



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: September 8, 2021

PREPARED BY: Steven J. Pinkerton, General Manager

COVID -19 Updates and Reopening Plans

Developing protocols during this time when circumstances, guidelines and standards are rapidly evolving has proven to be a complex and challenging task. We are balancing the desire to return fully to pre-COVID activities with our responsibility to protect residents and staff. This is a challenge that will test the patience and resourcefulness of the community.

Over four days in mid-March 2020 we moved into our new Town Hall. However, because of COVID-19 restrictions, we were not able to open the facility to the public on Tuesday, March 17 as planned. On Tuesday, July 6, 2021 - after a delay of 68 weeks (nearly sixteen months) - we opened town hall to the public. We have resumed our regular hours – Monday through Friday from 8:00 a.m. to 5:00 p.m., with closure from noon to 1:00 p.m. - and we look forward to returning to more normal operations.

In spite of the hopeful return to more normal operations, we are now faced with a resurgence of infection rates. San Joaquin County reported 441 new cases for the period of August 18 – August 31. Hospitalizations reported for the same time period were 275, an increase of 1.5% over the previous reporting period. San Joaquin County health officials report that more than 80% of those cases are the delta variant. The Centers for Disease Control and Prevention (CDC) [reported the delta variant](#) is more contagious than the common cold, flu, smallpox, and the Ebola virus. It is also believed to be as infectious as chickenpox. The CDC once believed those vaccinated who were infected by COVID-19 were unlikely to pass it to others, but new data shows that is not true for the delta variant.

On July 28, 2021, the California Department of Public Health issued the following guidance:

The COVID-19 vaccines are effective in preventing serious disease. Unvaccinated persons are more likely to get infected and spread the virus which is transmitted through the air and concentrates indoors. About 15% of our population remains without the option for vaccination (children under 12 years old are not yet eligible) and risk for COVID-19 exposure and infection will remain until we reach full community immunity.

The purpose of this guidance is to provide information about higher risk settings where masks are required or recommended to prevent transmission to persons with higher risk of infection (e.g., unvaccinated or immunocompromised persons), to persons with prolonged, cumulative exposures (e.g., workers), or to persons whose vaccination status is unknown. When people who are not fully vaccinated wear a mask correctly, they protect others as well as themselves. Consistent and correct mask use by people who are not fully vaccinated is especially important indoors.

With the emergence of the more contagious Delta variant in California which now accounts for over 80% of cases sequenced, cases and hospitalizations of COVID-19 are rising throughout the state, especially amongst those that remain unvaccinated.

Despite ongoing outreach and improving COVID-19 vaccine access, as of July 27, 2021, a significant proportion of Californians throughout the state are not yet fully vaccinated. The Delta variant is two times as contagious than early COVID-19 variants, leading to increasing infections.

In California, unvaccinated persons continue to be required to wear masks in all indoor public settings. This guidance is an update, in light of review of the most recent CDC recommendations. To achieve universal masking in indoor public settings, we are recommending that fully vaccinated people also mask in indoor public settings across California. This adds an extra precautionary measure for all to reduce the transmission of COVID-19, especially in communities currently seeing the highest transmission rates. Local health jurisdictions may be more restrictive than this guidance.

In California, fully vaccinated people might choose to wear a mask in indoor non-public settings, particularly if they are immunocompromised or at increased risk for severe disease from COVID-19, or if they have someone in their household who is immunocompromised, at increased risk of severe disease, not fully vaccinated, or not yet eligible for vaccination.

In workplaces, employers are subject to the Cal/OSHA COVID-19 [Emergency Temporary Standards \(ETS\)](#) ...

On June 17, the Occupational Safety and Health Standards Board (OSHSB) readopted an [amended version of the Emergency Temporary Standards \(Cal/OSHA COVID-19 Regulations\)](#) (“June 17 Amendments”). These amendments affect many of the requirements that have been in place since OSHSB initially adopted the regulations in November 2020, including those related to employees’ use of face coverings, physical distancing at worksites and the installation of partitions between workstations. The newly adopted amendments include the following:

- Fully vaccinated employees do not have to wear face coverings at work.
- Regulatory requirements related to physical distancing in the workplace have been removed.
- Regulatory requirements concerning the installation of solid partitions between workstations where physical distancing could not be maintained at all times have been removed.
- Employers are required to provide respirators (N95) to employees who are not fully vaccinated if the employee requests such a device for their use at work, the employee is working indoors or will be in a vehicle with more than one person.

The CDC continues to advise unvaccinated people to wear masks anytime when they are with people who do not live with them, both indoors and outdoors.

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.

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 and the California Department of Public Health.

Visit the following links for information and updates:

[Beyond the Blueprint for a Safer Economy](https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/beyond_memo.aspx)

https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/beyond_memo.aspx

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

Town Hall and Library Open House

We held the long-awaited Open House for the Town Hall and Library on Saturday, August 21. Along with our District Board members and staff, representatives from Senator Eggman's office, County Supervisor Robert Rickman, Suzy Daveluy, Director of Community Services at the City of Stockton representing the Stockton/San Joaquin County Library, and some Lammersville Unified School District Board members attended the event. Speakers recounted the history and development of Mountain House and celebrated this milestone for the community. The 300 people in attendance enjoyed refreshments, giveaways and tours of the facilities. Sparkles and Ravioli entertained families in the library with balloon crafts and tricks.



Risk Management/Human Resources

Nicole Adamo, District Clerk, is reviewing and updating the return to work protocols discussed above and developing a safety program. Staff meets routinely to discuss risk assessment and avoidance.

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We are recruiting for several positions – Community Development Director, Construction Manager, Utility Manager, Accountant, Office Assistant, and Community Preservation Officer. Other positions we need to fill – Principal Planner, Associate Planner and Senior Maintenance Worker.

Contracts with the District's two bargaining units will expire on June 30, 2022. We will begin contract negotiations early in 2022.

Community Development Director

Anush Nejad's final day with the District was Friday, September 3, 2021. Mr. Nejad's shoes will be difficult to fill. His skillset allowed us to have a working Manager/Director, Transportation Planner, Engineer, and Security expert all in one position.

The Public Safety Committee will now be staffed by Chris Stevens of More Than Talk. Mr. Stevens is a retired Deputy Sheriff and Doctoral Candidate who is preparing our Emergency Operations and Response Plans. More than Talk also provides us with retired Police Chief Charles Halford who provides support for our Public Safety operations.

Transportation Planning duties will be hired on a contract basis – likely via multiple contractors depending on the type of task where review and support is needed.

We will be hiring an Interim Community Development Director. We are currently in contract negotiations with a candidate and hope to have this position filled shortly after Mr. Nejad's departure.



Emergency Preparedness

Staff is updating the District's Emergency Operations and Emergency Response Plans with assistance from Chris Stevens. We will submit the documents to the San Joaquin County Office of Emergency Preparedness for review and present the information to the Board for review and adoption in October.

Public Parks and Facilities and Recreation Programming

We held our second Music in the Park for 2021 on August 21. The band was The Purple Ones and the estimated crowd of 2,000 people enjoyed the performance and mild weather. We had several vendors for the event. Our next Music in the Park will be on Saturday, September 25, from 5:00 pm – 8:00 pm. The band will be Fast Times, an 80's cover band.

Community Meetings

In coordination with the Board, the staff is conducting a series of community meetings this year. To date, topics for meetings have included presentations from developers, consultants, and staff on the park's strategic plan, bike and pedestrian plans, incorporation, transportation issues, and Wicklund mailboxes.

Future community meetings are being planned for fall. We anticipate one meeting will focus on public safety and Master Restrictions. Other meetings potentially include upcoming park projects and the ongoing drought emergency. We will also host a meeting with West Valley Disposal, our

solid waste hauler, to educate the community about new state regulations regarding residential waste disposal and how those regulations will impact service delivery and costs.

Web Services

The staff continues to work on surveys for the community. The current survey addresses community recreation and programming.

View the surveys and participate using the OpenTownHall feature available on the District website. https://www.opentownhall.com/portals/391/forum_home

We have published the following surveys:

Topic	Visitors	Respondents
Retail/new shopping center	1,861	1,346
Non-standard vehicles parking	660	168
Parks and recreation opportunities	1,112	735
Pedestrian/bicycle Master Plan	272	67
Improving public communication	457	220
Transportation options	1,556	1,054
Wicklund Mailbox	614	339

These results demonstrate the effectiveness of this survey tool and the interest of our residents in community activities.

The staff is working on a variety of forms that will be available online as fillable PDFs. There will also be options to pay fees for items such as the encroachment permit online as well. Some of the forms will be available in the next few weeks.

Social Media

Angel Lamb, Recreation and Communications Coordinator, manages the District's Facebook and Nextdoor accounts and posts updates and events. We have started to use the new email blast system through Granicus. We have sent out a few emails to our current subscribers. The system allows residents to subscribe to the type of events and items they would like to be notified of.

Code Compliance Activities

With the adoption of the new ordinance regarding the Master Restrictions, we are focusing in developing a procedural manual for Master Restriction process. We are planning to prepare an educational PowerPoint presentation and to hold two virtual meetings to educate residents regarding Master Restrictions and CC&R requirements.

The following are the statistics for the code compliance enforcement effort for July 2021.

Total citations issued	5
Parking-related citations	3

Administrative/property/landscaping warnings/notice (no fines)	2
Administrative/property/landscaping citation (fine)	0
Appeal – parking-related	0
Request for change or variations of Master Restrictions	24
Approval permits for property changes approved	23
Approval permits for property changes pending	1

Grant Line Road West Improvements (Alameda County)

We are finalizing the agreement with Alameda County to advance the project to final design and construction services. We expect to present the final version of a Cooperative Agreement with Alameda County to the Board in October. Similarly, the Alameda County Board of Supervisors needs to approve the Cooperative Agreement following the District's Board approval. The project will involve final design and construction of two roundabouts along Grant Line Road in Alameda County. Staff expects completion of the final design by the fall of 2022 and completion of construction by the spring of 2024. 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.

Pinnacle Ridge Annexation

LAFCo has approved the annexation of 3 acres located at 17400 West Bethany Road. Staff is working with the developer for the off-site plan revisions and utility connections. The business will have approximately 35 employees on site.

Incorporation

District staff met with LAFCo staff to go over the incorporation application and discuss their concerns and questions. District staff will continue to work through and address the issues and concerns of LAFCo as the project progresses.

Mustang Square

There was a groundbreaking for the project on July 30th. Staff is working with the developer for the frontage improvements in association with the Master Developer, MHI. The site is made up of 4.61 acres and includes a gas station, convenience store, car wash, and three additional buildings totaling 11,080 square feet for retail uses.

Creekside Development – Neighborhood G

Lennar, in association with Trimark, is proposing a 254-unit multi-family development on the west side of Central Parkway, south of Arturo Blvd. The project will have pedestrian connections to the Creek corridor and other amenities. Staff have provided the Conditions of Approval requirements to the applicant and the County is processing the application. Some of the project upgrades will include pedestrian safety upgrades on Central Parkway, including a rectangular flashing beacon for crossing to the Central Community Park and a traffic signal at Main Street and Central Community Parkway.

Town Center Apartments Development Project

Van Daele Development, in association with Trimak, is proposing a 304-unit apartment complex on Arnaudo Boulevard, between De Anza and Prosperity. The developer has submitted a second phase of the project between Prosperity and Tradition to the County. This development will be the first apartment development in Mountain House. Staff has developed the conditions of approval for Phase 1 and is currently working on the Conditions of Approval for the second phase of the project. The project will install new traffic signals at Arnaudo/Tradition and Arnaudo/Prosperity.

Security Cameras

Staff is planning to add five additional license plate reader cameras that will provide coverage of outbound traffic. We will install two additional security cameras in the SPIII areas, near the current Century development and integrate the cameras that were previously installed by another vendor with the Avigilon system. This will allow Rank Security to use the artificial intelligence capabilities of the Avigilon system and monitor the Town Hall area on the same platform as the current District-wide system. The District has sufficient funds in the current budget to accomplish these additions.

Grant Line Road Construction

The contractor has completed the landscaping and traffic signal installations. The signals at Central Parkway, Tradition, DeAnza and Prosperity have been completed. The picture below shows the signals at Tradition and Central Parkway.



The second phase of Grant Line Road construction from Central Parkway to Great Valley Parkway started in early February. The contractor completed the underground utility construction and the median and north side of the roadway is on-going. Currently, the contractor is completing the connection between Grant Line Road and Great Valley Parkway and paving of the new roadway is underway. Great Valley Parkway is currently closed between Grant Line Road and Mustang until September 15. After September 15th, the contractor will be paving the north side of Grant Line Road and the signal at Central Parkway and Grant Line Road will be on-flash for about one week. After that, the contractor will modify the west leg of the intersection to a one-lane approach,

for approximately 6-months to allow for the paving and construction of the roadway segment. The picture below shows the construction activity in the area.



Utility Corridor Landscaping Concept Design

Staff is working with the SPIII developers and builders on the conceptual design and construction of this critical corridor. The following developers and builders have obligations to build a portion of the corridor: Mountain House Developers, Shea, KHovnian, MHI, Meritage, and Century. VtA has developed the first version of the concept plan. Once a concept plan is approved, each developer will build their respective segment. Some of the corridors are not currently annexed, and these areas will be developed once the developers commence their development. The main purpose of the corridor is to create an Active Transportation Corridor with bicycle and pedestrian amenities with attractive but not intensive landscaping, consistent with the newly adopted Parks, Recreation and Leisure Plan.

Library Operations

We had several new families visit the library for the first time and get library cards. Visitors make positive comments about the new library building, the way it looks, the size and the possibilities.

Library hours of operation continue with Monday-Saturday hours through September 11th. On September 12th, the library will resume Sunday hours so we will be back to pre-COVID scheduling.

Monday	10 am-8 pm
Tuesday	10 am-7 pm
Wednesday	1 pm - 6 pm
Thursday	10 am-6 pm
Friday	10 am-5 pm
Saturday	10 am-5pm
Sunday	12 noon – 5pm

Curbside service at the library is still available. Remote reference and customer account services are still available via telephone. The Library system continues to offer virtual story times, virtual professional performer programs, book clubs, crafts and more. The Summer Reading Program was a huge success with participants reading over 10,000 books in June and July. Make-and-take crafts are available for patrons on a weekly basis.

Precautions being implemented for in-person library use include:

- Face coverings will continue to be worn by staff and encouraged for others.
- Hand sanitizing stations are dispersed around the building.
- Social distancing is still encouraged.

The Library's planned garden storytime will begin September 2nd and continue with storytimes until fall when we hope to move inside.

Staff has begun doing outreach for the fall. They participated and will continue to participate with a display at the Music in the Park events. They have contacted a couple of local daycares about doing monthly storytimes at those sites. We will soon begin outreach visits to schools to Pre-K and Kindergarten classes to read stories and tell them about the library.



Some of the Summer Reading Winners

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

Status of the State Water Board's Delta Water Unavailability

- May 10, 2021 - Governor Newsom issued a Proclamation of a State of Emergency due to drought in 41 counties, including those in the Delta watershed.
- July 8, 2021 - the Governor issued an expanded Proclamation of a State of Emergency for 9 additional counties and called upon Californians to voluntarily reduce their water use by 15 percent compared to the same period in 2020.
- June 15, 2021 - the State Water Resources Control Board (State Water Board) sent Notices of Water Unavailability to all water right holders in the Delta watershed, alerting all post-1914 appropriative water right holders. The June 15 notice also warned all pre-1914 appropriative and riparian water right claimants in the Delta watershed of impending water unavailability.
- August 3, 2021 - the State Water Board approved [Resolution No. 2021-0028](#), an emergency curtailment regulation for the Sacramento-San Joaquin Delta Watershed. The Resolution authorizes diversion to continue after issuance of the curtailment order for minimum human health and safety needs, subject to conditions set forth in §878.1 of the resolution.

Wastewater Treatment Plant Expansion Project

August 2021 update includes:

- Installed rebar for digester walls
- Installed wall forms for the digester
- Continued to place wall concrete for digester walls in 3 separate pours (450 cubic yards)
- Stripped previously poured digester walls and removed wall forms
- Remaining concrete placed in the membrane bioreactor system (MBR) slab (119 cubic yards)
- Stripped previously poured MBR feed and waste activated sludge pump station decks
- Installed wall rebar for MBR walls
- Installed wall forms for the MBR
- Installed wall rebar for both the southwest collection box and mixed liquor collection box
- Installed wall forms for both the southwest collection box and mixed liquor collection box
- Placed concrete in walls for both the southwest collection box and mixed liquor collection box (38 cubic yards)

Activities through mid-September 2021 include:

- Continue installing rebar and wall forms for digester walls
- Continue to place concrete in digester walls (181 cubic yards)
- Continue to strip previously placed digester walls and remove wall forms
- Continue installing rebar and wall forms for MBR walls
- Place concrete in MBR walls in 2 separate pours (248 cubic yards)
- Concrete walls to be stripped for southwest collection box and mixed liquor collection box

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- The 42" mixed liquor piping from southwest collection box to mixed liquor collection box to be installed



DISCUSSION ITEM 10.1



Raw Water Tank 2 Conversion and Flow Meter Project

DISCUSSION ITEM 10.1

This project is complete. The rehabilitation work on Tank 1 will start sometime later this year. The Board approved a contract for HDR to assist in preparing the scope and specifications and approved the HDR to inspect the project.



Trash Bins on Great Valley Parkway

The Board approved funds in the 2021-22 budget to install trash bins on Great Valley Parkway. Staff has ordered the bins and will be installing them when received.

Speed Cushions Project Near Schools

The Board approved the award of a project to Silicon Valley Paving Company to construct speed cushions at various locations as follows:

- Esplanade Drive and Montebello Street in Questa
- Saint Francis Avenue in Altamont
- Escuela Drive in Bethany
- Legacy Drive in Wicklund
- Tradition Street, Parco Avenue and Ramsey Drive in Cordes Village

The project was completed prior to the start of the school year. Permanent signs warning of the speed cushions have been ordered by not yet delivered. The contractor will install the signs when they are received.



Pedestrian Crossing Flashing Signals, RRFB project

The pedestrian crossing flashing signals, or tectangular rapid flashing beacon (RRFB) project was bid to install RRFBs on Central Parkway at Legacy Drive and on Mustang Way at Prosperity Street. Bids were submitted on August 10, 2021. We received three bids - \$97,500.00, \$97,800.00, and \$169,500.00. Bear Electrical Solutions was the low bidder at \$97,500.00. We are in the process of awarding a contract to start the project.



Poplar Tree removal project

The poplar tree removal and replacement project is ongoing. The first phase has been completed. Individual street reports are as follows:

- Mountain House Parkway(MHP) - all poplar trees have been removed and stumps grinded. The trees and plants have been replaced.
- Wicklund, Mustang, and Arnaudo from MHP to DeAnza - poplar trees have been removed and stumps grinded. Staff received the proposals for replacements trees and plants from Brightview and is determining if sufficient funds are available to perform the work.
- Great Valley Parkway - poplar trees were removed between sidewalks and sound walls from Arturo to Byron Road.
- DeAnza - poplar trees are being removed at this time. Poplar trees in the median have already been removed and the contractor is working on the west side.

DISCUSSION ITEM 10.1



DISCUSSION ITEM 10.1

Residential Developments

Below is a summary of new development as of August 30, 2021. Since January 1 2021, permits have been issued for a total of 325 units, including 52 second units. There have been 372 units granted final occupancy since January 1, including 47 second units.

<u>As of August 30, 2021</u>								
	Auth.	Permits	Units	Remaining	Second Units		Total Units	
<u>Neighborhood</u>	<u>Permits</u>	<u>Issued</u>	<u>Finished</u>	<u>Authorized</u>	<u>Issued</u>	<u>Finalized</u>	<u>Issued</u>	<u>Finalized</u>
Bethany	1372	1295	1295	77	68	68	1363	1363
Wicklund	1518	979	979	539	67	67	1046	1046
Altamont	1217	890	890	327	62	62	952	952
Questa	1638	1133	1078	505	85	72	1218	1150
Hansen	1280	1139	1114	141	179	176	1318	1290
Cordes	1297	1067	1009	230	154	147	1221	1156
College Park	1763	555	389	1208	92	68	647	457
Subtotal	10,085	7,058	6,751	3,027	707	660	7,765	7,414
					10.01%			
Future Neighborhoods								
I	1427							
J	1137							
K	1192							
L	1381							
Town Center	440							
Subtotal	5,577			5,577				
Total	15,662			8,799				

<u>As of December 31, 2020</u>								
	Auth.	Permits	Units	Remaining	Second Units		Total Units	
<u>Neighborhood</u>	<u>Permits</u>	<u>Issued</u>	<u>Finished</u>	<u>Authorized</u>	<u>Issued</u>	<u>Finalized</u>	<u>Issued</u>	<u>Finalized</u>
Bethany	1372	1295	1295	77	68	68	1363	1363
Wicklund	1518	979	979	539	67	67	1046	1046
Altamont	1217	890	890	327	62	62	952	952
Questa	1638	1077	1077	561	70	70	1147	1147
Hansen	1280	1139	1055	141	174	173	1313	1228
Cordes	1297	1038	944	259	146	139	1184	1083
College Park	1763	367	139	1396	68	34	435	173
Subtotal	10,085	6,785	6,379	3,300	655	613	7,440	6,992
					9.65%			
Future Neighborhoods								
I	1427							
J	1137							
K	1192							
L	1381							
Town Center	440							
Subtotal	5,577			5,577				
Total	15,662			8,877				