



## 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:** August 20, 2020

**PREPARED BY:** Steven J. Pinkerton, General Manager

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#### **COVID -19 Response**

The Town Hall and Library will remain closed to the public until we receive further guidance from the County. We have continued the closure of all public restrooms in our parks and are discouraging any gatherings or use of play equipment. We recently added additional signage to help educate our residents and visitors regarding the current protocols for park access. The Sheriff and Rank Security are also educating the public on park protocols as necessary.

Because of recent spikes in positive results for COVID testing, we are unsure when the County will allow re-opening or modifying the orders regarding recreational activities.

I continue to receive daily updates from the San Joaquin County Public Health Department and I am periodically discussing best practices with other City Managers in the region.

We will continue to comply with state and county directives and are following best practices of our neighboring communities. Once we determine when we can have the building COVID-compliant for our staff and customers, we will set a re-opening date for the building. However, even when the building can be opened to the public, we anticipate limited hours of service.

We are working on a strategy for re-opening District facilities, including Town Hall. We have retained the services of a consultant specializing in safety and hazmat assessments. The consultant toured the Town Hall and Library and made recommendations such as the use of face masks, social distancing, continued closure to the public, and limitations on occupancy of conference rooms.

We are implementing protocols to reduce health risks to staff and to the public, including social distancing, reassignment of seating arrangements, staggered schedules, requirements for face coverings, banning in-person meetings with non-employees, and reduced hours of service to the public. We are installing 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.

Utility billing and collection continues to be impacted by Governor Newsom's Executive Order temporary suspension of 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, therefore we anticipate many requests for payment plan options.

## DISCUSSION ITEM 10.2

We have suspended facility and field rentals and canceled recreation events until we receive guidelines from the County.

Teleconferencing with fellow staff and consultants is working well. To the extent practicable, staff is working remotely in order to limit exposure. Until further notice, our Board meetings will be conducted using the Zoom platform and public attendance will be prohibited.

We continue to update the District website 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.

### **Risk Management/Human Resources**

Nicole Adamo, District Clerk, is coordinating the development of a comprehensive risk management program. Nicole is working with Bonnie Kolesar of Management Strategies Group to conduct a risk assessment of our current risk management program. Nicole is also working with an industrial hygienist, Pamela Murcell of KWA Safety and HazMat Consultants, to develop the return to work strategy described above.

Nicole is working with our labor negotiator, to review and update the District's personnel policy. This project will help reduce potential liabilities, ensure compliance with federal and state requirements, and result in the development of procedures that will make our processes more efficient and consistent.

Nicole is also coordinating a salary survey for French Camp McKinley Fire District staff assigned to the District as approved by the Board on July 8, 2020.

### **Administrative Services**

Staff has been trained on the use of Open Town Hall. Nicole Adamo and Angel Lamb, Recreation/Communications Coordinator, will take the lead in the on-going upkeep of this program. We will use Open Town Hall 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. We have conducted two surveys on Open Town Hall to date: "How can MHCSO improve its public communication and outreach methods to more efficiently inform and engage the community?" that had 215 respondents; and "What types of parks and recreation opportunities do we need?", that allows responses through this Friday, has already had over 600 respondents.

To view the more detailed responses, go to the following link:

[https://www.opentownhall.com/portals/391/forum\\_home](https://www.opentownhall.com/portals/391/forum_home)

And then click on the respective survey. A summary of the first survey is also attached.

Thomas Retchless, Finance Director, is finalizing the testing and implementation of the OpenGov program, a system that will enhance financial transparency and accountability. Thomas and Denae DeGough, Accounting Manager, have completed the interim audit assignments from Richardson & Company for the fiscal year 2019-2020 audit and are working to close the fiscal year. We expect to have the audit completed by November 2020. The timeliness of the audit has continued to improve over the last few years.

Danielle Clayton, Management Analyst, has provided information on the special tax levies to be added to the tax rolls. Consultants for the Lighting and Landscaping Districts have also provided assessments to the County.

**District Website**

As technology evolves, our Website is nearing the end of its useful life. Staff has retained MoreThanTalk, LLC to assist with a thorough review and update of the District's Website. Danielle Clayton, Management Analyst, and Angel Lamb, Recreation/Communications Coordinator, will be working with the consultant and District staff to help frame our needs and vision for the 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 during construction. We will be sharing the beta site with the Board as it becomes available. We expect to complete the project within a year.

**Update on the sewer backup at the Town Hall and Library**

On Thursday July 30, 2020 there was a blockage in the sanitary sewer lateral connection to the main sewer line in the secured parking lot. The blockage caused most of the drains on the first floor to flood the floors around them.

Staff, Inframark, Teichert and Reeves Knight came to the site and determined that it was a lateral issue and after releasing the pressure by opening the clean out in the planter area, which stopped the flooding, they left the site. ServPro was contacted and they came immediately to clean up the flooded areas and shampoo the carpets, clean the floors and assess the damage.

SDRMA was contacted for insurance purposes and to place a claim. SDRMA has contacted ServPro to come back and make a formal assessment of all possible damage to carpet, baseboards and sheetrock, if any. They were asked to do a moisture survey which they completed on August 13, 2020. Staff is awaiting a final report from ServPro.

Staff has scheduled a weekly meeting to discuss this issue and deal with the cleanup and replacement of the flooring as needed and develop a solution to avoid this problem in the future.

**Town Hall and 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 the meantime, Library staff instituted lobby service on June 11, 2020. Services provided include:

- Table at front door to assist customers
- Retrieval of hold items
- Retrieval of items from shelves
- Quick reference/referral service

Lobby service will not include:

- Access to the library building
- Issuance of library cards, although patrons can still obtain a library card by phone

The lobby service has been a great success and we are hopeful library staff can further expand services as our health emergency subsides.

The virtual programming the Library has been providing during the closure will continue with slightly less regularity. The summer reading program will be offered virtually this year, but all readers will be able to pick up completion prizes at their home branches.

- *Four hundred twenty-five readers - kids, teens and adults - read 3,578 books in the Summer Reading Program. That number of volumes is higher than any other site in the Stockton-San Joaquin Co. Public Library system.*
- *One hundred thirty-seven readers participated in the In and Out Burger "Cover to Cover" reading program. Participants received a free burger, cheeseburger or cheese sandwich.*

A new Circulation Assistant, Nathan Maez, started full time on August 3. He replaced Norene Waters who moved to the Cesar Chavez Branch.

The Link+ borrowing system, an agreement the library has with 52 other systems to share materials, had been closed since early spring. It just re-opened on July 27th. Now customers have access once again to materials throughout that system. Operating hours for the lobby service are Mondays, Tuesdays and Wednesdays from 1:00pm to 6:00pm and Thursdays and Fridays from 10:00am to 3:00pm.

### **Public Safety**

Staff is working with Management Strategies Group (MSG) and French Camp Fire to finalize the study for the North of Bryon Road Fire Station. MSG is reviewing the previous Station design, analyzing response times and determining the timing of improvements to coordinate with development north of Byron Road. We are hoping to wrap up the study in the next 30-60 days.

Lieutenant Art Harty, who oversees Mountain House-assigned Sheriff's officers, is being given a new assignment as of August 17, 2020. Sergeant Daryl Labarthe will be promoted to Lieutenant and will be taking over the responsibilities for Mountain House. He will be attending the August 20, 2020 Board Meeting in order to meet the Board of Directors. Sergeant Labarthe has extensive experience working in the Community Car program and other Community-Oriented Policing initiatives operated by the Sheriff's Office.

**Code Enforcement Statistics**

Total citations issued	46
Parking-related citations	41
Administrative/property/landscaping citations	5
Appeal – parking related	6
Request for change or variations of Master Restrictions	23
Approval permits for property changes approved	17
Approval permits for property changes pending	6

Staff has ordered signs to help restrict parking on District streets, particularly boats, RVs and trailers. Due to the ongoing COVID-19 pandemic more vehicles are on the streets with more residents working from home.

Due to the current situation, staff will focus on warnings for standard vehicles and citations reserved for non-standard and abandoned vehicles and expired tags.

**Municipal Incorporation**

The Board of Directors approved the scope of work with Berkson Associates for the Initial Financial Analysis (IFA) at the February Board meeting. Staff has met with the consultant to compile information for the study. We have also held several teleconference meetings with the LAFCo Executive Director and San Joaquin County Planning Department to discuss the future steps in the process.

In addition, staff has retained the services of Kosmont Companies, a firm that specializes in assessing the potential for near-term and mid-term commercial development. This consultant determined the revenue potential for commercial development in Mountain House under alternative scenarios. One scenario assumed municipal incorporation and an active economic development function. The second scenario assumed that the District would remain unincorporated and rely on the County for attracting businesses to the community.

Kosmont will be making a presentation to the Board at the meeting of August 20, 2020. We are hoping to provide the Board with a final draft of the IFA in the next 60 days.

Our website includes a link to all the previous work done on Incorporation. <http://mountainhousecsd.org/about-mountain-house/incorporation>. The website will be updated with the information presented to the Board on August 20.

**Utility Systems Revenue Bonds**

The District has significant cash flow available in its utility funds to issue additional bonded debt in 2020. The District's Revenue Bond Rules require the District issue Revenue Bonds whenever a minimum of \$10 million can be issued in compliance with the Rate Covenant and Additional Indebtedness Test.

It is estimated that the District has between \$50 million and \$80 million of available Revenue Bond capacity at this time.

At the March 18, 2020 Meeting, the Board of Directors authorized an agreement with KTS to initiate the work to put together a bond issuance for later this year. Interest rates have steadily dropped over the past year down to near historic lows. We expect this favorable interest rate environment will continue.

KTS solicited proposals from potential underwriters and received eight responses. KTS narrowed the field to four underwriters. On June 18, KTS and District staff interviewed the four finalists. We selected Piper Sandler based on their previous experience with District debt issues, their understanding of our infrastructure financing and debt securitization, and their recommendation about structuring the debt and explaining the credit-worthiness of the District to rating agencies.

Staff has been working with KTS, Piper, and other members of the financing team to determine the appropriate size and structure of the issue and investigate strategies to strengthen our credit rating.

Staff and members of the financing team will be meeting with Standard & Poor's on August 20, 2020 for a preliminary assessment of bond ratings. We are hoping to bring back a final financing plan to Board on September 9, 2020.

### **Road Repairs**

Engineering staff has prepared a design and is working on the bid package to repair streets within Mountain House including Bethany Road and Wicklund Road. Staff is also working with the County to repair Bethany road on a temporary basis until a more permanent fix is identified. The project should be out to bid before the end of the year and expect construction to start in 2021.

### **Potable Water Storage Tank Conversion**

The existing Raw Water Storage Tank that was installed with the first phase of the water treatment plant was to be converted to a potable water storage tank to provide additional storage that is needed for fire and emergency water storage. The conversion is almost completed with interior coating preparation work in progress. Tank 2 is expected to be ready for California Department of Public Health sign off and placed in service for potable water storage in November. After Tank 2 is placed in service, work will begin on Tank 1. Tank 1 is expected to be put back in service in March 2021. All site improvements, including grading, paving, cleanup, etc. is expected to be completed by June 2021.

### **Grant Line Road West Improvements**

The staff has been working with Alameda County and the developer community to evaluate intersection upgrades along Grant Line Road between Great Valley Parkway and I-580 interchange.

Last year, due to increases in crashes and traffic congestion, Alameda County installed "All-way" stop signs at the intersections of Altamont Pass Road and Mountain House Road. Alameda County then requested that Mountain House evaluate upgrades to these intersections to improve safety and reduce congestion.

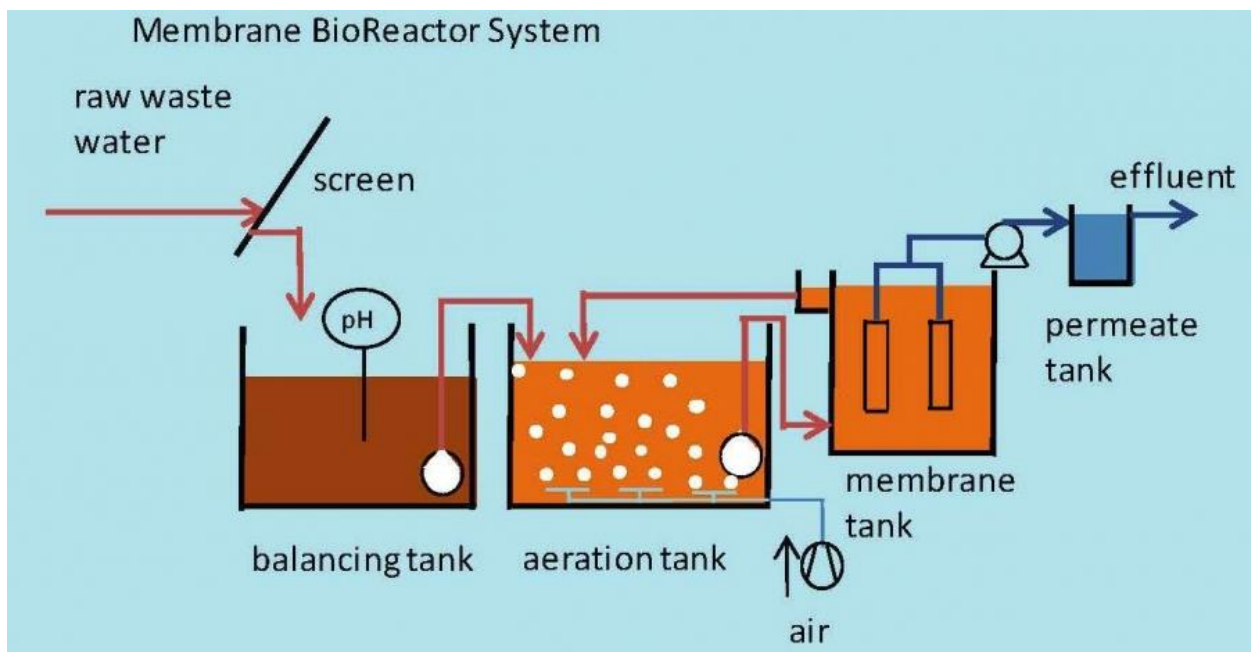
Two concepts have been developed for each intersection, including a roundabout and traffic signal concepts. Several options were evaluated, and a preferred option has been selected. The next step is to review these concepts with Alameda County to reach a consensus on the preferred design

option. These improvements are included in the TIF program and are the responsibilities of Mountain House Developers and Mountain House Investors based on the various development conditions of approval.

### **Phase III Wastewater Treatment Plant Expansion**

The design of the expansion project has been completed and the project is ready to go to construction. As soon as the property has been obtained from Trimark, MHD will start the construction. The construction is expected to take 18 to 20 months to complete. This project will convert the Sequence Batch reactor (SBR) treatment process to a Membrane Bioreactor (MBR).

This year's approved budget included an allocation for consulting services to manage the project and manage the RFP for utility operations and billing/collection services. The District's agreement with Inframark expires on June 30, 2020. We are hoping to have the outside assistance retained by the end of the month.



### **Industrial Office Development - North of Byron on Bethany Road**

Staff is coordinating with the County for annexation and proposed development on a 3-acre site located North of Byron Road. The project is part of the Specific Plan I, Old River Park South Expansion area. The applicant (Pinnacle Ridge) is proposing the construction of a 12,000 square foot industrial office and warehouse building. The land is within the sphere of influence of Mountain House but is currently not annexed to Mountain House. Staff is coordinating with the applicant and LAFCO for approval of the annexation plan and payment of the appropriate fees associated with this annexation.

### **Bethany Village - Safari Kids Childcare Center**

Staff is coordinating with the County regarding the approval of a 13,400 square foot building for a childcare center at 255 W. Legacy Drive in Mountain House. The project includes the childcare facility and associated outdoor play area of about 9,700 square feet. The proposed childcare facility will operate between 6:30 AM to 6:30 PM. The applicant is proposing to use the multi-purpose room for rental in the evenings between 6:30 PM to 10:00 PM (11:00 PM on Friday), and



on weekends between 8:00 AM to 10:00 PM (11:00 PM Saturday). The County has evaluated the noise impacts during evening and weekend hours and has determined that the use complies with the County noise standards. The building features a Spanish Revival architecture that meets the Mountain House Design guidelines.

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

Staff is continuing to work with MIG and the developer community on the Parks, Recreation, and Leisure Plan update and the Recreation Strategic Plan. MIG provided an initial presentation to the Board in July and received valuable input. An online survey has been developed and has been posted on the Open Town Hall platform. We are planning a meeting with the developers for mid-August and another presentation to the Board in September.

**Bicycle and Pedestrian Master Plan**

The District has kicked-off the Bicycle and Pedestrian Master Plan. Our consultant, Alta, will be reviewing the current bicycle options in the community, evaluating pedestrian connectivity within the park areas, and assessing pedestrian safety in the school areas. District staff is coordinating with the County Planning Department on this effort. A meeting will be scheduled with the LUSD to receive input from school principals in September, primarily related to school area pedestrian safety. Alta will also be planning a virtual public meeting with the public to receive feedback from the community.

**Town Center Shopping Center**

Staff continues its coordination with the County for the processing of the plans for the Shea Commercial development at the corner of Byron Road and Mountain House Parkway. The signage plans were reviewed by staff and submitted to the County for approval. The shopping center plan includes a 55,000 square foot grocery store, fuel station, and an additional 20,000 square feet of retail that will consist of a coffee shop and restaurant, among other uses. Work continues to widen Byron Road and Mountain House Parkway to support the shopping center project. These roadway projects should be complete in late 2020. The shopping center construction is expected to start in late summer 2020 and be completed by October 2021.

**Hanson Village - Child Care and Commercial Development**

The staff has received a request for a childcare and commercial development for a 12,050 square feet childcare center and commercial development in Neighborhood C, at the corner of Vecindad Street and Bonner Drive. Staff has reviewed the site plan and is coordinating with the County for project approvals.

**Bergamo Development**

Staff is continuing to coordinate with Shea Homes for the plan approvals for the Bergamo Development. Bergamo is located at the corner of Central Parkway and De Anza Boulevard and is a part of Neighborhood H – Questa Final Map. Shea Homes will subdivide this property into 137 single-family homes, zoned R-MH. The District has executed a Subdivision Improvement Agreement with the developer, and bonds have been posted for the project.

**Grant Line Road Construction**

The Board approved the funding plan and construction of the Grant Line Road at the July 28, 2020 Board meeting. Phase I of the project will include a 4-lane roadway between Mountain House Parkway and Central Parkway. The construction for this phase commenced with the roadway closure between Mountain House Parkway and Central Parkway on August 10, 2020.



## DISCUSSION ITEM 10.2

The roadway will be closed for construction for about 3.5 months with a detour route along Great Valley Parkway and Mustang Way. The detour has been coordinated with LUSD and school guards will be posted during school hours at Mustang/Central Parkway and Mustang/Tradition. Staff will be monitoring the detour to mitigate any potential impacts. All public safety officials, public, and other interested parties have been notified. The Phase II project from Central Parkway to Great Valley Parkway will begin in November. It is not anticipated that Phase II would require roadway closure.

It is expected that roadway widening between Central Parkway and Mountain House Parkway will be substantially completed by December 2020, with the overall completion between Great Valley Parkway and Mountain Hose Parkway by December 2021. The full project schedule is attached.

The following photos from August 10, 2020 show the first full day of construction as the existing roadbed is being removed from the right-of-way.





**Building Permits for Fiscal Year 2019-2020**

For the fiscal year ending June 30, 2020 building permits for 337 housing units were issued by the District. In addition, final occupancy was approved for 630 units. In 2019, permits for 702 units were issued and 695 units received final occupancy.

Total completed units in the District now total 6,763 including 590 second units. There are 248 units under construction (including 27 second units). Total units, including units under construction is now at 7,011.

**Mountain House Population is estimated at 23,504!**

The District has been working with the State Department of Finance – Demographic Research Unit to establish a 01/01/2020 population estimate for Mountain House. As an unincorporated area, the State doesn't provide annual population estimates without a special request.

The first estimate provided by the State was based on data from the 2010 census. As you all know, in 2010, Mountain House had a significant number of vacant homes due to the mortgage crisis. Since that time, Mountain House's vacancy rate has plummeted as the real estate market has recovered.

In order to get a better estimate of the District's current vacancy rate, staff reviewed water usage by property as a proxy for occupancy. Data was available for the past seven years.

## DISCUSSION ITEM 10.2

The State was provided with that information and they updated their data and increased our estimate from 20,032 residents to 23,504.

If Mountain House were an incorporated city, this population estimate would put us as the 283<sup>rd</sup> largest city in the State, just ahead of Patterson (23,074) and just behind Port Hueneme (23,607). Los Angeles is first in population with 4,010,684 residents and Amador is 482<sup>nd</sup> with 166 residents. In San Joaquin County, Stockton ranks 13<sup>th</sup> (318,522), Tracy is 81<sup>st</sup> (95,931), Manteca is 100<sup>th</sup> (84,800), Lodi comes in at 131 (67,930), Lathrop is now 261 (26,833), Ripon 322 (15,930) and Escalon is 400<sup>th</sup> (7,478).

Below is the transmittal from the State:

*The California Department of Finance (Finance) has prepared the special district population estimate requested by the Mountain House Community Services District as of January 1, 2020 pursuant to Article XIIB of the California Constitution. Below is the estimate of the annual change for your special district:*

### Date

January 1, 2019 – January 1, 2020

### Percent Change

20.6%

*The District's population and housing information is as follows:*

Special District Population Estimate	Total Population	Household Population	Group Quarters Population	Housing Units	Households	Vacant Units	Vacancy Rate	Persons Per Household
Mountain House Special District								
Revised Estimate 1/1/2010	10,367	10,367	0	3,205	3,010	195	6.08%	3.444
1/1/10-3/31/10 change data	0	0	0	15	14	1	0.00%	0.000
Benchmark Data 4/1/00	10,367	10,367	0	3,220	3,024	196	6.08%	3.444
4/1/10-12/31/10 change data	270	270	0	47	42	5	0.05%	0.000
Revised Estimate 1/1/11	10,637	10,637	0	3,267	3,066	201	6.14%	3.444
1/1/11-1/1/12 change data	568	568	0	165	167	-2	-0.35%	0.025
New Estimate 1/1/12	11,205	11,205	0	3,432	3,233	199	5.79%	3.469
1/1/12-1/1/13 change data	852	852	0	207	247	-40	-1.42%	0.303
New Estimate 1/1/13	12,057	12,057	0	3,639	3,480	159	4.37%	3.771
1/1/13-1/1/14 change data	2,621	2,621	0	414	409	5	-0.32%	-0.307
New Estimate 1/1/14	14,678	14,678	0	4,053	3,889	164	4.05%	3.465
1/1/14-1/1/15 change data	-277	-277	0	231	224	7	-0.05%	0.310
New Estimate 1/1/15	14,401	14,401	0	4,284	4,113	171	4.00%	3.774
1/1/15-1/1/16 change data	2,136	2,136	0	271	253	18	0.15%	-0.273
New Estimate 1/1/16	16,537	16,537	0	4,555	4,366	189	4.15%	3.502
1/1/16-1/1/17 change data	-79	-79	0	327	302	25	0.24%	0.286
New Estimate 1/1/17	16,458	16,458	0	4,882	4,667	215	4.39%	3.788
1/1/17-1/1/18 change data	2,287	2,287	0	260	289	-29	-0.79%	-0.262
New Estimate 1/1/18	18,745	18,745	0	5,142	4,957	185	3.60%	3.526
1/1/18-1/1/19 change data	737	737	0	651	572	79	0.96%	0.256
New Estimate 1/1/19	19,482	19,482	0	5,793	5,528	265	4.57%	3.782
1/1/19-1/1/20 change data	4,022	4,022	0	673	687	-14	-0.69%	-0.258
New Estimate 1/1/20	23,504	23,504	0	6,466	6,215	251	3.88%	3.524

**DISCUSSION ITEM 10.2**

While this is a big jump over the previous estimate, this rise in population is consistent with the increases we've been seeing in school enrollment over the past decade. Here is how school enrollment has changed since 2009-10:

				<b>K-8</b>	<b>K-8</b>	
				<b>Five Year</b>	<b>Ten Year</b>	
<b><u>School Enrollment</u></b>	<b><u>2009-10</u></b>	<b><u>2014-15</u></b>	<b><u>2019-20</u></b>	<b><u>Increase</u></b>	<b><u>Increase</u></b>	
<b><i>K-8</i></b>	1810	2951	4363	63.0%	141%	
<b><i>High School</i></b>	<u>N/A</u>	<u>482</u>	<u>1556</u>			
<b>TOTAL</b>	<b>1810</b>	<b>3433</b>	<b>5919</b>			

The State population estimate of 23,504 is a 143% increase over the 2010 census estimate of 9,675. As you can see above, K-8 enrollment increased 141% during that same time period.



# Preferred Communication Methods

August 11, 2020, 6:27 PM

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Topic Registration Type: Registration required

### Preferred Communication Methods

How can Mountain House Community Services District improve its public communication and outreach methods to more effectively inform and engage the community?








## Summary Of Registered Responses

Topic Registration Type: Registration required

<b>As of August 11, 2020, 6:27 PM, this forum had:</b>		<b>Topic Start</b>
Attendees:	433	June 29, 2020, 3:09 PM
Registered Responses:	215	
Hours of Public Comment:	10.8	

### QUESTION 1

#### 1. Which village in Mountain House do you live in?

		<b>%</b>	<b>Count</b>
Wicklund		16.3%	35
Bethany		24.2%	52
Altamont		17.2%	37
Questa		14.9%	32
Hansen		14.9%	32
Cordes		10.7%	23
Costa (south of Grant Line Road)		1.9%	4

### QUESTION 2

#### Do you rent or own your home in Mountain House?









### Preferred Communication Methods

How can Mountain House Community Services District improve its public communication and outreach methods to more effectively inform and engage the community?

		%	Count
Rent		8.8%	19
Own		91.2%	196

### QUESTION 3

**Which method of communication do you prefer to receive information about the Mountain House Community Services District?**

		%	Count
MHCSD Website		36.3%	78
Mountain House Matters Monthly Newspaper		37.2%	80
MHCSD Monthly Newsletter		33.0%	71
Email		87.9%	189
Nextdoor.com		16.7%	36
Facebook		34.4%	74
Banners		6.0%	13
Other		5.1%	11

### QUESTION 4

**What topic would you like to learn more about?**

Answered	215
Skipped	0

**activities** any building business coming commercial **community** construction development **developments**



### Preferred Communication Methods

How can Mountain House Community Services District improve its public communication and outreach methods to more effectively inform and engage the community?

district etc **events** future growth **house** how incorporation links **mh** mountain new parks plan **plans** progress **projects**  
retail rules **s** safety school **services** status **stores** town upcoming **updates** water **what**

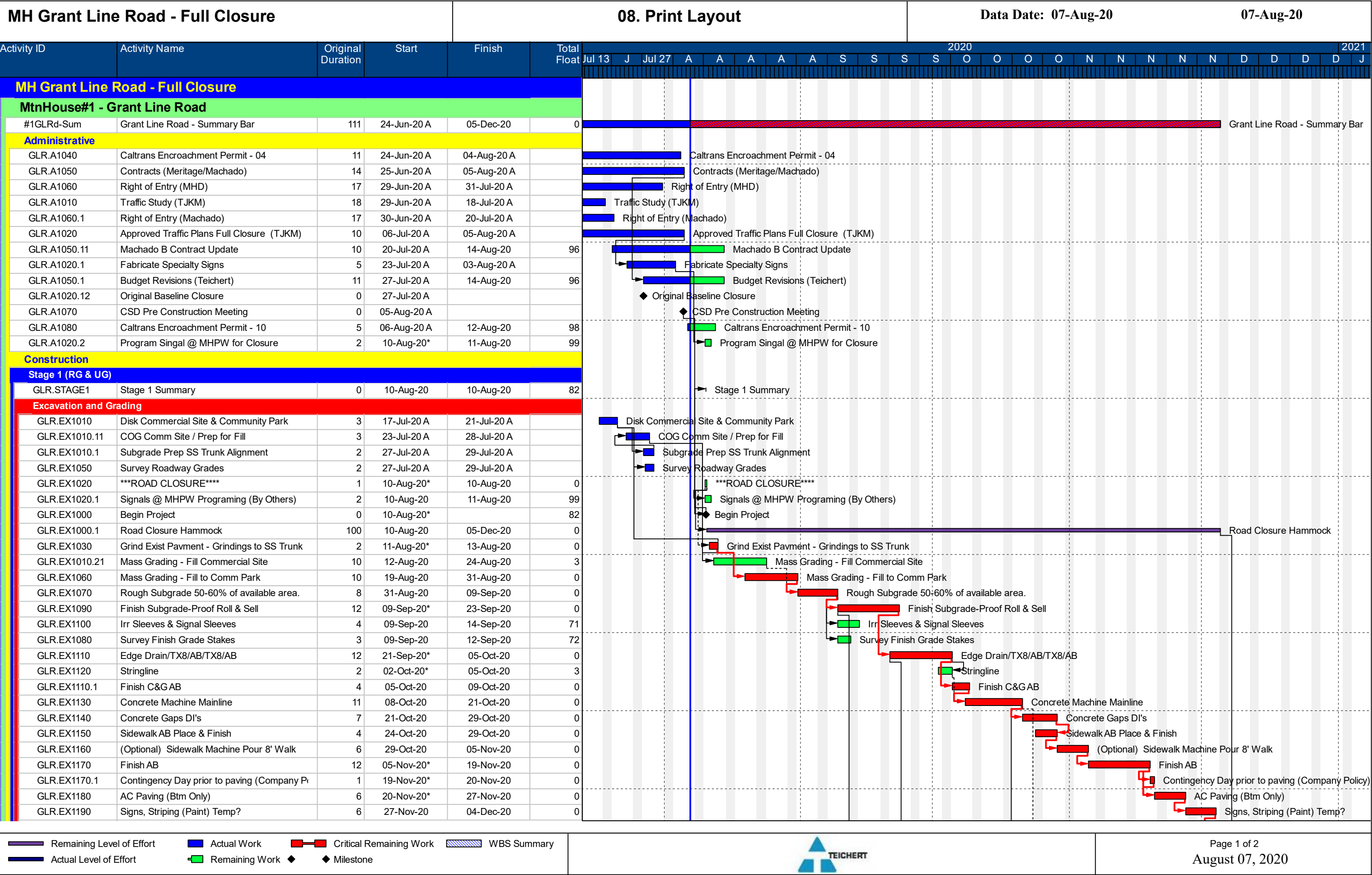
#### QUESTION 5

**How can the District improve its public communication and outreach methods to more effectively inform and engage the community?**

Answered 159

Skipped 56

all **communication** community csd **email** emails etc **events** facebook from get great house **info**  
information like mail media meetings mh **monthly more** newsletter one **out** people residents s see service **so** social some  
**t think** through time town updates **what**



Update from Baseline Schedule dated July 20,2020. No review comments received from agency, developers or builders. This schedule does not take into account unknown items such as buried man made objects, differing site conditions, inclement weather industry material shortages or any item outside the contractors control.

## MH Grant Line Road - Full Closure

## 08. Print Layout

**Data Date: 07-Aug-20**

07-Aug-20

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float	2020																												2021
						Jul 13	J	Jul 27	A	A	A	A	A	S	S	S	S	O	O	O	O	N	N	N	N	N	N	N	D	D	D	D	J	
GLR.EX1200	***OPEN ROAD***	1	04-Dec-20	05-Dec-20	0																													***OPEN ROAD***
Underground																																		
GLR.UG1000	Storm Crossings (5 Locations)	5	17-Aug-20*	22-Aug-20	72																													
GLR.UG1003	Water - Zone 1 (4,600 lf) Restrained Joints	13	25-Aug-20*	09-Sep-20	70																													
GLR.UG1003.1	Water - Zone 2 Tradition to Central (1,000 lf)	4	08-Sep-20	12-Sep-20	70																													
GLR.UG1004	JT Relo @ EVA (By Others)	2	18-Sep-20	21-Sep-20	65																													
GLR.UG1024	Street Light Crossings Smith Denison	4	21-Sep-20*	24-Sep-20	61																													
GLR.UG1003.2	Water Testing	4	21-Oct-20*	26-Oct-20	27																													
GLR.UG1014	Underground Testing	6	26-Oct-20	02-Nov-20	29																													
Work by Others																																		
Stage 2 (Topside)																																		
Stage 3 (Demo Temp Road / Topside / Median Landscape)																																		
Stage 4 (Traffic Signals / Landscaping)																																		
Stage 5 (Pave / Final Striping & Signs)																																		