



**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:** January 15, 2020

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

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**Public Safety**

As of January 6, 2020, San Joaquin County has reassigned a Sergeant's position back to Mountain House to ensure more direct supervision of the Mountain House Deputies.

More than Talk LLC, Rank Investigation and Protection, San Joaquin County Sheriff, and District staff continue to work on a number of initiatives to develop cost effective public safety measures for Mountain House. In addition to reviewing potential security camera locations, staff is considering dash cams and body cams for District vehicles and personnel, mobile license plate readers, a District-dedicated drone and potential dispatch services via Rank's operation.

Rank is also finalizing training for new staff and they are very close to meeting their maximum budgeted staffing level of 32 hours per day, seven days a week. Rank is also updating their design of the "Mountain House Public Safety" logos to place on their patrol vehicles.

**Municipal Incorporation**

As I noted in last month's update, I am in the process of finalizing a draft scope of a work from a firm with extensive experience in the field to assist the District to determine the feasibility of becoming an incorporated city.

I'm hoping to bring back a final scope of work for your review by the next Board of Directors Meeting. Just a reminder that our website includes a link to all the previous work done on Incorporation. <http://mountainhousecsd.org/about-mountain-house/incorporation>

**Utility Systems Revenue Bonds**

On July 10, 2019, the Board authorized the Mountain House Financing Authority to refinance the outstanding 2007 and 2011 Utility Revenue Bonds and to issue up to \$10 million in new money.

Since that time, District staff worked with our financial advisor to put together the information necessary for the sale of the bonds.

The sale process took longer than anticipated due to a lengthy process to finalize a credit rating from S&P along with determining the final amount necessary to issue consistent with the District's Revenue Bond Rules.

## **DISCUSSION ITEM 10.1**

In late December, the District successfully issued and sold \$33.69 million of Utility System Revenue Bonds., Series 2019A, and Taxable Series 2019B. The majority of the bonds were used to refinance higher interest rate bonds issued in 2007 and 2011. The balance of the revenue generated by the issue (\$10 million of new funds) will be used to pay down a portion of the District's obligations to repay developer costs related to the construction of wet utility improvements.

Interest rates have steadily dropped over the past year down to near historic lows. This favorable interest rate environment resulted in debt service payments for the new bonds nearly equivalent to the payments on the existing obligations – despite the District gaining \$10 million in additional proceeds as part of the issue.

The District has significant cash flow available in its utility funds to issue additional debt in 2020. I will report back to you in the near future regarding 2020 debt issuance requirements consistent with the District's Revenue Bond rules.

### **Town Hall and Library**

Mountain House Developers (MHD) and their contractor Reeve Knight Construction are within 30 days of completion of the 53,619 square foot facility. Significant progress was made at the Town Hall and Library in November and December including flooring, door frames, wood trim, ceilings, paint, precast stairs, lighting, and permanent power. Sheetrock in the Library, glazing systems, casework, and plumbing fixtures have been installed. The fountain basin has been constructed and the vault and all mechanical, engineering and plumbing systems were undergrounded. Light poles were installed in the parking lot and luminaires were installed on the poles.

Contractors are currently working on painting in the Library and Town hall, ceilings and wood-wrapped beams, flooring, lighting, doors and hardware with furniture installations to follow. Building commissioning is scheduled to begin as soon as the gas meter is installed (date to be determined). The elevator is finished but not operational until the contractor receives phone lines and active fire alarm to obtain State Inspection (phone line date is currently sometime in January).

Palm tree planting in the plaza will occur prior to the placement of colored concrete. Palm trees have been selected and have arrived onsite to be planted soon. Remaining parking lot items include elevated colored concrete crosswalks, striping, and electric vehicle charging station installation. Landscaping is ongoing and will continue for the duration of the project.

District and Library staff hope to begin moving into the building after the February 12, 2020 Board of Directors meeting with a public opening of the building in early March.

### **Town Hall and Library Grand Opening**

I have retained the services of Port City Marketing Solutions to assist the District with a Grand Opening Celebration for the Town Hall and Library. We are coordinating the Grand Opening event with our partners at Stockton/San Joaquin Library.

We won't be able to finalize a date for the Grand Opening until we have a firm date for moving into the building.

**School Facilities Agreement with Lammersville Unified School District (LUSD)**

Staff attended the December LUSD Facilities Committee Meeting in order to discuss the renewal of the agreement to use the High School pool for our summer swim program.

Staff and the committee agreed to minor changes to the agreement including a request by our staff to make it a two year agreement instead of a one year agreement.

The LUSD Board will be considering the new agreement at their February 5, 2020 Meeting. We've also tentatively scheduled it for consideration at the February 12, 2020 Board of Directors Meeting.

**Town Center Shopping Center**

Shea Commercial has officially submitted plans to the San Joaquin County Community Development Department for the construction of the Shopping Center at the corner of Byron Road and Mountain House Parkway. 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 include 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 summer 2020 and be completed in mid-2021.

A site plan for the shopping center is attached.

**Specific Plan Area III Update**

The District, County Community Development staff, Mountain House Investors (MHI) and Century Homes recently held their second meeting to discuss updates to Specific Plan Area III (SP3). SP3 includes all of the land south of Grant Line Road (neighborhoods A/B) along with much of the easterly third of the Cordes neighborhood.

Lammersville Unified School District (LUSD) has opted to only build one school south of Grant Line Road, which will necessitate an update to the Specific Plan III. This update provides an opportunity to review the current open space and park allocations in the two neighborhoods as well as the potential zoning for the unused school site in Neighborhood A. In addition, Delta College has expressed an interest in participating in the planning process as they review their long term plans for their property.

Potential proposed changes to SPIII could also lead to consider changes to other future open space/park requirements in the neighborhoods north of Byron Road as well.

**Wastewater Plant Expansion**

The District is in the process of finalizing an amendment to Project Acquisition Agreement-3 (PAA-3) with Mountain House Developers (MHD) in connection with the expansion of the District's Wastewater Treatment Plant (WWTP).

In conjunction with the approval of Neighborhood C, MHD was obligated to fund, design and construct a phased expansion of the WWTP of sufficient capacity to serve all their developing lands. MHD had a number of other map conditions in addition to the expansion of the WWTP.

## DISCUSSION ITEM 10.1

PAA-3 would memorialize these agreements related to the map conditions. We hope to bring this agreement to the Board of Directors for approval at a meeting in the near future.

Plans for the expansion project were finalized and the project was bid. The bids came in substantially higher than the Engineer estimates. MHD and MHCSD agreed on some items to be deferred in order to re-bid the project and get better bids. The bids were received in the second half of December. The overall cost of the project after the deferred items were taken out was reduced by several million dollars. MHD is in the process of determining the low bidder and negotiating the contract amount.

### **OPENGOV**

Staff recently finalized a contract and scope of work with OPENGOV, the industry leader in Enterprise Cloud Solutions for Government. Over 2,000 agencies use OPENGOV's budgeting, performance management, communications and reporting software. OPENGOV solutions include providing solutions to streamline the budgeting process, improving the means to make informed, data-driven decisions, expanding the ability for agencies to better communicate financial information to the public and adding the capability of getting real time feedback from the public.

Staff is now meeting on a regular basis with OPENGOV staff to coordinate uploading of financial information and formatting charts and graphs. We hope to have the District's financial information available online in the near future.

### **Construction Activity**

Calendar year building permits remain strong. Total permits for 2019 totaled 644 versus 753 in 2018, but far more than the 431 issued in 2017 and 260 issued in 2016. Here is an overall summary of construction in Mountain House since its inception.

#### **As of December 31, 2019**

<b>Neighborhood</b>	<b>Auth. Permits</b>	<b>Permits Issued</b>	<b>Units Finished</b>	<b>Remaining Authorized</b>
E	1372	1348	1348	24
F	1518	979	979	539
G	1217	890	890	327
H	1638	1148	1148	490
C	1280	1188	1067	92
D	1297	1054	890	243
A/B	1763	140	30	1623
<b>Subtotal</b>	<b>10,085</b>	<b>6,747</b>	<b>6,352</b>	<b>3,338</b>

#### **Future Neighborhoods**

I	1427	
J	1137	
K	1192	
L	1381	
Town Center	440	
<b>Subtotal</b>	<b>5,577</b>	<b>5,577</b>
<b>Total</b>	<b>15,662</b>	<b>8,915</b>



PLANT PALETTE

Symbol	Botanical Name	Common Name	Size	Sunset Zone 14 WUCOLS Region 2
TREES				
	Acer platanoides	Norway Maple	24" Box	Mod
	Arbutus unedo 'Marina'	Strawberry Tree	36" Box	Low
	Cercis occidentalis	Western Redbud	36" Box	Low
	Fraxinus o. 'Raywood'	Raywood Ash	24" Box	Mod
	Lagerstroemia l. 'Tuscarora'	Crape Myrtle	36" Box	Low
	Quercus r. 'Fastigiata'	English Oak	24" Box	Mod
	Pyrus c. 'Chanticleer'	Ornamental Pear	24" Box	Mod

SHRUBS/ GROUNDCOVERS				
	Baccharis pilularis	Dwarf Coyote Bush	1 gal.	Low
	Callistemon v. 'Little John'	Dwarf Bottlebrush	5 gal.	Low
	Cistus purpureus	Orchid Rock Rose	5 gal.	Low
	Coprosma 'Marble Queen'	Variegata Mirror Plant	5 gal.	Mod
	Correa spp.	Australian Fuschia	5 gal.	Low
	Dietes vegeta	Fortnight Lily	5 gal.	Low
	Grevillea spp.	Grevillea	5 gal.	Low
	Heteromeles arbutifolia	Toyon	5 gal.	Low
	Juniperus 'Skyrocket'	Blue Arrow Juniper	5 gal.	Low
	Lavandula spp.	Lavender	1 gal.	Low
	Ligustrum japonica 'Texanum'	Texas Privet	5 gal.	Low
	Myoporum parvifolium	Myoporum	1 gal.	Low
	Myrtus communis 'Compacta'	Dwarf Myrtle	1 gal.	Mod
	Olea 'Little Ollie'	Dwarf Olive	5 gal.	Low
	Pennisetum setaceum	Purple Fountain Grass	1 gal.	Low
	Penstemon spp.	Beard Tongue	1 gal.	Low
	Phormium tenax	Hybrid New Zealand Flax	5 gal.	Mod
	Salvia spp.	Sage	1 gal.	Low
	Rosa 'Flower Carpet'	Groundcover Rose	5 gal.	Mod
	Rosmarinus officinalis	Creeping Rosemary	1 gal.	Low

SCREEN SHRUBS AND VINES				
	Elaeagnus pungens	Silverberry	5 gal.	Low
	Leucophyllum frutescens	Texas Ranger	5 gal.	Low
	Rhamnus californica	Coffeeberry	5 gal.	Low
	Macfadyena unguis-cati	Cat's Claw Vine (On Trash Enclosure Walls)	5 gal.	Low

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

PARKING LOT SHADE TREE REQUIREMENTS:

TOTAL PARKING LOT TREES REQUIRED: 79 TREES (1 PER 5 STALLS)

TOTAL PARKING LOT TREES PROVIDED: 101 TREES

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET <sub>0</sub> )	48.4		Project Type	Non-Residential		ETAF	0.45
Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
	0.2	Overhead	0.75	0.27	50850	13560	40690
Medium Water Use Plants	0.5	Overhead	0.75	0.67	16950	11300	33909
Trees	0.5	Drip	0.81	0.62	5600	3457	10373
				Totals	73400	28317	84973
<b>Special Landscape Areas</b>							
				1			
				Totals	0	0	
						ETWU Total	84973
						Maximum Allowed Water Allowance (MAWA) <sup>e</sup>	99116
<b>ETAF Calculations</b>							
<b>Regular Landscape Areas</b>							
Total ETAF x Area	28317		<b>Average ETAF for Regular Landscape Areas must be 0.65 or below for residential areas, and 0.45 or below for non-residential areas.</b>				
Total Area	73400						
Average ETAF	0.39						
<b>All Landscape Areas</b>							
Total ETAF x Area	28317						
Total Area	73400						
Average ETAF	0.39						

WATER CONSERVATION STATEMENT

ALL PLANT MATERIAL SELECTED FOR THIS SITE ARE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE. THEIR ADAPTABILITY TO DROUGHT. DATA FROM WUCOLS III WILL BE USED FOR DETERMINING SPECIES PLANT FACTOR FOR THE WATER USE CALCULATIONS.

PLANTS WITH SIMILAR WATER USE REQUIREMENTS WILL BE GROUPED TOGETHER.

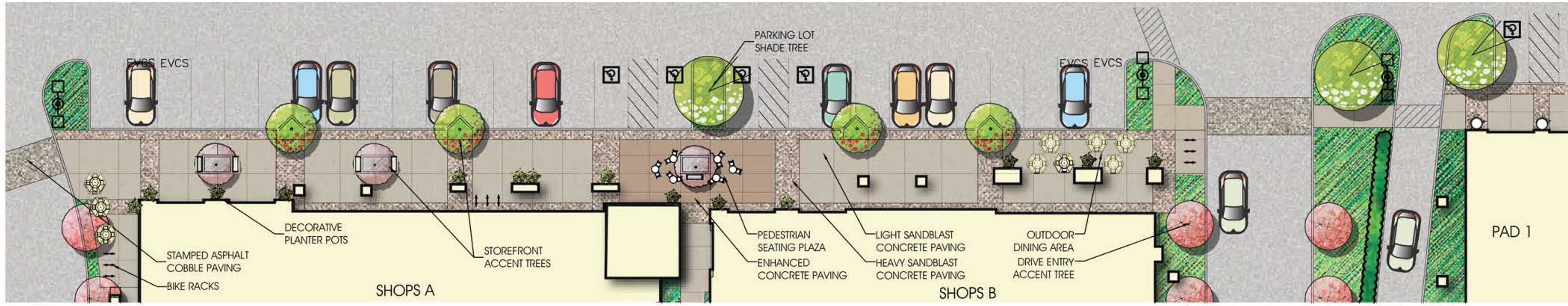
MORE THAN 75% OF THE LANDSCAPE AREAS WILL BE PLANTED WITH LOW WATER USE PLANTS, THE BALANCE WITH MODERATE USE PLANTS. NO HIGH WATER USE PLANTS WILL BE USED.

IRRIGATION SECTIONS/ HYDROZONES WILL BE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATES. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR WILL BE USED FOR WATER USE CALCULATIONS.

THE IRRIGATION SYSTEM UTILIZED WILL BE LOW VOLUME SPRAYS & HIGH EFFICIENCY ROTATOR SPRAYS IN AREAS OVER 8' WIDE. THE DISTRIBUTION SYSTEM WILL INCLUDE A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLERS WITH CYCLE+SOAK AND WATER BUDGETING CAPABILITY WEATHER STATION, RAIN SHUT-OFF.

THE USE OF TURF IS ELIMINATED. ALL TREE AND GROUNDCOVER AREAS WILL BE DRESSED WITH 3" LAYER OF MULCH MOISTURE RETENTION AND TO DISCOURAGE WEEDS.

LANDSCAPING AND IRRIGATION PLANS WILL COMPLY WITH THE STANDARDS SET FORTH IN THE MOUNTAIN HOUSE COMMERCIAL, OFFICE & INDUSTRIAL DESIGN MANUAL & THE DEVELOPMENT TITLE OF SAN JOAQUIN COUNTY.



CONCEPTUAL LANDSCAPE PLAN

MOUNTAIN HOUSE

MOUNTAIN HOUSE, CA

JOHNSON  
LYMAN  
ARCHITECTS

1375 Locust Street, #202, Walnut Creek, CA 94596  
925.930.9690

930.9039 fax:

Shea Properties

0' 25' 50' 100' 150'

SCALE: 1"=50'

CDPC PROJECT NO. 19068

NOVEMBER 25, 2019

NORTH

conceptual design & planning company

Corporate Office:  
3195-C Airport Loop Drive  
Studio One  
Costa Mesa, CA 92626  
T: 949.399.0870  
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