



## City of Mountain House Trimark – Project Description

**Project Description:** The proposed project involves several components, including General Plan Amendment, Master Plan Amendment, Specific Plan I and II Amendments, Zone Reclassifications, and Tentative Subdivision Maps.



**Proposed Amendments**

The proposed amendments are intended to accommodate the following land use and zoning changes to the project sites, as shown on Figures 1 and Figure 2 below.

**Area 1 (APN 254-030-12 through 19):**

- General Plan and Master Plan Amendments: Change the MHMP land use designation from C/O Office Commercial to Medium Density Residential (R/M).
- Specific Plan I Amendment: Transition from C/O to R/M.
- Zone Reclassification: Shift from C-O to R-M for both MHSP I and Zoning.
- Major Tentative Subdivision Map: Subdivide Area 143 into residential lots.

**Area 2 (APN 254-020-01 & 254-230-06):**

- General Plan and Master Plan Amendments: Alter the MHMP land use designation from C/C Community Commercial to R/M.
- Specific Plan I Amendment and Zone Reclassification: Change from C-C to R-M.
- Major Tentative Subdivision Map: Divide Area 2 into 106 residential lots.

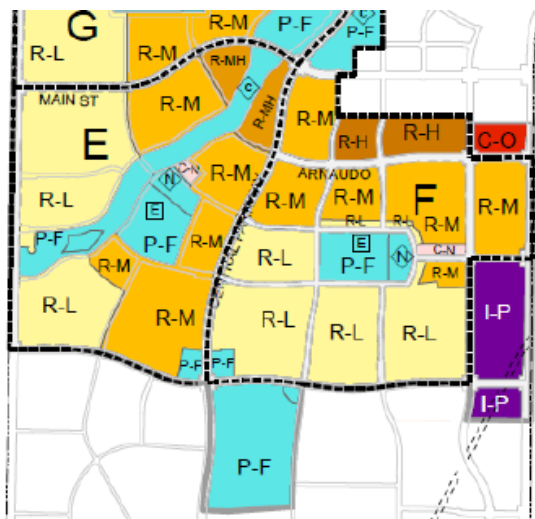


Figure 1 Proposed Specific Plan I and Zone Reclassifications for Areas 1 & 2

**For Area 3 (APN 256-520-01), the proposed project entails several key changes:**

- General Plan and Master Plan Amendments: Shift the MHMP land use designation from C/C Community Commercial to R/M.
- Specific Plan II Amendment: Transition from C/C.
- Zone Reclassification: Change from C-C to R-L Low Density Residential for both MHSP II and Zoning.
- Major Tentative Subdivision Map: Divide Area 3 into 81 residential lots.



Figure 2. Proposed Specific Plan II and Zone Reclassifications for Area 3

**Village Commercial Development**

The original Master Plan and Specific Plans aimed for a self-sustaining community with commercial retail centers. Three village commercial areas, each around 20 acres, were intended to provide essential groceries and convenience services. However, retail dynamics have shifted significantly since the 1993 adoption of the Master Plan. Residents now access goods and services online through platforms like Amazon, Grubhub, and Uber Eats, altering the need for physical commercial centers.

City of Mountain House endorses the proposed land use changes, abandoning the Village Commercial Development concept in favor of reduced commercial opportunities. The Board of Supervisors (BOS) considered this during their March 12, 2024 deliberations, guided by the revised Jobs-Housing Policy. The proposed application converts 38.12 acres from commercial to residential use, leaving approximately 44 acres for potential rezoning. Staff supports these changes based on the outlined facts.

**Office Commercial Development**

The original concept for Mountain House Community emphasized brick-and-mortar employment opportunities. However, the landscape has evolved over the past 30 years. According to the EPS Jobs-Housing report, nearly 0.5 jobs per home now involve remote work. Consequently, the need for Office Commercial space has decreased significantly. EPS recommends allocating just 8 additional acres for Office Commercial development, alongside mixed-use areas. This proposal aligns with the EPS findings and has the support of the City of Mountain House.

**Expansion of Neighborhood F**

Area 1, Tract # 4211 is located outside of any designated Neighborhood as defined. It is logical to modify the official boundary of Neighborhood F to include the subject property as this neighborhood is adjacent. The figure below illustrates the proposed boundary adjustment for Neighborhood F.

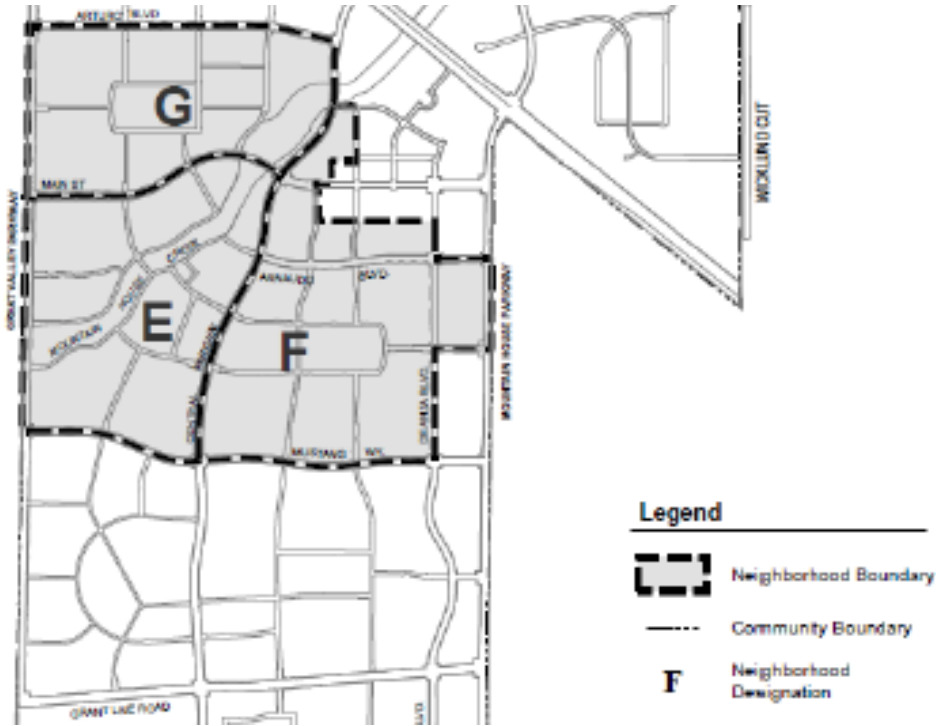


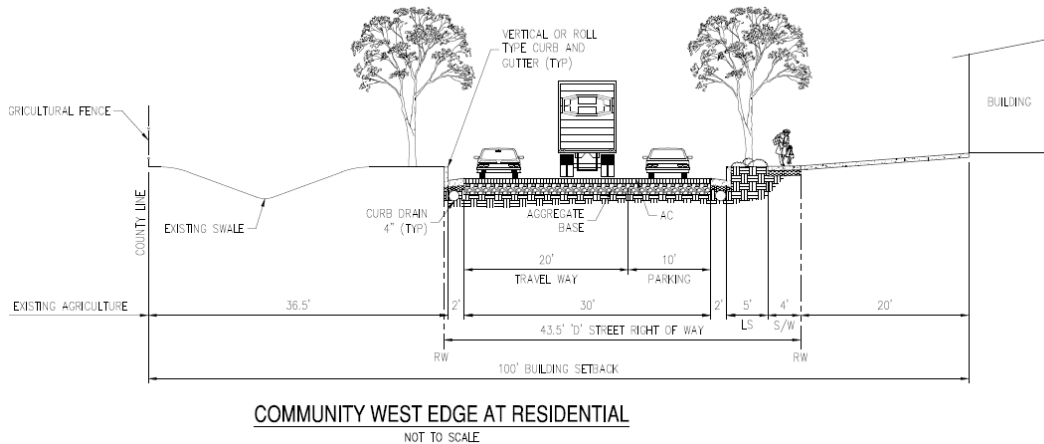
Figure 3 Proposed boundary adjustment for Neighborhood F.

**Western Community Edge**

Area 3, initially designated for Community Commercial development, now undergoes modification to allow potential residential development closer to the agricultural operations west of the Community. The County has consistently required a 210-foot buffer for urban development south of the Byron Highway and north of Grant Line Blvd. This buffer currently consists of 110 feet of right-of-way (Great Valley Parkway) and an enforced 100-foot building setback for residential development east of the dedicated right-of-way.

Historically, this buffer was established due to concerns about aerial spray applications impacting adjacent homes’ air quality. However, it appears that this concern is no longer relevant, and a more appropriate setback or buffer of 100 feet is now proposed.

The applicant suggests modifying this setback, presenting the following cross-section for their subdivision Tract #4212.



The reduced setback is supported by the Addendum prepared for this project and attached to this Staff Report as Attachment A.

**Mountain House Parkway**

Area 1 and the lands between DeAnza Blvd and Mountain House Parkway have been designated for job-generating land uses, including commercial or industrial development. Initially, the concept aimed to separate urban uses along this corridor from existing agricultural operations east of the new Mountain House Community. However, the current proposal places residential development adjacent to Mountain House Parkway, south of the Byron Highway. This represents a significant departure from the original land use concepts.

Staff will continue collaborating with developers during subdivision development and home design to mitigate the visual impacts of this land use change. Regardless, it’s essential to highlight this shift in the report.

**Main Street**

Area 2 is adjacent to Main Street, Mountain House and across the street from City Hall, the Library and Central park. The CDD and the City of Mountain House have worked with the applicants to design the subdivision such that the homes would front along Main Street with alley access behind the homes. This allows for eyes to be on the street with the design.

**Lammersville Unified School District (LUSD)**

The proposed changes in land use will likely lead to more students than originally anticipated based on the initial land use plan. According to the modified summary tables in Chapter 5 of each Specific Plan (Attachments E & F), the proposed project could result in an additional 226 students for K-8 schools and 61 students for Mountain House High School.

In an email to the County dated December 29, 2023, Kirk Nicholas, Superintendent of the LUSD, expressed concerns about the pending Trimark application. LUSD is aware of three Trimark projects in the planning/approval process. Some of these planned projects are not part of any Community Facilities District (CFD) and were not included in the original certificate of compliance signed by the district. If these projects move forward, their impact on the school district will need to be addressed. LUSD is open to signing a certificate of compliance once

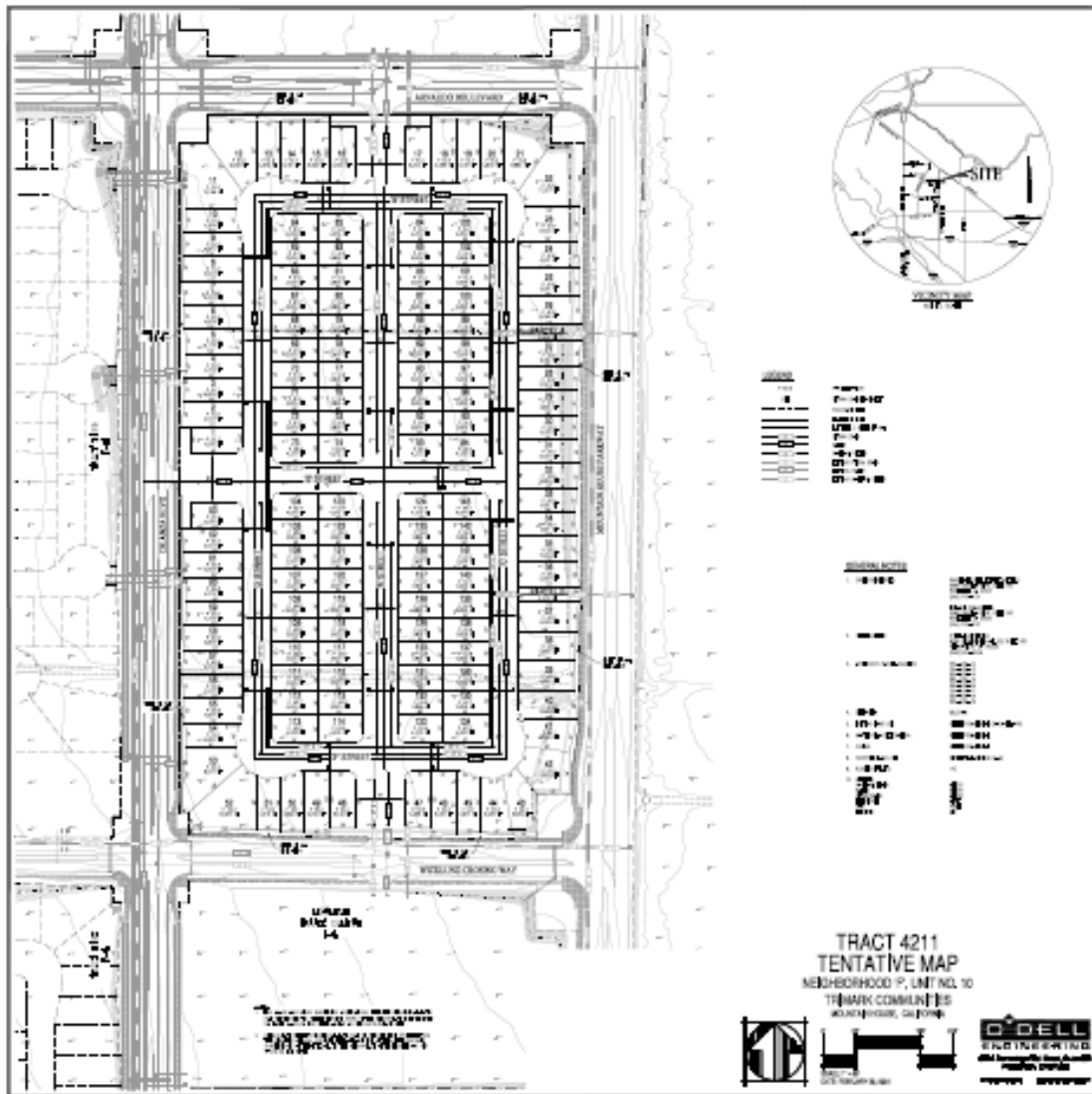
mitigation measures for flipped commercial/industrial property are complete and the district can address any resulting impacts.

Before issuing building permits, the Community Development Department (CDD) requires a signed acknowledgment form from the LUSD regarding the “School District Certificate of Compliance.

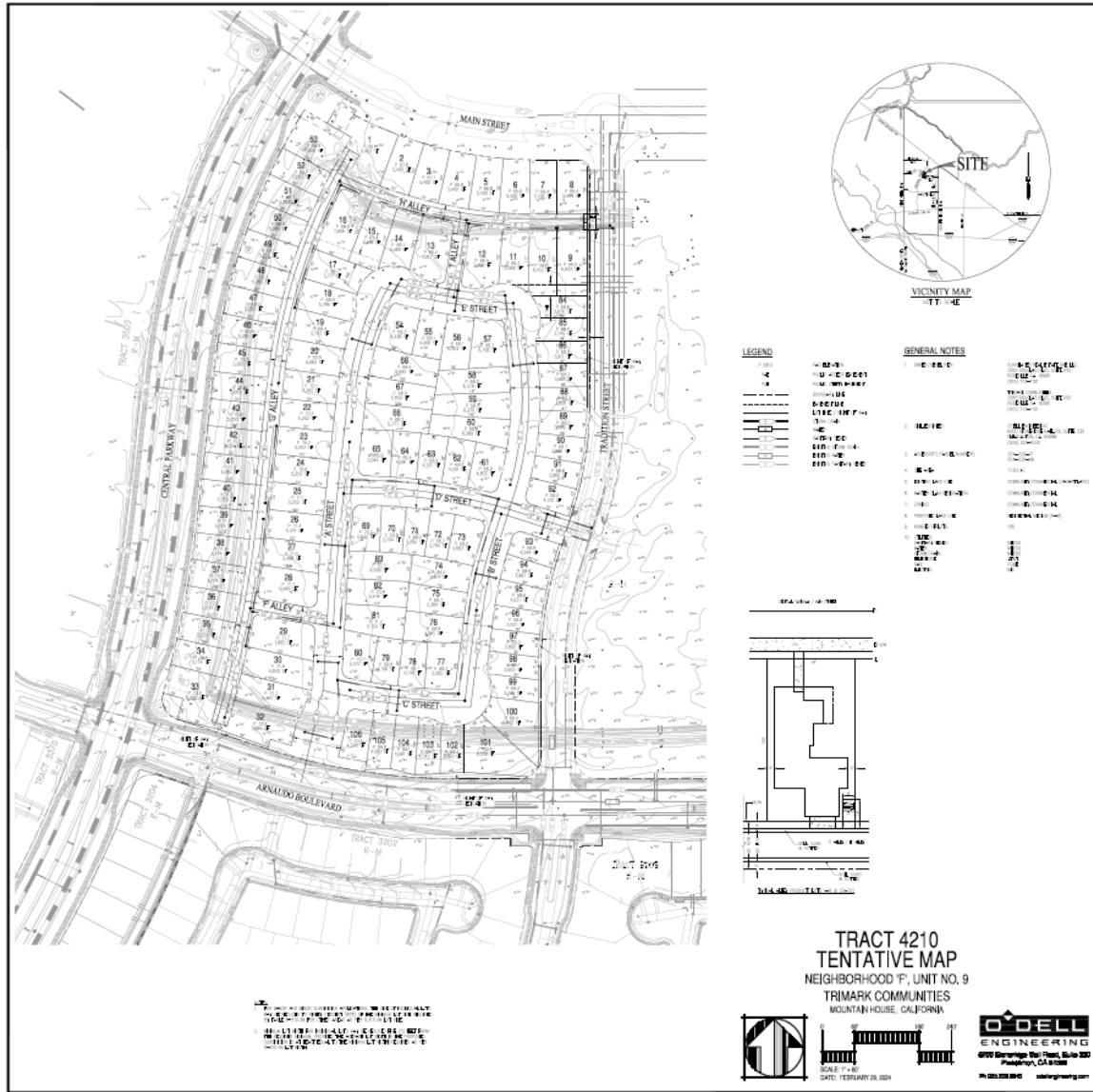
### Proposed Major Tentative Subdivision Maps

The proposed GPA/MPA/SPA and ZR supports the opportunity to create a number of new residential subdivisions to the Mountain House Community.

Area 1 is comprised of 22.59 acres and the application proposes to create 143 new residential lots. Area 1 is proposed as a new residential development between DeAnza Blvd and Mountain House Parkway. This will be the first residential development constructed in this space historically reserved for job generating land uses.



Area 2 is comprised of 17.83 acres and the application suggests the creation of 106 new residential lots. Special design considerations are necessary for the lots which front along Main Street and Central Parkway to comply with the requirements of the MH Master Plan and Specific Plan I.



Area 3 is comprised of 20.29 acres and the proposed project would suggest the creation of 81 residential lots. Special design consideration is necessary for the western edge of this project to buffer existing agricultural operations westerly of the development in Alameda County.

