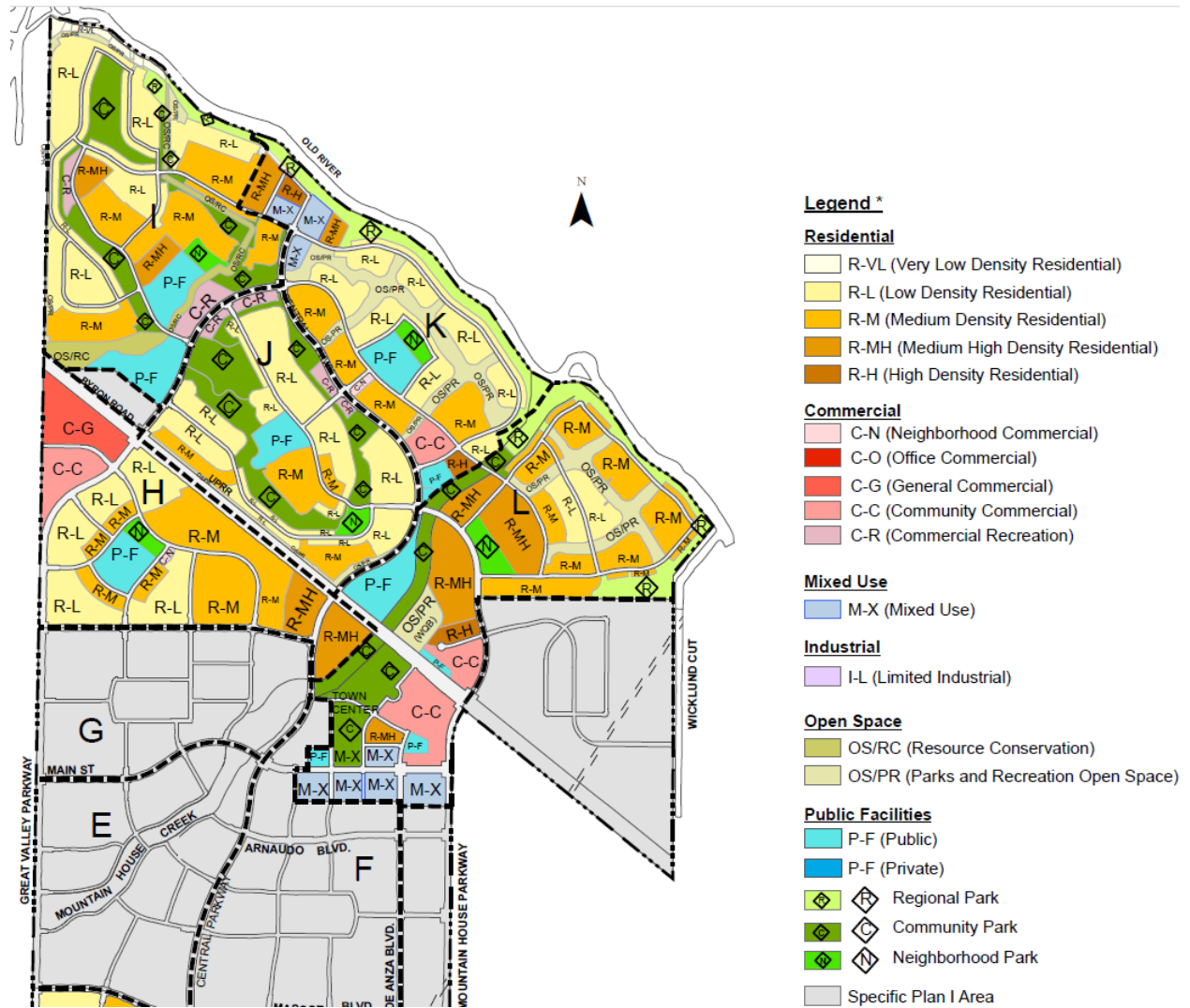
**Figure 2: Mountain House (North of Byron) Proposed General Plan and Master Plan Designations**



**Figure 3: Mountain House Existing Specific Plan II and Zoning**



**Figure 4: Mountain House Proposed Specific Plan II and Zoning**



**Figure 5: Neighborhood L Proposed Active Adult Units**



NEIGHBORHOOD 'L' SUMMARY							
	TRACT	EXISTING ZONING	PROPOSED ZONING	EXISTING AREA	EXISTING # OF LOTS	PROPOSED AREA	PROPOSED # OF LOTS
	L1	RM	RM	-	497	-	90
	L2	RM	RM (AR)	-	-	-	407
	L3	RL	RL (AR)	-	267	-	267
SUBTOTAL SF				-	764	-	764
	L4	SCHOOL	RMH (AR)	16,0	-	16,0	196
	L5	RMH	RMH	10,0	120	10,0	120
	L6	RMH	RMH	19,0	228	19,0	228
	L7	RMH	RMH	4,0	48	4,0	48
	L8	RH	RH	2,6	52	2,6	52
	L9	RH	RH	3,6	72	3,6	72
SUBTOTAL MF				39,2	520	55,2	716
	L10	CC	CC	2,4	-	2,4	-
	L11	CC	CC	3,6	-	3,6	-
	L12	IL	CC	6,4	-	6,4	-
	L13	PF	PF	2,0	-	2,0	-
	L14	PF	PF	22,3	-	22,3	-
	L15	NC	NC	1,5	-	1,5	-
	-	PARK	PARK	5,3	-	5,3	-
	-	OPEN SP	OPEN SP	86,6	-	86,6	-
TOTAL				372,6	1284	372,6	1480

(AR): AGE-RESTRICTED

NEIGHBORHOOD 'L' AGE-RESTRICTED UNITS	
	PROPOSED # OF LOTS
SINGLE-FAMILY	674
RHM	196
TOTAL	870

Figure 6 – Specific Plan II Figure 9.2 Existing

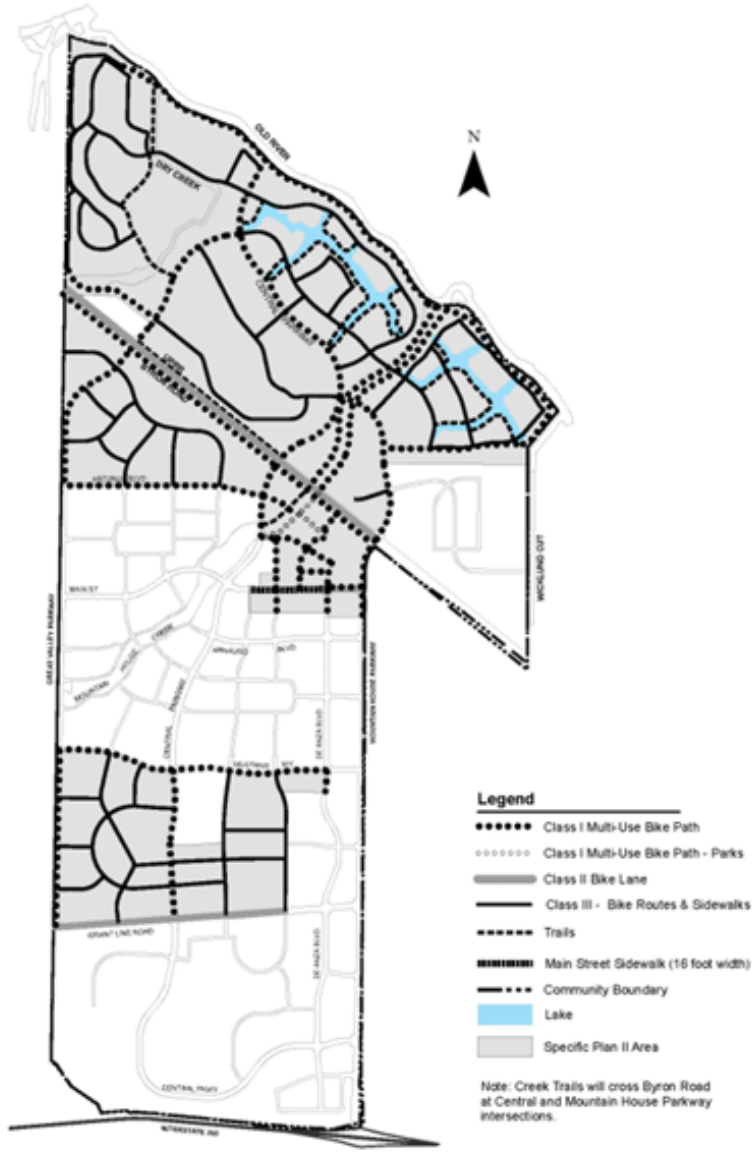


FIGURE 9.2 – SPII BICYCLE AND PEDESTRIAN SYSTEM

**Figure 7 – Specific Plan II Figure 9.2 Proposed**

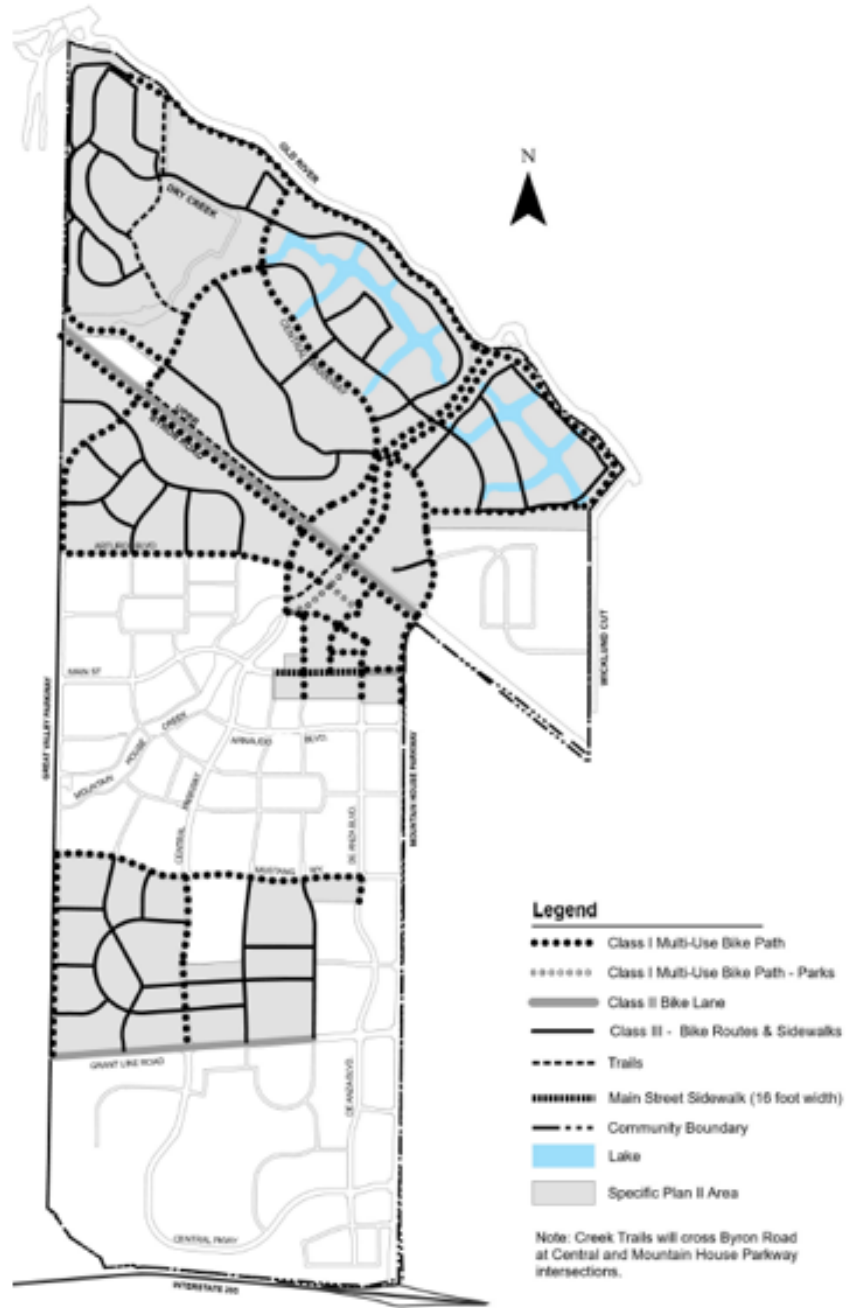
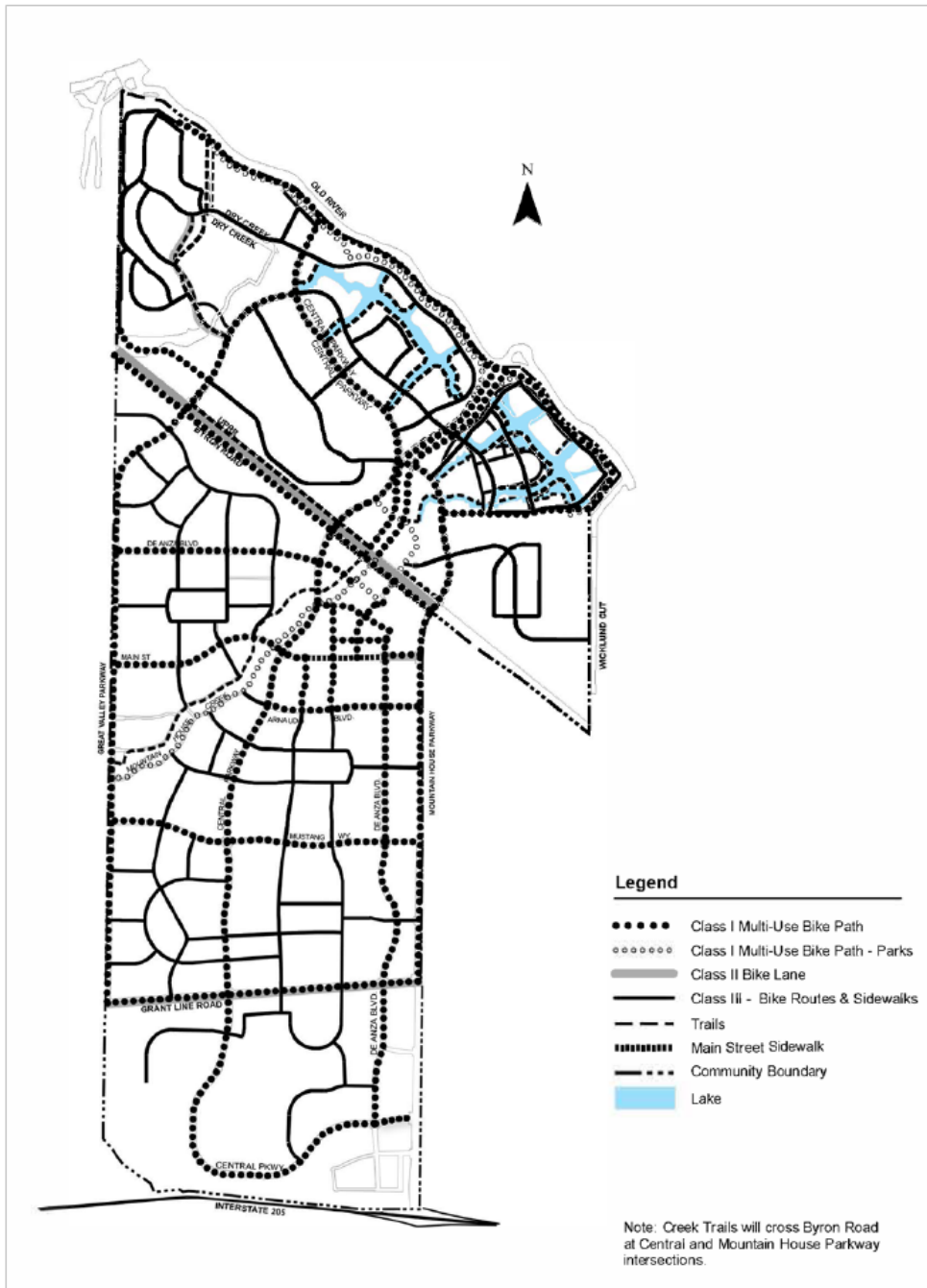


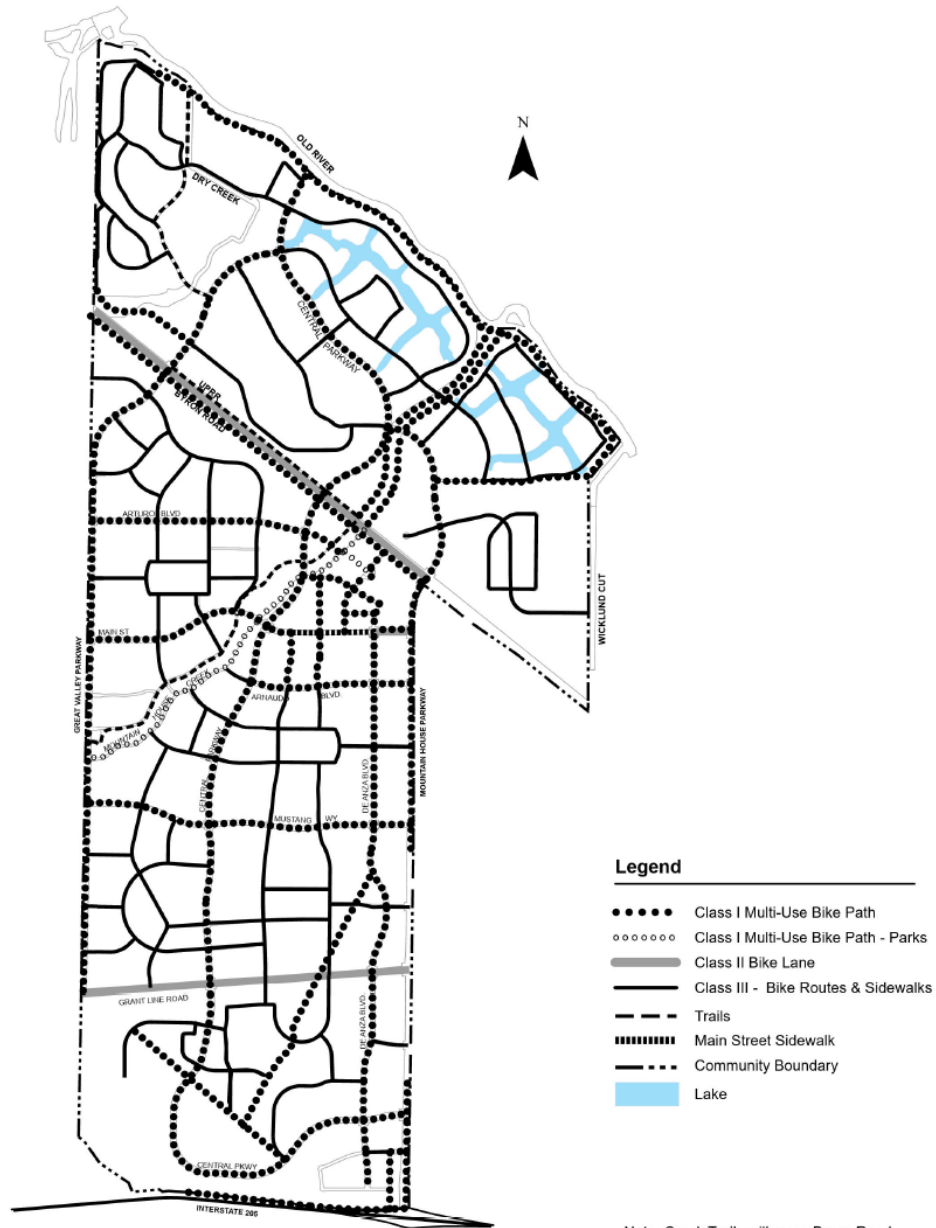
Figure 8 – Specific Plan II Figure 9.30 Existing



**FIGURE 9.30 – BICYCLE AND PEDESTRIAN NETWORK**



Figure 9 – Specific Plan II Figure 9.30 Proposed



Note: Creek Trails will cross Byron Road at Central and Mountain House Parkway intersections.