



MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

*"To Provide Responsive Service to our Growing Community
that Exceeds Expectations at a Fair Value"*

STAFF REPORT

AGENDA TITLE: General Manager Update on District Activities

MEETING DATE: April 14, 2021

PREPARED BY: Steven J. Pinkerton, General Manager

Community Meetings

In coordination with the Board, staff is conducting a series of community meetings this year. The first meeting was held on Tuesday, March 16. Topics included presentations from developers and updates on the parks strategic plan, bike and pedestrian plan, and incorporation. We also had a discussion on transportation issues.

Future community meetings are being planned for June 15 and another in early fall. The June meeting will focus on public safety and Master Restrictions. It is anticipated that the fall meeting will focus on upcoming projects, in particular the expansion of Central Park.

Wicklund Mailboxes

Staff reached out to the local residents who expressed interest in participating on the committee to review options for securing the Wicklund Neighborhood mailboxes. We were not able to secure a date in March that worked for the participants. I anticipate holding an initial meeting with the group later this month.

Public Safety

Staff is presenting consultant reports related to police services at tonight's meeting. The Fire services report may take a little longer to complete, particularly with Chief McArn stepping down as French Camp Fire Chief. Captain James Miller is serving as Chief on an interim basis. I will be reaching out to the interim Chief to assist us in the completion of the study.

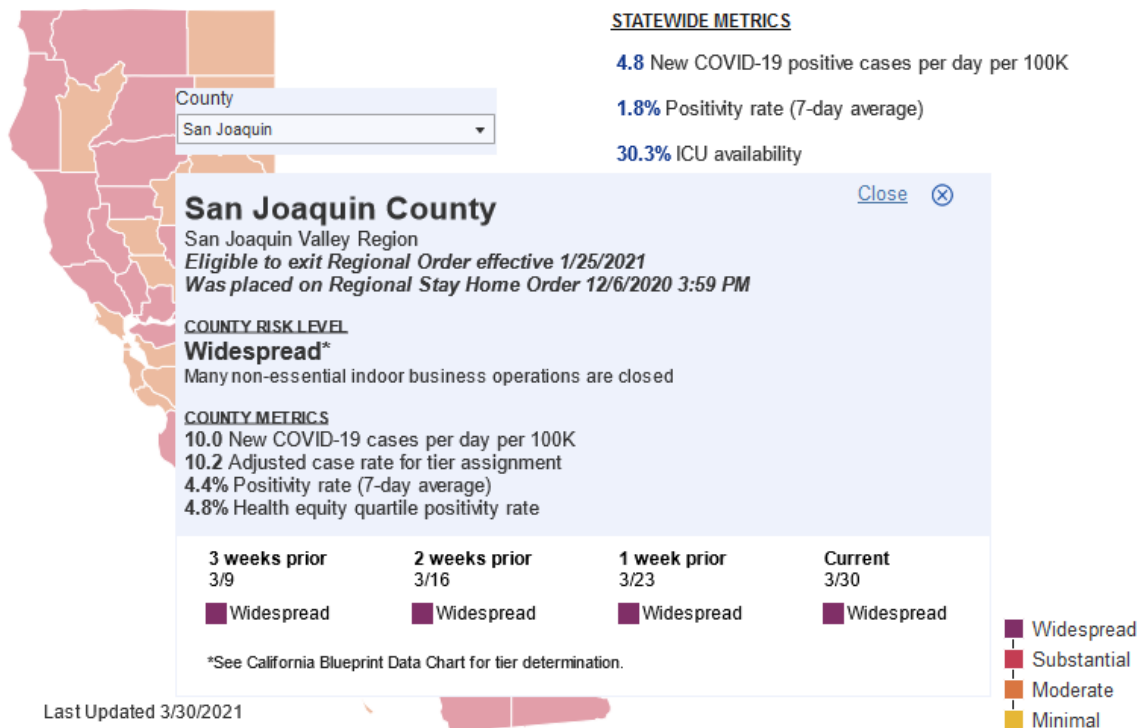
COVID -19 Response

As of March 30, 2021, San Joaquin County remains in the purple, or widespread, tier. Our County has been in the purple tier since mid-November. Cases have dropped significantly from peak levels experienced in December and January, but the County's daily case rate is still above the levels needed for the County to migrate to red tier. On a positive note, the County's test positivity rate has dipped into red tier status. However, both metrics need to be met before migration to the next tier can be considered.

Mountain House has had 887 COVID+ cases and four deaths as of March 31, 2021. Our total case rate of 377 per 10,000 residents is the lowest of any community in San Joaquin County. The next lowest COVID+ rate is Tracy at 730 cases per 10,000 residents. The City of Stockton has the highest rate in the County at 935 cases per 10,000 residents. There have been a total of 69,846

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cases and 1,301 deaths in San Joaquin County. County Health estimates that there are 1,288 active cases.



Hospitalization rates are also dropping. Approximately 14 percent of county-wide hospital beds are occupied by COVID cases. Intensive care units are down to 101 percent of traditional capacity, which is the lowest rate since November.

The Town Hall will remain closed to the public while we complete and implement our guidelines for a safe, orderly, and measured return to normal operations. Protecting our staff, residents and business partners is of utmost importance. Reopening protocols will include requiring face coverings in our buildings, maintaining social distancing, providing hand disinfectant dispensing stations, conducting meetings virtually, working remotely, staggering schedules, and limiting hours of operation and capacity. While we are not yet in a position to open to the public, we have installed additional plexiglass shielding at the first-floor service counter and at the Board room dais. We will install social distancing decals on the floors in the customer service area.

I receive weekly updates from the San Joaquin County Public Health Department and periodically discuss best practices and public building reopening protocols with other City Managers in the region. Most cities are anticipating reopening indoor facilities when the yellow, or minimal, tier is reached.

We continue to update the District website and our social media sites with links to COVID-19 related materials. Besides including District-specific information, you can also access important

materials from the County's Public Health Department, the Governor's office, and the pertinent County and State orders related to COVID-19.

Vaccination and Testing Information – From SJReady Office of Emergency Services

<https://sjready.org/events/covid19/vaccines.html>

The SJReady website provides information on the availability of and eligibility for vaccinations as well as vaccine events and providers and testing sites. As of March 24, San Joaquin County had received 150,000 doses of the vaccine. Visit the website above to sign up for the vaccine. You will be screened to see if you currently qualify.

COVID-19 Testing Sites

COVID testing is available at various sites, as listed on Attachment A to this staff report. The attachment shows contact information for members of various medical networks and free testing sites for persons without medical insurance or a health care provider.

COVID -19 Financial Assistance

On December 15, 2020, San Joaquin County Board of Supervisors approved a new round of small business grants. The Supervisors approved \$10 million to provide assistance with expenses for rent, mortgage, utilities and personal protective equipment for small businesses who suffered financial harm caused by the pandemic. The maximum grant amount is \$25,000. As of January 21, 2021, the County had received nearly 1,000 applications. The total cost of funding all applications received to date would be approximately \$20 million, which is double the available funding. Once the original \$10 million has been granted to those who qualify on a first-come, first-served basis, the remaining applications will be on hold pending additional funding.

In addition, the Board of Supervisors launched a \$5 million Family COVID-19 Assistance Grant Program, which will provide financial assistance to individuals and families residing in the County who are struggling with rent, mortgage, and utility costs. Grants are awarded on a first-come, first-served basis and the maximum grant is \$5,000. Families must have incomes below specified thresholds in order to qualify for the assistance. As of February 9, 2021, the County had received an estimated 3,800 applications. The total cost of funding all applications received to date would be more than double the available funding. However, the County has received \$13.2 million in federal funding for a similar program. Once the original \$5 million has been granted to those who qualify on a first-come, first-served basis, the County hopes to apply the additional funding to the remaining applications that have been placed on hold. For additional information on the family assistance program, contact FamilyCovidGrantQuestions@sjgov.org.

For additional information and application forms for both of these grant programs, go to: <https://www.sjgov.org/covid19/grants/>.

Public Parks

In accordance with California COVID-19 guidelines, we have posted signage at parks encouraging visitors to comply with face covering and social distancing protocols and limit their stay to thirty minutes when others are waiting. Park restrooms remain closed. Recreation programs and rentals of District facilities will remain on hold until the County achieves a Tier that warrants an easing of restrictions. We are now renting sports fields for practices, drills, conditioning, and team play. Tennis courts can be reserved for singles play. More information is available on our website at <https://secure.recl.com/CA/mountain-house-community-services-district/catalog>.

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On February 26, 2021, the California Department of Public Health issued guidance on youth and adult recreational sports permitted by the current tier of the county. See Attachment B for a listing of activities permitted in the purple tier. Activities in the purple tier include only outdoor, low contact sports. Visit <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/outdoor-indoor-recreational-sports.aspx> for more information and guidance on masking and social distancing requirements for outdoor activities.

Finance and Accounting

Staff kicked off the budget preparation for fiscal year 2021-2022 in February. We are using OpenGov to compile departmental budget requests. We will distribute the proposed budget to the Board at the end of April and conduct a budget workshop on May 5th.

Information for fiscal year 2020-2021 is now available on-line with access from our website. OpenGov will provide the community current and transparent information on the District's financial transactions. We plan to include a demonstration of OpenGov at a future Board meeting.

We will be implementing two new modules of our accounting system – cash receipting/accounts receivable and fixed assets. Those functions are currently maintained manually.

Risk Management/Human Resources

Nicole Adamo, District Clerk, completed a risk management assessment of the District with the assistance of Management Strategies Group. Nicole is also reviewing and updating the return to work protocols discussed above. Staff meets routinely to discuss risk assessment and avoidance.

Recreation

Staff normally includes an item on the January Board agenda requesting approval of the calendar of events for the upcoming year. In light of our return to the purple (widespread) tier, the ability to offer community events and classes through spring and early summer of 2021 is uncertain. We will monitor COVID-19 conditions and health orders and recommend future events as deemed safe and appropriate.

While facilities are closed to the public and events and programming are suspended, staff is working on updating policies and desk manuals in conjunction with the on-going development of the recreation strategic plan.

Web Services

Nicole Adamo and Angel Lamb are taking the lead in the on-going upkeep of Open Town Hall, an on-line resource we will use to provide information to the public about District operations and development activity. We will also use the program to conduct surveys and educate and engage the community.

To view the responses to on-line surveys, go to the following link:

https://www.opentownhall.com/portals/391/forum_home and click on one of the surveys.

We recently published surveys on retail preferences for the new shopping center and parking of non-standard vehicles on community streets. Both surveys are now closed. The retail survey had 1,861 visitors and 1,346 responses and the non-standard vehicle survey had 658 visitors and 434 responses. These results demonstrate the effectiveness of this survey tool and the keen interest of the residents in community activities.

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As technology evolves, our website is nearing the end of its useful life. Staff is in the process of converting to a new Granicus platform. Angel Lamb, Glenda Corona, Administrative Assistant, and Nicole Adamo are coordinating with other staff to help frame our needs and vision for the website. We are working on the development of and transition to the new website.

Our goal is to design a site that is informative, up-to-date, easy to navigate and maintain, internally consistent, and pleasing to view. Departments will be expected to contribute content by describing areas of responsibilities, providing on-line forms and FAQs, and giving updates on developments that will impact residents, such as road closures. We will be sharing the beta site with the Board as it becomes available. We expect to complete the project within a year.

Social Media

Angel Lamb manages the District's Facebook and Nextdoor accounts. We have 2,850 followers on Facebook and we are able to connect with 5,000 households on Nextdoor. We post a variety of information and updates on both platforms including COVID-19 announcements, Library services, links to West Valley Disposal for street sweeping and garbage pickup, street closures, construction delays, notifications of surveys available on Open Town Hall, and recreation events and classes. We share our posts with community Facebook accounts, which gives us exposure to their combined 18,000 followers. Residents can sign up for blast emails using the "sign up" button on our Facebook account, as shown on the following screenshot.



Utility Billing

Utility billing and collection continues to be impacted by Governor Newsom's Executive Order which suspends water shutoffs during the COVID-19 health emergency. We are suspending late fees and shut offs for non-payment of utility bills. The amounts owed are not being forgiven,

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therefore we anticipate many requests for payment plan options. We will also be placing liens on properties to protect the District's interests in collecting these revenues.

When a utility customer sets up an account, they indicate on their application for services the address where utility bills are to be mailed. That same mailing address is used for late notices. However, we send notices of liens to the owner's mailing address if different than the service address on the application.

Library Operations

We are looking forward to celebrating the long-overdue grand opening of our new facilities. We are coordinating the Grand Opening event with our partners at Stockton/San Joaquin Library. Once the current COVID-19 restrictions are relaxed and we can ensure the safety of our residents in a large gathering, we will be scheduling a date for the Grand Opening.

In June, 2020 following state guidelines, the Library launched limited curbside service. With curbside service, customers can visit library branches Monday, Tuesday and Thursday 10am-6pm, Wednesday 1pm – 6pm, and Friday 10am-5pm to pick up requested holds and utilize reference services. In addition, staff continue to offer remote reference and customer account services via telephone and a robust slate of virtual programming via social media platforms.

We are pleased to announce that under the purple tier of California's Blueprint for a Safer Economy, libraries can now open at 25% capacity. With continued decline of positive COVID-19 infections in San Joaquin County, the Library plans to return to its full operational schedule with a staged approach.

The first stage provides library access during the last four hours of the day (Monday-Friday) for in-person browsing and computer use. This stage began on March 22, 2021. Library administration will assess the expansion of hours to the pre-COVID schedule as conditions warrant. Capacity of persons in the buildings will be determined by the current applicable State guidance.

Precautions being implemented for in-person library use include:

- Face coverings will continue to be required. If patrons do not have a covering, library staff will provide;
- Patrons will be greeted in the lobby and advised of new procedures including:
 - 30-minute time limit for library usage
 - No seating except at computer stations
 - Program and study rooms not available for public use
- Computers will be available based on social distancing guidelines and one person per computer for a 30-minute time limit. The computers will be cleaned after each use;
- Staff will continue providing virtual programming; there will be no in-person programming at this time.

Beginning Monday, March 22, 2021, Library hours of operation are as follows:

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Monday	Curbside: 10 am-6 pm	Browsing/Computer Hours 2pm-6pm
Tuesday	Curbside: 10 am-6 pm	Browsing/Computer Hours 2pm-6pm
Wednesday	Curbside: 1 pm-6 pm	Browsing/Computer Hours 2pm-6pm
Thursday	Curbside: 10 am-6 pm	Browsing/Computer Hours 2pm-6pm
Friday	Curbside: 10 am-5 pm	Browsing/Computer Hours 1pm-5pm

The Library system is offering virtual story times, professional performer programs, book clubs, and crafts. Staff is performing virtual outreach within the community and through the schools. They are also providing make-and-take crafts to patrons, featuring a different craft each week. The Link+ borrowing system, an agreement the library has with 52 other systems to share materials, gives customers access to materials throughout that system. In addition, the Library now issues eCards that provide online access to entertainment and tutoring databases.

Staff is glad to see that our visits have gone up once again to approximately 150 patrons a day since the limited browsing hours were implemented. Patrons still use library curbside service when convenient. New families continue to find the library and open new library accounts.

Librarian Kathleen Buffleben announced the appointment of Jenni Fontanilla as Deputy Director of Community Services/City Librarian. Jenni has been with the Library for 15 years and has served in a variety of capacities – branch librarian, collection development, technical services, and library manager of several branches. Her wealth of knowledge and experience is allowing for a very smooth transition and she looks forward to working with the Mountain House community.

For more information on Library programs and services visit <http://www.ssjcpl.org/>.

The Library is open – please come by to see what we have to offer!



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Code Compliance Public Outreach

Staff is working to develop an outreach plan for the community. We are planning a public meeting to present the Code Compliance Guide and guidance on typical requests, such as landscape improvements, driveway extension, backyard improvements and modification to the exterior of homes. We have started publishing periodic informational updates on social media on related items for the community. We will share with the community this information through two virtual meetings to educate the residents regarding Master Restrictions and CC&R requirements.

Non-Standard Vehicle Parking in the Community

Staff has completed a survey of existing ordinances for nearby communities for recreational vehicles, boats and non-standards vehicles. In addition, staff has developed a survey to better understand the needs of the residents for parking of these vehicles in the community and associated concerns from other residents. The results of the survey will be presented to the Board at a future meeting.

One Voice® Grant Applications

Last year's trip to Washington DC was cancelled due to COVID-19 issues. For this year, there are plans for virtual meetings in April and June and potentially a trip to Washington DC in October. In March 2020, the Board passed a Resolution to submit grant projects for the One-Voice® program. This year, staff submitted two new projects for funding consideration. The two projects are the creek restoration work and the expansion of the security camera system and fiber optics communication system. The submitted projects are attached to this update (Attachments C and D).

Grant Line Road West Improvements (Alameda County)

The staff is currently working with the County's legal team to develop a formal agreement for the final design and delivery of the project. Staff expects completion of the final design by spring of 2022 and completion of construction by the spring of 2023. District staff has developed a funding plan in association with Mountain House Developers (MHD) and Mountain House Investors (MHI), who are obligated to complete the project.

Parks, Recreation, and Leisure Plan Update and Recreation Strategic Plan

Staff is continuing to work with MIG to finalize the Parks, Recreation, and Leisure Plan update and the Recreation Strategic Plan. The Bicycle and Pedestrian study recommendations have been merged with the Parks and Recreation Plan for a unified approach to the community plan.

An overview of the parks and trails was presented and discussed at the community workshop in March. The public was very positive towards the plans and anxious for construction of additional recreational amenities within the community. Staff expects to present the final draft of the document to the Board in May. Once the Parks, Recreation, and Leisure Plan is updated, we will have to update the Master Plan and Specific Plans. This would require coordination with the County.

Bicycle and Pedestrian Master Plan

Bicycle trails and improvements were also discussed at the public workshop in March. Several individuals commented on the desire for additional bike paths within the community. The final report is expected to come back before the Board at the May meeting. Any recommendations must be incorporated in the Master Plan and Specific Plans. This would require coordination with the County.

North of Byron

Mountain House Developers has submitted modifications to the proposed layout of their project located north of Byron Road. The request includes multiple phases and will ultimately require modifications to the Master Plan and Specific Plan II. CSD staff is working closely with County staff and MHD to review the proposal.

Indoor Sports Facility

CSD staff has been working with county staff to allow for an indoor sports facility at the Mountain House Technology Center. The facility will include eight badminton courts within approximately 12,000 square feet of tenant space. The facility would employ seven people. The applicant is working with county staff now to obtain necessary permits and a business license.

Cordes Village Plaza

The shopping center currently under construction at the northeast corner of Tradition Street and Parco Avenue has all eight tenant spaces leased out. The tenants include a restaurant, dentist, tea shop, robotics programming for children, a sandwich shop, salon, martial arts studio and a preschool. The owner of the building anticipates the center will open in June 2021.

Grant Line Road Construction

The contractor is currently working on the completion of the streetlights, landscaping, and traffic signal installation. It is expected that the equipment will arrive in three months, and all remaining work will be completed by December 2021.

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The second phase of Grant Line Road construction from Central Parkway to Great Valley Parkway started in early February. The contractor has begun the clearing and grading operation. It is expected that road widening will be substantially completed by April 2022.



Questa Residential Tree Issues

Questa contains approximately 2,000 residential trees. About 1,200 of these trees are Chinese Hackberry trees located between the curb and sidewalk within the District right of way. The property owner is required to maintain these trees. Out of these 1,200 Chinese Hackberry trees, about 25 percent are infested with scale or aphids on a yearly basis. This causes a honeydew mist that is actually the waste of the insect to drop on sidewalks or cars, etc. and causes a sticky residue to build up. This washes off with water but becomes quite a nuisance. The treatment these trees require is an insecticidal application. A topical application is difficult in a populated environment, so it is recommended that a systemic application be applied by soil injection near the tree root zone. This is applied by licensed contractors and supervised by an arborist.

We have obtained a not to exceed cost of \$32,325 from West Coast Arborist (WCA) to apply this treatment to the infested trees in Questa. WCA started on March 29, 2021 and is expected to finish by April 2, 2021. Results are experienced within two weeks and are effective for one season. Upon the first application, the following season is not as serious. This allows the tree to regain stamina and fight against future pests.

Arterial Roadway Repairs Project

The arterial roadways repair project is under construction. Tom Mayo was the selected contractor. The contractor completed Bethany Road repair in 2020 and started the work on the arterials in March 2021. They have proposed, and the District has approved, a traffic control plan to close

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one side of the arterial roadways and allow the two-way traffic to be placed on one side while the repair work is done on the other side. This helps to expedite the project and provide a safer traffic condition for the community residents travelling through the construction zone.

COVID-19 TESTING SITES IN SAN JOAQUIN COUNTY

All sites listed below offer nasal swab (diagnostic) testing.

Testing Available for Members/Patients Only*

If you need to be tested for COVID-19, contact your health care provider for assessment and referral.

Adventist Health

(844) 542-8840

<https://adventisthealth.org/>

Community Medical Centers

(209) 636-5400

<https://communitymedicalcenters.org/>

Dameron Hospital

(209) 944-5550

<https://dameronhospital.org/>

Dignity Health Medical Foundation - Stockton

(209) 475-5500

<https://dignityhealth.org/central-california/medical-group/stockton>

Kaiser Foundation Hospital Manteca

(209) 824-5051

<https://healthy.kaiserpermanente.org/>

Kaiser Permanente Stockton

(209) 476-2000

<https://healthy.kaiserpermanente.org/>

San Joaquin General Hospital and Clinics

(209) 468-6000

<https://sanjoaquingeneral.org/>

Sutter Stockton Medical Plaza / Sutter Tracy Community Hospital

(866) 961-2889

<https://sutterhealth.org/>

Free Testing Sites

If you don't have health insurance or a health care provider, contact these free testing sites.

OptumServe

(888) 634-1123

<http://lhi.care/covidtesting>

Project Baseline (Verily) / Rite Aid

<https://projectbaseline.com/>

City of Tracy / Planned Parenthood

<http://testing.plan-your-care.org/>

CVS, Manteca

<https://cvs.com/minuteclinic/covid-19-testing>

***Testing criteria varies by provider**

California Department of Public Health
Guidance Effective 2/26/2021

Table: Youth and Adult Recreational Sports* Permitted by Current Tier of County

Widespread Tier (Purple) 1	Substantial Tier (Red) 2	Moderate Tier (Orange) 3	Minimal Tier (Yellow) 4
Outdoor low-contact sports <ul style="list-style-type: none"> • Archery • Badminton (singles) • Biking • Bocce • Corn hole • Cross country • Dance (no contact) • Disc golf • Equestrian events (including rodeos) that involve only a single rider at a time • Fencing • Golf • Ice and roller skating (no contact) • Lawn bowling • Martial arts (no contact) • Physical training programs (e.g., yoga, Zumba, Tai chi) • Pickleball (singles) • Rowing/crew (with 1 person) • Running • Shuffleboard • Skeet shooting 	Outdoor moderate-contact sports <ul style="list-style-type: none"> • Badminton (doubles) • Baseball • Cheerleading • Dodgeball • Field hockey • Gymnastics • Kickball • Lacrosse (girls/women) • Pickleball (doubles) • Softball • Tennis (doubles) • Volleyball 	Outdoor high-contact sports <ul style="list-style-type: none"> • Basketball • Football • Ice hockey • Lacrosse (boys/men) • Rugby • Rowing/crew (with 2 or more people) • Soccer • Water polo Indoor low-contact sports <ul style="list-style-type: none"> • Badminton (singles) • Curling • Dance (no contact) • Gymnastics • Ice skating (individual) • Physical training • Pickleball (singles) • Swimming and diving • Tennis (singles) • Track and field • Bowling 	Indoor moderate-contact sports <ul style="list-style-type: none"> • Badminton (doubles) • Cheerleading • Dance (intermittent contact) • Dodgeball • Kickball • Pickleball (doubles) • Racquetball • Squash • Tennis (doubles) • Volleyball Indoor high-contact sports <ul style="list-style-type: none"> • Basketball • Boxing • Ice hockey • Ice skating (pairs) • Martial arts • Roller derby • Soccer • Water polo • Wrestling
<ul style="list-style-type: none"> • Skiing and snowboarding • Snowshoeing • Swimming and diving • Tennis (singles) • Track and field • Walking and hiking 			

<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/outdoor-indoor-recreational-sports.aspx>

San Joaquin One Voice® Project Request **Mountain House Creek Enhancement Project**

Requesting Entity: (please include address)

Mountain House Community Services District (MHCSD)
251 Main Street
Mountain House, CA 95391

Lobbyist/Governmental Affairs Representative:

Steve Pinkerton, General Manager

Project Title:

Mountain House Creek Enhancement Project
Environmental Sustainability Category

Project Summary:

Mountain House Creek flows approximately 3 miles through the town of Mountain House, California, in a man-made corridor bordered by the town of Mountain House on both sides of the corridor. Prior to the construction of the existing facility in 2006, Mountain House Creek was an agricultural ditch that had been extensively modified by farming. The existing facility, including the creek, BMPs, and the entire creek corridor, was constructed to convey stormwater and flood flows, provide mitigation for the loss of wetlands caused by construction of the town, and provide a park and other amenities.

The creek receives stormwater runoff from all of the Mountain House and the adjacent campus of San Joaquin Delta Community College. For much of the town of Mountain House, stormwater is collected from streets by curbs and gutters and enters the storm drain system through catch basins. The stormwater then flows in storm drain pipes to a BMP located along the creek.

The creek corridor includes three maintenance zones, each with distinct maintenance procedures and regulatory requirements. The three zones are:

1. The Park Area - The Park Area is the portion of the creek corridor that is typically farthest from the creek and includes a variety of park amenities such as walking paths, sitting areas, picnic tables, and landscaped spaces.
2. Storm Water Best Management Plan (BMP) Zone - The BMP Zone consists of stormwater treatment facilities, or BMPs, and a portion of the creek corridor surrounding each BMP. The BMP Zone includes storm drain outfalls, berms, and shorelines.
3. Waters of United States - WOUS is a term used to describe areas subject to regulation under Section 404 of the Clean Water Act. Although the Mountain House Creek corridor is man-made, the WOUS zone within the creek is subject to USACE 404 Permit regulations in the same way a fully natural creek would be. During flood conditions in the creek, typically a flood larger than a 5-year to 10-year event, water from the WOUS will inundate portions of the BMP Zone and Park Area.

San Joaquin One Voice® Project Request Mountain House Creek Enhancement Project

The proposed project will revitalize the stormwater conveyance corridor, including the repair of the existing areas, improvements to the access, which has been severely limited, especially in the lower creek area and modification of the access points and roads/trails, that must be re-built. The project will enhance this facility, which has a significant role in stormwater management for Mountain House, as well as restoring the area for recreational use and natural habitat consistent with the creek permitting requirements.

Mountain House CSD has initiated an engineering study to review all permitting requirements and to develop final engineering solutions and cost estimates. This project will provide funding for the construction and implementation of the consultant's recommendations. It is expected that with funding availability, the remedial and enhancement work can commence by mid 2021 and be completed within four years, with the anticipated completion by 2025.

Total Project Cost:

Mountain House Creek Enhancement Project	
Item	Total
Clear and Debris Removal	\$ 150,000
Access Improvement	\$ 250,000
Outfall Repair	\$ 350,000
Creek Berm/Dam Repair	\$ 250,000
BMP Basin Erosion Deterrent	\$ 200,000
Sub-Total	\$ 1,200,000
Support at 25%	\$ 300,000
Contingency at 15%	\$ 225,000
Total	\$ 1,725,000
Matching Funds at 35%	\$ 603,750
Amount Requested	\$ 1,121,250

Amount Being Requested (if less than total):

\$1,121,250

Sources and Amounts of Matching Funds:

Local Funds.

Funding History:

The Mountain House CSD has approved and funded the engineering study.

Current Project Status:

The engineering and permitting study will commence Spring of 2021.

San Joaquin One Voice® Project Request
Mountain House Creek Enhancement Project

Attachments:

Map of the area.

San Joaquin One Voice® Project Request

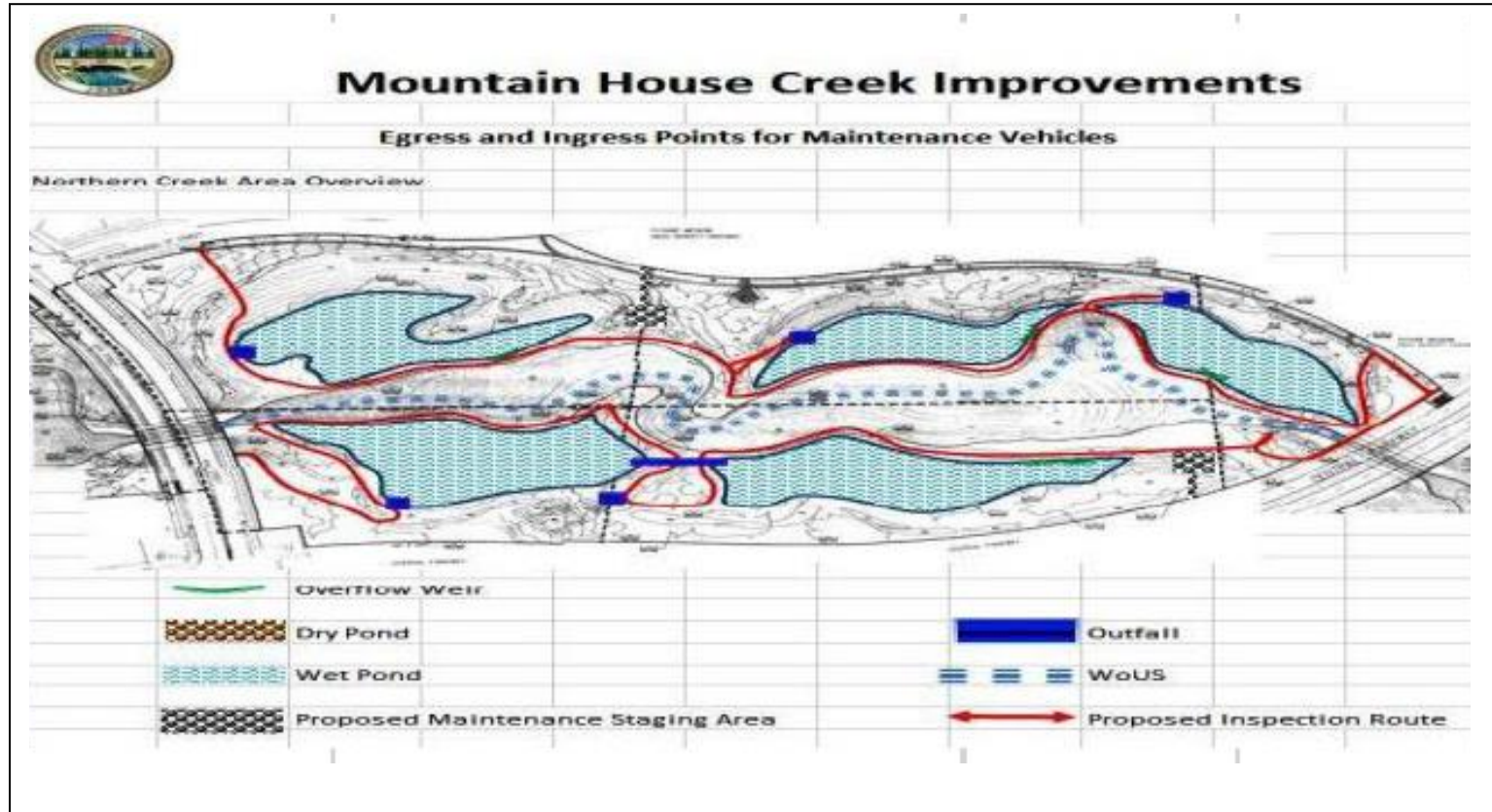
Mountain House Creek Enhancement Project

Corridor Map



San Joaquin One Voice® Project Request
Mountain House Creek Enhancement Project

Creek Profile



San Joaquin One Voice® Project Request
Mountain House Community- Technology and Security Monitoring System

Requesting Entity:

Mountain House Community Services District (MHCS D)
251 Main Street
Mountain House, CA 95391

Lobbyist/Governmental Affairs Representative:

Steve Pinkerton, MHCS D General Manager

Project Title:

***Mountain House Community-Wide Security Monitoring System
Innovation and Technology Category***

Project Summary:

The current population in Mountain House is 22,000 and growing at an unprecedented rate, with a full build-out in approximately 10-years, at which time the population of the City will reach 45,000 residents. Currently, the District uses a combination of private security personal as well as the San Joaquin County Sherriff's Department for law enforcement.

During the last few years, there has been a rise in theft and vandalism in the District. In addition, with limited law enforcement resources, a camera-based security monitoring system will enable the District to efficiently monitor the condition, notify appropriate law enforcement personnel and reduce crimes, theft, and vandalism in the District. This type of system will reduce the cost of law enforce provide a superior process for follow-up investigations and evidence gathering.

The proposed project will add a combination of License Plate Reader (LPR) cameras at the entry points to the community, multi-sensor cameras, and Pan-Tilt-Zoom (PTZ) cameras at major intersections, near parks and schools and future commercial sites. The system will use a combination of wireless and hardwired fiber optics communication systems.

The District has prepared a Master Plan and will be moving forward with the implementation of the first phase of the project. This request will provide funding for the current build-out and communication network. The District has programmed the first phase of the project for the 2020-21 budget, which will be implemented by Summer of 2021. The District will pay for the on-going operations and maintenance expenses, which will reduce the law enforcement expenditures.

San Joaquin One Voice® Project Request
Mountain House Community-Wide Security Monitoring System

Total Project Cost:

Item	Total
Signs	\$ 5,250
PTZ Camera	\$ 75,000
Multi-Sensor Camera	\$ 240,000
LPR Camera	\$ 135,000
Poles and Other Infrastructure	\$ 90,000
Fiber Optic Cable	\$ 369,600
Network Equipment	\$ 100,000
Server and Storage System	\$ 75,000
Sub-Total	\$ 1,089,850
Support at 20%	\$ 272,463
Contingency at 20%	\$ 272,463
Total	\$ 1,634,775
Matching Funds	\$ 542,677
Amount Requested	\$ 1,092,098

Amount Being Requested (if less than total):

\$1,092,100

Sources and Amounts of Matching Funds:

Local Funds.

Funding History:

Mountain House uses a combination of taxes and other fees to finance public works projects and law enforcement services.

Current Project Status:

The MHCSO Board has approved the first phase of the project and construction for the initial phase will begin April 2021.

Attachments:

See the attached map of the preliminary camera layout.

San Joaquin One Voice® Project Request

Mountain House Community- Technology and Security Monitoring System

Corridor Map

