COLLEGE PARK AT MOUNTAIN HOUSE

SPECIFIC PLAN III

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CHAPTER ONE: INTRODUCTION

1.1 Purpose and Intent

The Purpose of the Mountain House Specific Plan III (SP III) is to provide a long-range comprehensive plan for future development of approximately 816 acres within the 4,784-acre Mountain House Master Plan (Master Plan) community. To achieve this, SP III establishes the land use development guidelines to direct future development and ensure a balance between growth and infrastructure. SP III additionally includes specific zoning and development standards, and public facilities plans that implement the Master Plan's goals, objectives, policies and standards. Mountain House SP III is the third of three Specific Plans that will implement the Master Plan.

The Master Plan provides the overall development framework for a new community offering a desirable environment for living and working. Primary goals call for a balance of jobs, affordable housing, and services to establish a self-contained community; reduction of single-occupancy vehicles through transit and efficient land use and circulation design; and a strong emphasis on residential neighborhoods organized around local schools and parks. Furthermore, the Mountain House community will finance and provide its own public services and utilities resulting in no adverse economic impact to San Joaquin County.

In conformance with the procedure laid out by the County for development of new communities, SP III is consistent with the goals, objectives, land use assumptions, requirements and policies laid out in the Master Plan, as amended. SP III fully implements the Master Plan for the SP III Planning Area.

SP III is intended to accomplish the following:

- Establish the land uses, development standards, and zoning for development;
- Provide the Special Purpose Plan for the Neighborhood Center in Neighborhood A/B;
- Provide detailed plans for infrastructure and services to support these land uses, and provide for efficient extensions to other neighborhoods within Mountain House;
- Provide a full range and diversity of housing types and costs;
- Ensure that environmental resources are protected, and potential environmental impacts are adequately addressed;
- Describe implementation measures including phasing, service provisions, and administration of SP III, and
- Provide appendix references of detailed background studies, design guidelines, comprehensive technical regulations, and other resources.

FIGURE 1-1: REGIONAL VICINITY

1.2 Planning Context

1.2.1 Location

SP III is located within the southern third of the Master Plan area. It is generally bounded by Mountain House Parkway to the east, Interstate 205 (I-205) to the south, the Alameda County line to the west and Grant Line Road to the north, except for a small portion that extends north of Grant Line Road adjacent to Mountain House Parkway (refer to Figures 1-1: Regional Vicinity and 1-2: Local Setting).

FIGURE 1-2: LOCAL SETTING

1.2.2 Jurisdictional Agencies

San Joaquin County

The Mountain House new master planned community is located entirely within the unincorporated San Joaquin County, and development within the community is subject to the San Joaquin County General Plan 2010 and its implementing ordinances. Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the local government's general plan. The General Plan adopts the Mountain House Master Plan Land Use Map as the General Plan Land Use Map for Mountain House. By County policy, a Specific Plan in a new community must also be consistent with the Master Plan and Public Financing Plan.

Mountain House Community Services District (MHCSD)

The Mountain House Community Services District (MHCSD) was formed to provide various public services for the community. Most of the MHCSD municipal utilities are provided through contracts or franchises with public and private entities. These services include water, wastewater collection and storm water drainage. The remaining services which include refuse collection, telecommunications, telephones, police, fire, electricity, and gas are contracted out. The MHCSD sphere of influence boundaries are the same as the Master Plan boundaries.

1.2.3 Planning and Entitlements

Master Plan

SP III summarizes relevant provisions of the Master Plan, as revised. SP III has resulted in numerous amendments to the Master Plan originally adopted in 1994. These amendments mainly result from the open space treatment of the major utility easements, the addition of the community college to the plan, the resulting consolidation of Neighborhoods A and B, and the consolidation of the neighborhood centers. The Specific Plan is intended to fully implement the Master Plan, as amended, such that a project's consistency with the Specific Plan is equivalent to consistency with the Master Plan (refer to Figure 1-3: Master Plan Designations). Therefore, applicants may utilize this document for Master Plan policies and implementation measures and refer to the Master Plan and its appendices only as needed for historic reference and/or supplementary information. If the Master Plan is amended in the future, the Master Plan summaries within this Specific Plan do not need to be revised.

Other Community Plans and Programs

In addition to SP III and its appendices, the following documents should be consulted by all applicants preparing submittals for projects as they may contain requirements affecting project design:

- Public Financing Plan (San Joaquin County)
- Mountain House Development Title (San Joaquin County)
- Mountain House Transportation Demand Management (TDM) Program and Transit Plan (MHCSD)

- Mountain House Parks, Recreation & Leisure Plan (MHCSD)
- MHCSD Design Manual (MHCSD)
- Public Land Equity Program and Ordinance (San Joaquin County)
- Potable Water Master Plan (MHCSD)
- Master Sewer Infrastructure Plan (MHCSD)
- Storm Water Master Plan (MHCSD)
- Water Conservation Plan and Program (MHCSD)
- Emergency Preparedness Plan (MHCSD)
- Pipeline Safety Plan (MHCSD)
- Fire Protection Plan (MHCSD)
- Roadway Improvement Plan (MHCSD)
- Construction Truck Management Plan (MHCSD)
- Community Energy Conservation Report (San Joaquin County)

The Design Guidelines for SP III are referenced to the following manuals and reports to achieve the general design intent for the community.

Public Facilities:	MHCSD Design Manual Adopted January 22, 2002
Parks and Recreation:	MHCSD Parks, Recreation and Leisure Plan Adopted May 12, 2021
Single Family Residential:	Mountain House Single Family Residential Design Manual Received San Joaquin County Staff Administrative Approval July 22, 2003 Developed by Trimark Communities
Multi-Family Residential:	Mountain House Multi-Family Development Design Manual Received San Joaquin County Staff Administrative Approval March 19, 2004 Developed by Trimark Communities
Residential Housing Prototypes:	
	College Park at Mountain House Residential Design Guidelines for Potential Housing Prototypes Developed for SP III
Commercial, Office and Industrial Development:	
	Mountain House Commercial, Office and Industrial Design Manual Received San Joaquin County Staff Administrative Approval Oct. 6, 2003 Developed by Trimark Communities

Development Permits

After approval of Specific Plans (and Special Purpose Plans, if required), the implementation process continues with the processing of Development Permits. Development Permits include both discretionary and ministerial County permits. They include use permits, subdivision maps, and building permits, all of which must be consistent with this Specific Plan and previously adopted community plans.

Development Agreements

SP III implementation may include the enactment of Development Agreements which are contracts between the County and property owners. These contracts would further delineate the rights and responsibilities of property owners in the development of their property.

Environmental Review

An Environmental Impact Report (EIR) for SP III was prepared in compliance with the California Environmental Quality Act (CEQA). Pursuant to State CEQA Guidelines, the County prepared an Initial Study which determined that certain potentially significant environmental impacts might be associated with development under SP III. The County prepared EIR No. 2003102074 (under separate cover) that identifies impacts which may result from implementation of SP III and includes recommended mitigation measures to lessen these impacts.

Controlling Document

SP III along with development agreements for properties within the SP III planning area are the controlling documents for development within the SP III planning area. The purpose of SP III is to provide more development detail within the boundary of the Specific Plan as required by the Master Plan and in conformance with the goals and objectives of the Master Plan, as amended, such that SP III fully implements the Master Plan for the SP III Planning Area.

When there are conflicts between the Master Plan and SP III, SP III shall govern. The Master Plan and SP III Development Agreements further reference the authority of SP III. If SP III is silent on a matter addressed by the Master Plan, the Master Plan shall govern. Where various Mountain House plans or programs might differ from SP III, SP III and its development agreements shall govern. If SP III is silent on a matter addressed by other relevant Mountain House plans and programs, the relevant plan or program shall govern.

FIGURE 1-3: MASTER PLAN DESIGNATIONS

MHCSD Ordinances and Standards

The MHCSD was formed since the Master Plan was adopted in 1994, for the purpose of managing, operating and maintaining the infrastructure serving the community. The MHCSD has adopted ordinances and standards for public improvements and public services that are intended to apply to development within the community. Provisions of MHCSD Ordinances and MHCSD Standards for public improvements apply to all of Mountain House including SP III. These ordinances and standards are required to be consistent with and implement the Master Plan and subsequent Specific Plans. It is the intent for the Specific Plan to be consistent with all MHCSD standards in effect at the time of SP III adoption. If conflicts should be found with previously adopted MHCSD standards, the MHCSD standards shall govern. If MHCSD adds, revises or amends its standards in the future, such changes shall be found to be consistent with SP III, and then such standards will govern. A Specific Plan cannot delegate authority to supersede the Specific Plan to administrative rules to be adopted at a later date.

Development Title and Other Ordinances

Provisions of the San Joaquin County Development Title and other County Ordinances shall apply to Mountain House except as superseded by Development Standards in Chapter 3 which are to be adopted by ordinance as part of the County Development Title for Mountain House. Where the Development Title and various County ordinances might conflict with SP III, SP III shall govern. If SP III is silent on a matter addressed by the Development Title other relevant County ordinances, the Development Title or other relevant County ordinance shall govern.

Public Financing Plan (PFP)

The Public Financing Plan (PFP) is a separate document prepared in association with the Master Plan. The PFP identifies needed public services, facilities, costs and funding alternatives to implement the Master Plan. The PFP is based upon the policies, land use data, public facility and services standards, cost estimates and phasing plans identified in the Master Plan.

1.2.4 Property Ownership

SP III includes 65 separate parcels and 54 separate owners at the time of adoption. The majority of these parcels are located in Grant Line Village (a residential neighborhood containing approximately 50 residences). There are major property holdings as identified by letter in Figure 1-4: Property Ownership. Table 1-1: Parcel Acreage Calculations by Parcel Number summarizes the land acreages from Figure 1-4: Property Ownership. A table listing the parcels within the Specific Plan is contained in Appendix A.

LEGEND

Property Ownership Designation - indicated by letters (e.g. “A”)

FIGURE 1-4: PROPERTY OWNERSHIP

Table 1-1: Parcel Acreage Calculations by Parcel Number

(See Figure: 1-4: Property Ownership)

Parcel	Acreage
A	114.3
B	8.25
C	11.4
D	33.14
E	19.36
F	19.36
G	20.01
H	96.98
I	20.97
J	0.81
K	36.79
L	135.69
M*	41.70
N	3
O	12.73
P	148
Q	31.17
R	2
S	1.63
T	1.67
U	1.67

*This figure includes acreage in SP III boundary.
Actual parcel acreage is larger.

1.3 Using the Specific Plan

SP III document, which is divided into sixteen chapters, is organized to correspond with the chapters of the Master Plan. Applicable portions of the Master Plan are included in this Specific Plan for ease of implementation. Appendices to SP III provide additional technical and background information and are organized to correspond to the appropriate chapter. SP III assigns preliminary names to streets and other features of the project. These place names are for working purposes only. Final names will be determined during the Tentative and Final Map subdivision process.

The sketches, diagrams, and concept plans included in SP III are conceptual and intended to convey the overall design intent. In order to convey this design intent, the trees and other plants shown in sketches and cross-sections have been drawn to show their sizes at maturity. Lotting patterns and local street locations may vary from those shown on the Illustrative Concept Plan (see Figure 4-1: Illustrative Concept Plan) without need for an amendment to the Specific Plan. However, it is intended that Medium Density Residential (R-M) areas with small lots, with a standard size of under 3,600 square feet, remain in small lot configurations and provide a variety of small lot approaches within a neighborhood including: alleys, green courts, and housing clusters.

The Implementation Measures provided within the SP III document identify the actions that need to be taken and the requirements for development that are necessary to implement SP III plans and the Master Plan goals, objectives, policies and implementation measures that apply to the SP III planning area.

CHAPTER TWO: COMMUNITY VISION

2.1 Master Plan Summary

Mountain House is envisioned as a new self-sufficient community offering employment, goods, services, and recreation. Land use and circulation are designed to encourage walking, bicycling, and transit use in a highly landscaped, visually attractive community. Mountain House will also provide a diversity of housing types, employment opportunities and recreational amenities for its residents. In the tradition of California Central Valley towns, Mountain House is designed as a community of pedestrian-scaled, tree-lined neighborhoods, each focused on the neighborhood core, with schools and parks linked to nearby shopping.

2.1.1 Specific Plan III Description

Specific Plan III (SP III) implements the Master Plan goals and objectives, and establishes the framework for land use and development standards that will govern the community build-out of the neighborhoods within its planning area. SP III also added a major new land use objective to the Master Plan to accommodate a satellite campus within the community for Delta Community College. The Specific Plan also identifies the public infrastructure and services needed to support development. It defines the permitted uses, development density, building setbacks, building heights, and other development standards to be utilized for projects in the planning area.

2.2 Master Plan Goals and Objectives

The Master Plan, Sections 2.2 through 2.9, established the following goals and objectives for the Mountain House community, to be implemented over the years through the development of each Specific Plan area.

Overall Goals

- Create a high quality environment where people of all economic levels can live and work.
- Develop a distinct and unique new community that is separate from existing communities.
- Develop Mountain House as a community that will accommodate a portion of the growth projected by the 2035 General Plan for San Joaquin County in an orderly, well-organized development pattern.
- Provide for a lifestyle that is less reliant on the automobile, more directed towards activities within the local community and neighborhoods, and more oriented toward the use of transit, bicycle and pedestrian transport.

Community Character

Create attractive and diverse environments for living, working and playing.

- Develop 12 identifiable, pedestrian-oriented residential neighborhoods, including nine family neighborhoods and two mixed active adult and family neighborhoods (Neighborhood J and Neighborhood K) each with a family neighborhood, and the Neighborhood K mixed active adult and family neighborhood, organized around a Neighborhood Center consisting of a K-8 school, a Neighborhood Park, a Neighborhood Commercial area, and other neighborhood serving facilities.
- Develop three Village Centers that will provide shopping centers, transit, and other services with easy access from the 12 residential neighborhoods.
- Use roadway landscaping as a primary method of establishing community character and of distinguishing between neighborhoods.
- Establish neighborhood and Community Parks, and support regional recreation for Mountain House residents.
- Contribute to regional recreation needs by creating one or more golf course(s) and providing public access to the Delta waterways through a linear park and marina on Old River.

Provide for a pedestrian-oriented character within and between residential neighborhoods, village commercial centers, and the Town Center.

- Locate Neighborhood Parks of approximately five acres adjacent to schools for joint use of park and school facilities.
- Utilize an interconnected network of relatively small-scale streets within neighborhoods in order to create a pleasant and safe street environment for pedestrian use.
- Orient important public buildings and land uses, including neighborhood commercial and appropriate buildings or building facades within Village Centers, toward the street.
- Connect the Town Center to the linear park and bikeway systems and provide pedestrian amenities within the Town Center.
- Design neighborhoods, village commercial centers and the Town Center to facilitate transit and bicycle use.

Land Use

Establish a balance of housing, employment, and a full range of services and infrastructure within the community, while encouraging interaction between land uses.

- Develop a new community with its own balanced mix of housing, public services, employment opportunities, parks, schools, and shopping facilities to serve the projected residential population.
- Create neighborhoods that provide for the daily commercial, educational, and recreational needs of the residents within walking distance.
- Provide light industrial and commercial office use areas suitable for the development of high quality business parks, allowing potential employers to relocate and expand in a strategic regional location with adequate transportation, services, moderate land costs, few site constraints and housing affordable to the jobs provided.

- Accommodate a satellite campus within the community for Delta Community College.
- Allow for a diversity of residential areas and a hierarchy of commercial areas.
- Provide sufficient employment areas to create a job for every resident of the community who is projected to be working.

Minimize impacts on County agricultural lands.

- Develop the community in an orderly and efficient manner, at average residential densities of at least 6.5 units per acre.
- Establish strong community boundaries and reduce potential conflicts with adjacent agricultural lands by creating buffers along the western and eastern community boundaries.

Housing

Provide an adequate supply of housing for all income groups in the community.

- Establish neighborhoods with varying levels of amenities and a mixture of housing densities.
- Designate an average density of between six and seven units per acre overall in order to achieve a higher density than is currently found in the County, thereby meeting market needs and achieving more affordability and entry-level housing opportunities.
- Establish a balance of jobs and housing by matching projected income levels of jobs provided within the community with the projected cost of housing.
- Ensure housing for a variety of income levels within each neighborhood.
- Provide multi-family housing within the community, to be concentrated near Neighborhood Centers or adjacent to the Mountain House Creek corridor, Village Centers, the I-205 corridor and employment centers, and in and adjacent to the Town Center.

Economic Development

Create a financially and fiscally viable community resulting in positive economic impact on the County.

- Ensure fiscal protection of the County and future community residents by creating an independent and self-sustaining community.
- Provide for efficient phasing in order to avoid potential fiscal impacts.
- Plan for the location of new, expanding or relocating businesses serving the Central Valley and the Bay Area, by designating areas for industrial and office commercial use.
- Attract businesses to provide an economic base, provide jobs and serve residents.
- Provide employment areas with arterial roadway access, transit service, nearby housing, and state-of-the-art telecommunication services.
- Provide for efficient, cost effective community operations.

Circulation

Establish a safe and efficient circulation system to accommodate the movement of people and goods, reduce environmental impacts, and advance the quality of life in the community.

- Minimize impacts on regional roadways and air quality by providing a community design that emphasizes trip length reductions, reduced off-site trips, pedestrian and bicycle travel, and access to regional transit facilities.
- Provide a complete multi-modal transportation system, including on and off-site roadways, transit, bicycle and pedestrian facilities.
- Minimize high-speed traffic through neighborhoods by establishing a network of arterial streets which are located between neighborhoods and effectively link residential, community college, employment and commercial uses.
- Locate collector and local streets to allow low-speed, alternative routes through neighborhoods while linking school and other public destinations within the different neighborhoods.
- Provide major road access to trip generating uses such as community college, commercial, employment, and recreational areas.

Public Services

Provide adequate public services and facilities to serve the new community.

- Provide on-site water treatment and sewage treatment systems at quality standards which meet or exceed standards of regulatory agencies, and to re-use treated wastewater either on-site or off-site for the most economical and beneficial use.
- Follow a pattern of residential growth that will provide each stage of development with adequate services and infrastructure, and to plan and construct infrastructure to avoid creation of excess capacity.
- Size public services and facilities to maintain the community's boundaries by serving only the Master Plan area.
- Minimize administrative impacts on the County by annexing to the Mountain House Community Services District (MHCSD) to provide on-site water, sewer, storm drainage, roads, parks and other necessary services.

Resource Conservation

Minimize impact on sensitive environmental resources.

- Preserve and enhance wetlands and riparian areas within the project including wetlands along Mountain House Creek and Dry Creek.
- Incorporate effective and feasible energy and water conservation techniques and procedures into the development.
- Minimize and/or mitigate regional and site impacts to the extent possible by meeting the requirements of the Mitigation Monitoring Program.

- Protect sensitive environmental and visual resources at the community's edges by establishing effective buffers along the northern boundary with Old River, the southern boundary with I-205, and the eastern and western boundaries with agricultural lands.
- Maintain and enhance the habitat resources of Mountain House Creek as a park and wildlife corridor through the community.
- Minimize air quality impacts by providing for more efficient transportation systems and neighborhood design and services.

Source for Sections 2.3 through 2.9: Mountain House Master Plan, 1994, as amended 2005, pages 2.2 to 2.7.

2.3 Specific Plan III Neighborhood Vision

The neighborhood vision for SP III is unique within Mountain House. SP III combines the best aspects of master-planned development providing a mix of historic housing styles with the landscaping and open spaces of long-established neighborhoods. The design character is also heavily influenced by the constraints created by the electrical and pipeline transmission corridors that crisscross the planning area, which also present the opportunity to use the corridors for an open space and trail system to serve residents of SP III (see Figure 7-1: Recreation and Open Space Plan).

The area south of Grant Line Road combines Neighborhoods A and B into a single neighborhood, Neighborhood A/B, with a community college campus, Community Park, consolidated neighborhood center, and abundant open spaces. Neighborhood A/B has two open space corridors that cross near the center of the planning area linking its residential areas together with a new school, Neighborhood Parks and a proposed South Community Park. This provides for an intricate system of pedestrian and bicycle trails providing safe access to schools and parks with minimal street crossings.

The area of SP III north of Grant Line Road in Neighborhood D is designed to be harmonious with the community character of both Neighborhood A/B and Neighborhood D which is partially within Specific Plan II. The distinction for the Neighborhood D component within SP III will be the landscape enhancement of the power line easement running diagonally through the residential areas. A neighborhood trail system with tree planting along the perimeter of the easement provides an open space corridor system that enhances the visual open space character and sense of pedestrian connectivity in this neighborhood area. The residential and industrial architecture and landscape shall comply with the standards and conditions specified in SP III, maintaining the continuity of this community concept.

The Delta College campus will be the focal point of the southwest corner of the planning area. The College, located on Central Parkway, will be a major educational and recreational resource for the community. The location of the College at this site led to combining Neighborhoods A and B to provide

arterial street access to the College and opportunities for development in the I-205 Mixed-Use area adjacent to the planned Mountain House Business Park in the SP I area south of Central Parkway.

Consolidation of the Neighborhood Center takes advantage of the open space corridor as a safe walk-to-school route, incorporates a common Neighborhood Park located on the open space trail corridor separating the one school, and meets state-mandated school setback criteria from the two crisscrossing, utility, transmission line facilities. The location for the Neighborhood Center was also chosen to allow convenient walking distances to homes and minimize the number of children who would need to cross Central Parkway to get to school.

Central Parkway is designed to be the icon street of the community and is envisioned to be its “parade route”. Acting as a strong community linkage element, the parkway has a distinctive character as it threads through the entire community from north to south. Central Parkway will be dominated by groves of canopy trees with occasional vertical tree species or colorful deciduous trees at nodal or accent points. The character is informal, with heavily shaded street corridors and pathways separated from the roadway by a planted parkway strip.

One key to the success of the community is the appropriate architectural vocabulary and theme. Italianate has been chosen as the design theme for Neighborhood D. A Prairie architecture theme has been established for Neighborhood A and Mission/Spanish Colonial architectural theme has been established for Neighborhood B. The Neighborhood Center in Neighborhood A has been designed to accept one K-8 school. These themes should be reflected in the architecture of some of the homes surrounding the Neighborhood Center. The architectural design of homes within the planning area will exhibit several themes that are compatible with each other.

A variety of housing types, densities and lot sizes will be provided within the planning area to accommodate a diversity of family incomes and lifestyle conditions. Lotting patterns may include standard front driveway lots, corner side driveway lots, cluster lots with common driveway access (courtyards/auto courts), alley lots with garage access to the rear, and lots with common open spaces or green courts with rear alleys. Two medium-high density residential areas, one in the southeastern area of Neighborhood A/B and the other in Neighborhood D along the open space corridor will provide higher density housing opportunities emphasizing pedestrian access and connections. The I-205 Mixed-Use area has been designed to capture the opportunity for higher density housing types in close proximity to the Delta College Campus and the Mountain House Business Park located near the I-205 and Mountain House Parkway interchange. The general density of proposed residential areas of SP III would be slightly higher than the Mountain House neighborhoods to the north and would provide a relatively more affordable neighborhood context.

The “surplus” 62 units from the conversion of the two R-H sites to R-MH are being used in the I-205 Mixed-Use development area as envisioned with the 2007 SP III amendments. The county strongly encourages the inclusion of R-H density in SP III and the new I-205 Mixed-Use area accomplishes this commitment.

The Community Park, which is located to the southwest on Central Parkway across from the Community College, balances the location of the Neighborhood Center within Neighborhood A/B such that most homes are within easy walking or bicycling distance to a park. All parks within Neighborhood

A mix of public and private uses to serve the daily needs of people in the neighborhood is encouraged within the commercial portion of the Neighborhood Center. A variety of retail uses and community facilities such as a day care center, recreation building, or meeting hall are allowed. Outdoor dining areas, pedestrian plazas, and sitting areas are encouraged in the neighborhood commercial site to emphasize its place as a social center of the neighborhood.

The I-205 Mixed-Use development area on the south and eastern boundaries of SP III intends to compliment the Delta College Campus and the planned Mountain House Business Park suggested with SP I. The Mountain House Business Park is planned to have a park-n-ride lot and could possibly be augmented with a commuter rail platform associated with the planned Valley Link Rail service. The proposal for the southern end of SP III will promote easy vehicular, transit, bicycle and pedestrian connections planned with the Mountain House Community.

CHAPTER THREE: LAND USE

3.1 Introduction

This chapter summarizes Master Plan provisions for land use and zoning, including the Specific Plan III Land Use Plan and Program, land use regulations, Development Standards, affordable housing and jobs-housing balance, and implementation measures for Specific Plan III (SP III). More detailed design provisions are located in Chapter Four: Development and Design.

3.2 Land Use Plan and Program

3.2.1 Master Plan Summary

The Master Plan adopted land uses for all areas within SP III and identified approximate acreages for the land uses as shown on Master Plan Tables 3-1, 3-2, and 3-3. Table 3-2: Master Plan Land Use Designations in Specific Plan III, of SP III contains the land use categories and use descriptions adopted by Master Plan. The Master Plan directs that Specific Plans shall establish zoning within Specific Plan Areas. The Mountain House Development Title zoning designations that implement the Master Plan land use designations are shown in Table 3-4: Implementing Zones for Master Plan Land Use Designations. Figure 3-2: Land Use Map and Residential Buildout implements the Master Plan Land Use Map, as amended. Figure 3-4: Specific Plan III Map Zoning Diagram implements the Land Use Map from a zoning perspective. Acreage allocations for all zoning designations in SP III are shown in Table 3-1: Land Use Summery by Neighborhood.

The Mountain House Development Title identifies permitted and conditionally permitted land uses within Mountain House. SP III identifies permitted and conditionally permitted uses within the SP III Planning Area. See Table 3-5: Uses – Residential Districts, Table 3-6: Temporary and Accessory Uses – Residential Districts, Table 3-9: Uses in Commercial, Industrial and Public Districts, and Table 3-10: Temporary and Accessory Uses – Commercial, Industrial and Public Districts which are adopted by ordinance to amend the Development Title for the SP III planning area.

3.2.2 Specific Plan III Description

SP III provides for approximately 2,578 residential units, approximately 946,117 square feet of limited industrial uses, 16 acres of Mixed-Use Development and 250,000 square feet of commercial uses based on the projected floor area ratios used in Master Plan Table 3-2: Land Use by Neighborhood, one K-8 school, approximately 36.7 acres of neighborhood and Community Parks, and an approximate 107.9-acre community college with a planned capacity of 12,000 students. See Table 3-1: Land Use Summary by Neighborhood.

SP III consolidates Master Plan neighborhoods A and B into a single neighborhood (Neighborhood A/B), centering around a 20 -acre Community Park and a single Neighborhood Center containing a neighborhood-serving commercial center, a school, and a Neighborhood Park (with both active and

passive recreation facilities). The eastern portion of Neighborhood D north of Grant Line Road is also located within SP III.

A 107.9-acre Delta College campus, which was not part of the original Master Plan adopted in 1994, is now proposed to be located in the southwest portion of the SP III. The San Joaquin Delta Community College District (SJDCCD) is planning this new campus to meet enrollment needs in the South San Joaquin County area over the next 20 years. The campus would be developed in four phases. A joint use agreement between the Mountain House Community Service District (MHCSD) and SJDCCD will make available 7.0 acres of college athletic facilities for community use.

The Neighborhood Parks, neighborhood commercial, and elementary schools were consolidated into one neighborhood center because of the introduction of the Community College; the location of the I-205 Freeway; the presence of two crisscrossing, high pressure gas and oil pipelines, and electrical transmission easements. The Master Plan requirements that schools not be located on an arterial road and to minimize the number of students crossing arterial roads further reduced the possible locations for the schools. Combining Neighborhoods A and B into a single neighborhood allows the schools to be more centrally located off arterial roadways, minimizes pedestrian crossing of arterial streets and achieves setback requirements for existing utility easements.

SP III provides for a variety of housing types to accommodate a diversity of family incomes and lifestyle conditions. The residential units will have densities and sizes varying from medium-high density or high-density units to single family detached, low density homes on 7,000 square foot lots. The general residential density of SP III will be slightly higher than the Mountain House neighborhoods to the north and, as a result, will provide a relatively more affordable neighborhood context. The majority of the homes will be medium density, expected to range from 1,300 square feet to 2,800 square feet on a variety of lot sizes. Approximately 74% of the housing in SP III will be single family detached and approximately 24% will be attached condominiums, townhomes, or apartments. It is anticipated that the variety of housing types proposed, including high density development, will provide housing for the employees of the industrial park at the corner of Mountain House Parkway and I-205 and Delta Community College and the other employment uses within Specific Plan III.

The single-family residential portion of SP III north of Grant Line Road (i.e., eastern portion of Neighborhood D) will be developed with a variety of attached and detached homes generally ranging in size from approximately 1,300 to 2,600 square feet in the Medium Density and Medium-High Density categories. While Specific Plan II (SP II) and SP III share Neighborhood D, an Italianate architecture and common landscape theme ties the neighborhood together with a central focus on its neighborhood center and a Special Purpose Plan to be developed under SP II.

Open space corridor connections are provided between the neighborhoods and the Community Parks and other open space corridor areas. These connections consist of a linear park system, multi-use paths, trails, local streets with sidewalks, and bikeways. Bicycle and pedestrian access are also provided to community-wide destinations such as Community Parks, community shopping centers, schools, the Town Center, and churches.

Convenient walking access is provided to the A/B Neighborhood Center with all residential units located within three fourths of a mile as required by the Master Plan. This Neighborhood Center includes one K-8 school, a Neighborhood Park, a Neighborhood Commercial area, and a transit stop. Except for Central Parkway, only local or collector streets occur within the neighborhood. Central Parkway is aligned to provide direct access to the Community College and to minimize the number of students who need to cross an arterial street to gain access to school. Students living in the residential units located west of Central Parkway will have to cross Central Parkway to get to school. However, a school bus system will be provided by Lammersville Elementary School District (LESD) financed partially by the College District. The one K-8 school is located on separate collector street with additional local streets providing access. The entrances and building fronts will be oriented onto collector streets to the degree feasible in order to maximize the civic presence of the school and provide adequate access. Public open spaces and use front onto public streets to the greatest degree possible in order to give character and beauty to the street. Open space corridors with pathways link the schools to residential areas allowing students a safe walk to school with a minimum of street crossings.

Open space corridors include the neighborhood open space corridor system, a variety of perimeter edge conditions, slope landscape areas in the northwest knoll area, the northwest Neighborhood Park, trail corridors along the major gas and electricity easements, and most importantly the Community Park which provides the central recreation and open space corridor for the neighborhood. See Figure 3-2: Land Use Map and Residential Buildout. All residential areas will be within ½ mile of a park or open space corridor.

FIGURE 3-1: RESIDENTIAL NEIGHBORHOOD BOUNDARIES DIAGRAM

FIGURE 3-2: LAND USE MAP AND RESIDENTIAL BUILDOUT

Table 3-1: Land Use Summary by Neighborhood

Expected as per wastewater limitations (See Table 3-3; Neighborhood Minimum, Maximum and Expected Residential Units)

Table 3-1: Land Use Summary by Neighborhood

LAND USE	A/B		D		I-205 Mixed-Use Properties		TOTAL		Maximum Units	
	Acres	DU / SF	Acres	DU / SF	Acres	DU/SF	Acres	DU / SF Expected	(per MP Density Limit)	Minimum Units
RESIDENTIAL										
Residential/Very Low (R/VL)	48.7	88.0					48.7	3.0	109.0	**55.0**
Residential/Low Density (R/L)	112.4	444.0					112.4	444.0	526.0	**415.0**
Residential/Medium Density (R/M)	200.2	1,337.3	51.9	347.0			252.1	1,574.0	1,764.7	**1,437.0**
Residential/Medium High Density (R/MH)	10.0	140.0	10.8	130.0			20.8	140.0	279.0	**239.0**
Residential/High Density (R/H)					16.9	338.0	16.9	338.0	338.0	**305.0**
Subtotal Residential	**371.3**	**2,009.3**	**62.7**	**477.0**	**16.9**	**338.0**	**450.9**	**2,499.0**	**3,016.7**	**2,451.0**
COMMERCIAL/INDUSTRIAL										
Neighborhood Commercial (C/N)	1.5	-	-	-			1.5	-		
Office/Commercial (C/O)	16.7	256,130.0	-	-			16.7	256,130.0		
Limited Industrial (I/L)	23.1	402,517.5	31.2	543,660.0			54.3	946,177.5		
Mixed – Use (M-X)					16.0	64/105,000	16.0	0/105,000	320.0	**288.0**
Subtotal Commercial/ Industrial/Mixed-Use	**41.3**	**658,647.5**	**31.2**	**543,660.0**	**16.0**	**64/105,000**	**88.5**	**0/1,307,307.5**	**320.0**	**288.0**
PUBLIC FACILITIES										
Neighborhood Park (P)	16.5	-	-	-			16.5	-		
Community Park (P)	20.0	-	-	-			20.0	-		
Community College (P)	107.9		-				107.9	-		
K-8 School (P/S)	15.5		-	-			15.5	-		
Public Facility-Other (P)	9.5		-	-			9.5	-		
Arterial Street R.O.W.	66.2		12.4				78.6			
Open Space-Other (OS/O)	24.8	-	4.9	-			29.7			
Subtotal Public Facilities	**260.4**		**17.3**		**0.0**		**277.7**			
GRAND TOTAL	**673.0**		**111.2**		**32.9**		**817.1**			

Table 3-2: Master Plan Land Use Designations in SP III

Table 3-2: Master Plan Land Use Designations in SP III+A2:B23	
RESIDENTIAL	
Very Low Density Residential (R/VL)	**R/VL uses consist of relatively large lot, single family detached homes within the existing Grant Line Village, south of Grant Line Road.**
Low Density Residential (R/L)	**Low Density Residential uses include a variety of single family dwelling unit types. Product types may include large-lot single family homes, to zero lot line "patio" homes.**
Medium Density Residential (R/M)	**Medium Density Residential provides for a wide variety of dwelling unit types, which include both detached and attached homes and may include small-lot detached units, duplexes, triplexes, low density town homes, or other housing types, such as second units.**
Medium-High Density Residential (R/MH)	**Medium-High Density Residential areas may include townhomes, garden apartments, and other attached residential uses.**
High Density Residential (R/H)	**High Density Residential uses are located on or near De Anza Blvd. and south of Central Parkway adjacent to I-205 Freeway will provide housing in close proximity to employment. Housing types may include condominiums, townhomes, garden apartments, and other attached residential uses.**
MIXED USE/COMMERCIAL/OFFICE/INDUSTRIAL USES	
Mixed Use (M/X)	**The Mixed-Use area is included within the I-205 Mixed Use Planning Area and will provide an integration of office, retail, recreation, public, and high-density residential uses. The M/X designation allows for more urban densities, innovative design, and efficient land and infrastructure utilization. Residential uses may be accommodated within vertically or horizontally integrated, M/X buildings or as stand-alone structures. Residential density will be the same as that for the R/H designation.**
Neighborhood Commercial (C/N)	**The Neighborhood Commercial area, located nearby the two K-8 schools is within easy pedestrian and bicycle access to the neighborhood, provides for small, localized retail and service businesses that offer goods and services. The Neighborhood Commercial area includes a one and one-half acre site to serve residents with a mini-grocery, barber shop, cleaners, real estate offices, or similar businesses. Professional services, telecommuting center, child care, group care, other public or institutional uses, and indoor or outdoor recreation uses such as swimming pools may also be included.**
Office Commercial (C/O)	**Office Commercial areas support administrative and professional office development along Mountain House Parkway near the I-205 freeway interchange.**
Limited Industrial (I/L)	**Limited Industrial areas are intended to accommodate modern business park developments that provide little or no nuisance activities and are therefore suitable for location along Mountain House Parkway and the freeway and still be near residential neighborhoods. Typical uses include light manufacturing, electronics, high technology businesses, and light warehousing, as well as office uses to support these functions.**
PUBLIC AND INSTITUTIONAL LAND USES	
Schools (P):	**SP III establishes sites for K-8 schools of approximately 16 acres each. School sizes have been calculated to serve the projected population of the community based on the standards of local school districts.**
Community College (P)	**The Plan provides for a 114 acre community college for up to 12,000 students located in the southwestern portion of the site. The Community college will also provide shared use recreational facilities for the Mountain House community.**
Neighborhood Parks (P)	**The Plan provides for a centrally located Neighborhood Park of approximately 8.5 acres adjacent to the proposed neighborhood K-8 school. An additional 2.5-acre Neighborhood Park is located adjacent to the Line Village. The Neighborhood Parks will be developed and operated in coordination with the schools and will provide for active recreation activities with pedestrian and bicycle access of neighborhood residents. Facilities within Neighborhood Parks may include hard surface courts, playgrounds, field games, picnic tables, and free play areas. The Neighborhood Park will conform to the adopted MHCSD Parks and Recreation Leisure Plan.**
Community Park (P)	**A Community Park has been located along Central Parkway to allow easy access from residential neighborhoods. The Community Park is intended to provide active recreation facilities, such as athletic fields and complexes, and for passive uses such as picnicking and jogging/walking bicycle paths. The Community Park will conform to the adopted MHCSD Parks, Recreation and Leisure Plan.**
Public Facility-Other (P/O)	**This land use designation provides for public and quasi-public facilities and including a storm water detention basin and a religious assembly facility.**
Open Space-Other (OS/O)	**This land designation allows for privately maintained open spaces such as the open space corridor power line easements, buffer areas, slope areas and neighborhood open spaces.**

Source: Master Plan Section 3.2.6

3.2.2.1 Implementation Measures

a. Specific Plan III Land Use Map shall be implemented through application of the SP III Map Zoning Diagram as shown on Figure 3-4: Specific Plan III Map Zoning Diagram.
b. The land use designations shall be implemented through the zoning categories (Table 3-5: Uses - Residential Districts) and Development Standards in Section 3.3.
c. The primary circulation system of Arterials and Collectors shall be developed as shown on Figure 9-6: Road Classification Diagram. Collector streets cannot be added, deleted or extended without amendment to this Specific Plan. Minor modifications in alignment are permitted through administrative review and approval by the Director and MHCSD without requiring amendment of the Specific Plan. Roadways shall be improved to the standards set forth in Chapter 9, the MHCSD Design Manual, and the MHCSD roadway improvement standards.
d. Delta College shall annex all the property subject to this Specific Plan to MHCSD at one time. The annexation shall not occur in phases.
e. Prior to the acceptance of any MHCSD utility or street backbone structure that serves Delta College, all of Delta College's property subject to this Specific Plan shall be annexed to MHCSD.
f. If Delta College does not develop the campus as described in SP III, the developer shall provide an elementary school or other public use site, westerly of Central Parkway as shown in the original Master Plan.

3.2.3 Pre-Existing Development Areas within Mountain House

3.2.3.1 Master Plan Summary

The Master Plan requires that pre-existing residential areas be designated Very Low Density Residential (R/VL) in the General Plan prior to their inclusion in Specific Plan. The pre-existing residential areas in SP III are Grant Line Village in the northwest corner of Neighborhood A/B along Grant Line Road and the Homesite parcels which include 4 homes and vacant land located in the central portion of Neighborhood A/B. Pre-existing residential areas may connect to public sewer, water, and drainage systems without the requirement of a Specific Plan, provided the use remains allowable under the AU-20 zone and is compatible with adjacent urban uses, either existing or planned. The R/VL General Plan designation and the AU-20 zone may be changed to an urban designation and zone when a Specific Plan is approved for a pre-existing residential area.

3.2.3.2 Specific Plan III Description

Approximately 50 homes and 45 parcels are in the northwest corner of SP III in an area known as Grant Line Village. The land use designation for this area is Very Low Residential (R/VL) with a requirement that a Special Purpose Plan be prepared for Grant Line Village and adopted by the County prior to approval of any new subdivisions within Grant Line Village. The homes may remain as they currently exist under the R/VL land use designation and R-VL zoning. Existing legal uses that do not conform to the R-VL rezoning may continue as legal nonconforming uses under County Development Title requirements. Limited development that does not involve a subdivision of land may proceed without the requirements for urban services that are required for all other new development within Mountain House. The Homesite Parcels have a R/L land use designation and R-L zoning.

SP III provides a minimum 8-foot-wide landscape buffer to the southeast of the existing Grant Line Village parcels. A roadway located adjacent to the landscape buffer provides additional distance between the development and Grant Line Village. An masonry retaining wall and/or a good neighbor fence will be provided along the Grant Line Village boundary with developing lands in SP III.

A two-way, 20-foot-wide frontage road has been proposed on the south side of Grant Line Road adjacent to Grant Line Village to allow residents to safely access their homes, while also providing a buffer from the widening of Grant Line Road. This buffer includes five feet of landscape with a sound wall (see Figure 3-3: Grant Line Road Buffer).

3.2.3.3 Implementation Measures

a. Utility services will be provided within Grant Line Road with stub outs to serve Grant Line Village when services are extended to serve SP III development.
b. A two-way, 20-foot-wide frontage road shall be provided on the south side of Grant Line Road adjacent to Grant Line Village to allow residents safe access to their homes per Figure 3-3: Grant Line Road Buffer.
c. A landscape buffer of at least eight feet wide and a masonry wall and/or a good neighbor fence shall be provided adjacent to the existing parcels along the southeast edge of Grant Line Village.
d. Existing homes and parcels in Grant Line Village may obtain sewer and/or water services from MHCSD upon annexing into the District.
e. Development on properties adjacent to the Grant Line Village pre-existing residential areas in Neighborhood A/B shall provide:
    - A masonry wall and/or good neighbor fence adjacent to existing parcels.
    - An 8-foot-wide minimum landscape buffer.
f. A Special Purpose Plan be prepared for Grant Line Village and adopted by the County prior to approval of any new subdivisions within Grant Line Village. All SP III standards for the building of permitted single family dwellings and related accessory buildings on vacant lots, with the exception of Design Consistency Review Committee (DCRC) review, shall apply to Grant Line Village in the interim prior to approval of a Special Purpose Plan.

g. Phase I Environmental Site Assessment (ESA)s shall be prepared by qualified hazardous materials experts for areas in Grant Line Village that are the subject of future development proposals before construction in these areas. The ESAs shall be reviewed and approved by the County Environmental Health Department. Any recommendations made in the ESAs (monitoring, Phase II testing, mitigation, etc.) shall be implemented.

3.2.4 Interim Agricultural Operations

3.2.4.1 Master Plan Summary

The Mountain House community was planned to build out over a period of years. Although agricultural operations will be phased out as development occurs, interim agricultural enterprises should be encouraged and protected.

3.2.4.2 Specific Plan III Description

To the extent feasible, SP III provides for the phasing of development to allow continuation of adjacent agricultural operations. Development adjacent to existing agricultural operations shall utilize permanent setbacks, landscape buffers, fencing or walls to minimize noise, spray drift, and limit the potential for trespass. Development near and adjacent to existing agricultural operations shall ensure protection of agricultural water supplies.

3.2.4.3 Implementation Measures

a. Existing water and utility resources shall be maintained to serve continuing agricultural operations.
b. Development adjacent to existing agricultural operations shall utilize interim or permanent setbacks, landscape buffers, fencing or walls to minimize noise, spray drift, and limit the potential for trespass.
c. If a Countywide agricultural mitigation fee is established prior to adoption of Final Maps, the fee shall be paid to the County for each agricultural acre converted to urban use, or as directed by the specific fee program.
d. To the extent feasible, developers shall provide or secure a setback from development to existing agricultural operations of at least 100 feet. Occupancy permits shall not be issued for lots with less than a 40-foot setback from agricultural operations existing within a 12-month period prior to the time of final map approval. An exception may be granted when the owner of such agricultural land has indicated in writing that the land will not continue in agricultural production.
e. An Agricultural Buffer and Conversion Phasing Plan shall be submitted to the Community Development Department and approved by the Planning Commission as part of the Tentative Map. The Plan shall incorporate the following:
    i. Phasing of areas from agricultural to urban use including locations and time frames
    ii. Temporary and/or permanent setbacks
    iii. Landscape buffers

Grant Line Road Plan

Grant Line Road Enlargement Plan

Grant Line Road Typical Cross Section

FIGURE 3-3: GRANT LINE ROAD BUFFER

iv Fencing, signage and/or other suitable measures to minimize noise and spray drift and to limit the potential for trespass on agricultural lands and Byron Bethany Irrigation District (BBID) facilities

v. In addition, the Plan shall address the following:
- Chemical applications
- Dust management

f. The deed of each residential lot shall include a recording notification of the San Joaquin County Right to Farm Ordinance (OCSJC Section 6-9000). In addition, new residents shall also be notified of any unique agricultural uses or operations that may have an impact on adjacent residential uses. The Applicant shall place the following statement on Final Maps for recordation:

"The deed of each lot shall include a recording notification of the San Joaquin County Ordinance No. 3233 adding to the Ordinance Code: Division 9. Right to Farm, Chapter 1, Section 6-9000 et seq."

g. Prior to Final Map approval, an Irrigation and Water Supply and Service Plan covering the area to be converted from agricultural to urban use shall be approved by BBID. The Plan shall note any BBID encroachment permits that are to be obtained. The Community Development Department shall be sent the Water Supply and Service Plan, approved by BBID, prior to Final Map approval.

h. Development of any new residential uses shall not occur within 1000 feet of the two existing on-site dairies until such time as the dairies cease operations and the dairy waste ponds and animal refuse piles are removed.

3.2.5 Residential Land Uses

3.2.5.1 Master Plan Summary

The Master Plan provides a density range for each residential land use category that is specifically tailored to the Mountain House new community (see Table 3-3: Neighborhood Minimum, Maximum, and Expected Residential Units). This density range is generally more restrictive than the density range specified in the San Joaquin County General Plan.

The Master Plan establishes a minimum, maximum, and expected number of dwelling units for each residential designation and for each neighborhood. Facility planning will generally be based on a number of units higher than the "expected" number, in order to allow for contingencies. During the review of a Specific Plan adoption or amendment, the number of proposed residential units shall be reviewed with respect to the number of total units planned in the community to ensure that a maximum of 16,105 units, as defined in the Master Plan, will not be exceeded.

Acreage used in residential density calculations excluded the following:
- All arterial street rights-of-way
- Wetland areas identified in the Master Plan
- Non-residential land uses, including uses that may be added at a later date
- Collector streets shown on Master Plan (see Figure 9.4: Roadway Classification Diagram)

Acreage included in residential density calculations consist of the following:
- Local roads and Collectors internal to each neighborhood

- Land used in the actual subdivision, including any additional neighborhood open space corridors, median landscaping within local and collector roads, or private recreation areas

To ensure orderly growth and to generally maintain the planned number of residential units within the community, the Master Plan provides a density range for each residential land use category that is specifically tailored to the Mountain House new community. Residential developments (i.e., subdivisions) within Mountain House will need to develop within the minimum and maximum densities permitted for each residential category. A residential subdivision or development may be approved at a density which exceeds or falls below the density range specified by the Master Plan, provided the subdivision is within the General Plan density range; and that the Master Plan density range for each land use district will be maintained for the Specific Plan area.

3.2.5.2 Specific Plan III Description

The majority of housing provided in SP III is single family detached homes within the R-L and R-M zoning districts. Neighborhoods A/B and D consist of a number of residential sub-areas corresponding to a subdivision with a common lotting size and or pattern (See Figure 3-2: Land Use Map and Residential Buildout). These sub-areas within a neighborhood have been designed to provide a clear sense of entry, edges and center. This is accomplished through the use of landscaping, streetscape design, wall and fencing treatments, decorative paving materials, signage, or other appropriate elements.

The pedestrian-friendly residential character of the neighborhoods is achieved through maintaining the sidewalk as the consistent visual and functional element along the street, providing open space corridors with pathways, encouraging porches facing the street. In addition, development standards and design guidelines for houses and lots are intended to create varied, interesting residential street environments.

Local streets within neighborhoods are located to disperse traffic and create a comfortable pedestrian scale. Pavement widths shall be minimized to the extent possible to reduce development and maintenance costs, discourage speeding, achieve a more pedestrian scale and orientation, and improve the visual appearance of street corridors. Cul-de-sacs and local streets have been designed to minimize travel distance to Neighborhood Centers for pedestrians. Pedestrian/bicycle connections must be provided from local streets and the ends of cul-de-sacs adjacent to arterial and collector streets. Garage placement on rear alleys is encouraged for homes, fronting school entries. Automobile access to Neighborhood Centers is via a network of local streets feeding into collector streets leading to the Neighborhood Center. Paired access drives shall be encouraged to reduce points of traffic conflict on streets along such areas where alleys are not provided. The streets along the power line easement open space corridor have been located to provide physical and visual access to one side of the corridor at a time. It is the intent of SP III to limit the number of road crossings of the open space corridor and trail system. Two road crossings are planned in Neighborhood A/B, one south of the Community Park and one north of the Neighborhood Park in order to provide a safe walk to school along the trail for children within Neighborhood A/B. Emergency vehicle access crossings on the trail are located north of the Community Park and south of the Neighborhood Center Park.

3.2.5.3 Residential Development and Density

SP III includes a mix of residential housing types to encourage residents with a variety of income levels, providing diversity and choice for residents. Higher density (R/MH, R/H and M-X) land uses are concentrated near employment areas, the Delta College Campus, the Mountain House Business Park and the two K-8 schools. Medium density (R/M) land uses are located in central areas of the neighborhood around schools and the Community Parks. Low density (R/L) land uses are located in the Homesite Parcels, near the eastern and western edges of Neighborhood A/B, and adjacent to existing rural residential development in Grant Line Village. Grant Line Village is designated for very low density (R/VL) residential use. A Special Purpose Plan is required prior to any new development to implement the R/VL Zone. Standards for residential development surrounding the Neighborhood Center in Neighborhood A/B are provided in Section 4.3. This section provides the equivalent of a Special Purpose Plan for this Neighborhood Center.

The single-family residential sub areas provide a variety of densities and lot sizes to promote a mix of residential housing types, home sizes, and prices that will present diversity and choice for residents consistent with Master Plan requirements. See Figure 4-1: Illustrative Concept Plan and refer to separate document for Residential Design Guidelines for potential housing prototypes. Sub area lotting patterns include standard front driveway lots, corner side driveway lots, cluster lots with common driveway access, alley lots with garage access to the rear, and lots with common open spaces or green courts with rear alleys. In order to increase home ownership affordability, medium density residential subdivisions that include a standard parcel size of under 3,600 square feet are required to have one smaller size home model with a maximum square footage identified in Footnote 6 of Table 3-7: Lot and Structure Standards – Residential Districts.

Three Medium-High density (R/MH) residential sub areas are identified, one in the southern area of Neighborhood A/B at the corner of De Anza Boulevard and Central Parkway and two sites in Neighborhood D along the power line easement/open space corridor. One High density (R/H) residential and one Mixed-Use (M-X) planning area has been identified in the I-205 Mixed-Use area south of Central Parkway. Site plans for medium and multi-family housing will emphasize pedestrian access and connections. A variety of architectural styles and building types will be provided for multi-family housing. Parking for multi-unit developments will be designed according to the Mountain House Design manual for Multi-Family Housing projects, the specifications of this Specific Plan as well as the County Development Code with a parking court concept to minimize large parking areas and provide parking near individual residential units. Landscape buffers and/or screening walls adjacent to the car park will be provided.

The residential program for the overall SP III Area is summarized in Table 3-3: Neighborhood Minimum, Maximum and Expected Residential Units. This table indicates gross acreages for each land use category, and estimated numbers of dwelling units, population and employment figures. Density and employment figures are based upon gross acreages, which exclude the following:

- Arterial street rights-of-way.
- Collector street rights-of-way shown on Master Plan.
- Other designated land uses such as Open Space, Public Facilities and Resource Conservation/Wetland areas.

3.2.5.4 Implementation Measures

a. Residential development for a property shall not exceed the assigned number of units specified in Table 3-3: Neighborhood Minimum, Maximum and Expected Residential Units, under the column entitled “Expected units.”.
b. Tentative Maps shall implement the conceptual illustrative plan for residential sub-areas as shown on Figure 4-1: Illustrative Concept Plan. Lotting patterns and local street locations may vary from those shown on this figure without need for an amendment to the Specific Plan. However, it is intended that Medium Density Residential (R-M) areas with small lots, with a standard size of under 3,600 square feet, remain in small lot configurations and provide a variety of small lot approaches within a neighborhood including: alleys, green courts, and housing clusters.
c. Tentative Maps for individual parcels shall emphasize pedestrian and bicycle connections within the neighborhood, between adjacent residential areas and public facilities.
d. Residential development shall exhibit energy efficient, cost-effective subdivision design; optimize the ability of residences to use solar energy, maximize access from housing to parks, open space corridors and other amenities, discourage vehicular through-traffic, and shall incorporate applicable Community Energy Conservation Report (CECR) recommendations.
e. To the extent feasible, homes shall front onto local and collector streets or green courts, except as in measure “f” below. Direct driveway access to individual homes shall not occur within 30 feet of an arterial street intersection.
f. Homes shall front or give the appearance of fronting onto Central Parkway, with vehicular access provided from private auto courts accessed from local streets, rear alleys or streets. A house may appear to front onto Central Parkway by siding onto it with a porch with front elevation type architectural detailing facing Central Parkway. No walls are allowed along Central Parkway, except those necessary to reduce sound levels to 65 decibels (dB) in backyards of lots siding on Central Parkway. Such walls are allowed only after the houses are first sited and designed to shield noise and reduce the height and length of the wall.
g. In order to maximize interconnections between all areas within residential neighborhoods, street and block lengths shall be generally limited to 800 feet for all local streets. A minority of blocks within a neighborhood may exceed this length, providing that through-block, pedestrian connections occur at distances no greater than every 500 feet. In instances where proposed locations of through-block pedestrian connections are determined by the Director or Planning Commission to be in conflict with the health, safety and welfare of future residents, such connections can be eliminated.
h. Use of rear alleys is strongly encouraged for homes fronting neighborhood centers, schools, parks, or other important public facilities. Where rear alleys are not feasible in such locations, shared or paired access drives should be utilized to reduce curb cuts and points of conflict along streets.
i. The visual impact of driveways and garages shall be minimized by such techniques as reducing the width of driveways; utilizing shared or paired drives; using narrow drives with garages located at the rear of the lot; utilizing alleys; recessing the front facing garages in the architectural design of the home and using side entry garages on corner lots. Design Guidelines shall establish minimum and maximum widths.

j. All streets, except very low-capacity streets in limited areas, shall provide curb separated sidewalks on both sides. Sidewalks on one side may be allowed on cul-de-sacs of 500 feet or less in length or where special site conditions apply.

k. The two emergency vehicle access connections through open space corridors shall not be removed or improved to through connections for collector or local streets without public hearings and an amendment to this Specific Plan

l. Specific roadway, pedestrian and bicycle connection design elements shall be incorporated into Tentative Map or other development permit design as specified in Chapter 9, and the Development Title.

m. Multi-family development shall conform to the design criteria in Chapter 4 and the Mountain House Multi-Family Development Design Manual dated March 19, 2004, as amended.

n. The Final Map shall comply with applicable policies of SP III and all other Community Approvals, as amended by the application, including incorporation of the following features as applicable:
   - varied lot sizes, lotting configurations, and approximate lot size proportions shown on the Tentative Map;
   - second units on specified lots, unless amended as per the Development Title;
   - parks, open space, and trail features;
   - street frontage treatment along the power line easement open space corridor, and
   - neighborhood center design that incorporates the Neighborhood Commercial Area, Neighborhood Park and Elementary Schools shown on the map.

Table 3-3: Neighborhood Minimum, Maximum and Expected Residential Units

Table 3-3: Neighborhood Minimum, Maximum and Expected Residential Units					
Parcel (See Figure 1-4: Property Ownership)	**Master Plan Density Range**	**Residential Acreage**	**Maximum Units (per MP density limits)**	**Minimum Units (per MP density limits)**	**Expected Units**
NEIGHBORHOOD A/B					
Grant Line Village	R/VL				
	1.0-2.0 density per acre	48.7	109	55	**3**
R, S, T, U	R/L				
	3.75-4.75 density per acre	7.0	33	26	**0**
O.	R/L				
	3.75-4.75 density per acre	12.8	54	42	**48**
P	R/L-R/M				
	3.75-4.75 density per acre	63.0	299	236	**256**
	5.7-7.0 density per acre	22.8	160	130	**160**
N, Q	R/L				
	3.75-4.75 density per acre	29.6	140	111	**140**
M	R/M-R/MH				
	5.7-7.0 density per acre	22.0	154	125	**154**
	12.0-14.0 density per acre	10.0	140	120	**140**
B, C, D	R/M				
	5.7-7.0 density per acre	44.0	308	251	**266**
E, F, G	R/M				
	5.7-7.0 density per acre	26.3	184	150	**155**
K, L	R/M				
	5.7-7.0 density per acre	86.9	608	495	**608**
I-205 MIXED-USE					
L	R/H – M/X	16.9	338	305	**338**
	18.0-20.0 density per acre	16.0	320	288	**0**
NEIGHBORHOOD D					
H, I, J	R/M-R/MH				
	5.7-7.0 density per acre	51.9	354	288	**347**
	12.0-14.0 density per acre	10.8	139	119	**130**
GRAND TOTAL		**468.7**	**3340**	**2741**	**2745**

Notes:

- Density requirements shall not apply to extra allowable units as described in the Affordable Housing Program, Section 3.9.3.
- Does not include second unit dwellings or density bonus units.
- Maximum units can only be achieved if adequate infrastructure capacity is found to be available by the MHCSD.

o. Minor modifications to street and lot configurations on a Tentative Map may be allowed by the Director without requiring a new subdivision map application or a revision to approved actions application, subject to maintaining the lot diversity of the Tentative Map and meeting all other SP III density and community approval consistency requirements.
p. Medium Density Residential (R-M) subdivisions with a tract containing a standard parcel size of under 3,600 square feet shall include in the model home master plan one smaller size home model with a maximum square footage identified in Footnote 6 of Table 3-7: Lot and Structure Standards – Residential Districts. Refer to Residential Design Guidelines for planning areas with less than 3,600 square foot lot conditions.
q. Final Maps, site plans and improvement plans for parcels zoned Medium High and High Density Residential (R-MH and R-H) and all multi-family housing shall implement all applicable requirements of SP III and all other Community Approvals.
r. All subsequent discretionary and ministerial approvals shall be subject to Design Consistency Review and shall be consistent with the conditions of approval for the Tentative Map. Final Maps shall be recorded containing the following note:
   "All subsequent discretionary and ministerial approvals within the boundaries of this subdivision map shall be subject to Design Consistency Review and shall be consistent with the conditions of approval adopted for the Mountain House SP III Tentative Maps."
s. Design Guidelines for residential development shall be consistent with SP III and other adopted Community Approvals for Mountain House.

3.2.6 Mixed-Use, Commercial, Office and Industrial Land Uses

3.2.6.1 Master Plan Summary

In order to ensure a balanced community, the Master Plan provides mixed-use, commercial and Industrial uses to provide jobs and needed services for the residents of the community. The land uses are described below.

Mixed-Use

The Mixed-Use area is included within the I-205 Mixed Use Planning Area and will provide an integration of office, retail, recreation, public, and high-density residential uses. The M/X designation allows for more urban densities, innovative design, and efficient land and infrastructure utilization. Residential uses may be accommodated within vertically or horizontally integrated, M/X buildings or as stand-alone structures. Residential density will be the same as that for the R/H designation.

Neighborhood Commercial

Neighborhood Commercial provides for small, localized retail and service businesses that offer goods and merchandise, located within easy pedestrian and bicycle access to the immediate neighborhood. Typical uses include a mini grocery, barber shop, cleaners, real estate offices, or similar businesses. These sites may also include professional services such as physician's offices; telecommuting centers, childcare, group care and other public or institutional uses; and indoor or outdoor recreation uses including swimming pools.

Office Commercial

Office Commercial areas support administrative and professional office development. The Master Plan locates Office Commercial uses along Mountain House Parkway and De Anza Blvd.

Limited Industrial

Limited Industrial areas are intended to accommodate modern business park developments that provide little or no nuisance activities and are therefore suitable for location along major community roadways and near residential neighborhoods. Typical uses include light manufacturing, electronics, high technology businesses, and light warehousing, as well as office uses to support these functions. The primary location of Limited Industrial land use occurs in the Mountain House Business Parks area between Mountain House Parkway and De Anza Boulevard Specific Plan Area I

3.2.6.2 Specific Plan III Description

Mixed-Use

SP III provides 16.0 acres for opportunities to develop mixed-use developments which adhere to the development standards discussed in this Specific Plan. The exact nature of the mixed-use development type is not known at this time and is planned to be in close proximity to the Delta College Campus as well as the planned Business Park Development adjacent to Mountain House Parkway.

Neighborhood Commercial Center

SP III provides a 1.5-acre Neighborhood Commercial Center located across the street from the Neighborhood Park and one K-8 school. The design and character of the Neighborhood Commercial Center shall be compatible with and reinforce the character of the adjacent K-8 school and residential uses, with the Special Purpose Plan (see Chapter 4) providing landscaping and architectural guidance. As Mission/Spanish Colonial is the architectural style to be used for the school in Neighborhood A/B, the neighborhood commercial area shall use this style. The Neighborhood Commercial Center is intended to serve the local, pedestrian-oriented shopping needs within the neighborhood and to help offset the need for longer vehicular trips to other commercial areas. The Neighborhood Commercial Center is accessible by foot or bicycle and is designed to contribute to a neighborhood focus. Access to the retail facilities is located on a residential collector street, away from school and schoolyard entrances.

The Neighborhood Commercial Center has been designed to accommodate retail and space for a community facility such as a day care center, recreation building, or meeting hall. Anticipated building development is from 8,000 to 15,000 square feet. Generally, one half of the area of a Neighborhood Commercial Center site shall be reserved for retail commercial uses. It is located adjacent to the power line easement which allows the added benefit of connecting to the neighborhood open space corridor system. Outdoor dining areas, pedestrian plazas, and sitting areas of the Neighborhood Commercial Center will link to this trail system. Parking, meeting Development Title standards, is proposed on site with additional parking allowed on the collector’s street. Off-street parking will be located in small parking lots, at the sides and rear of buildings.

Office and Industrial Uses

The office and industrial uses are located along the Mountain House Parkway employment corridor, and between Central Parkway and I-205 adjacent to the Mountain House Business Park. The configuration of these parcels provides good access and visibility. Industrial and office uses will be incorporated into campus-like settings, with a common treatment of open space, amenities, circulation or other common elements. The office and industrial uses will share common design themes consistent with the design guidelines for these uses. Industrial and office sites will also be designed to facilitate easy vehicular, transit, bicycle and pedestrian connections. This may be accomplished through shared driveway access, pathway and open space corridors, shared parking and locations of transit stops or other facilities.

3.2.6.3 Implementation Measures

a. Mixed-Use developments will be required to comply with the development standards defined in this Specific Plan as well as the County's Mountain House Development Title, Appendix 1, including: Chapter 9-700M, Other Zones: Organization and Intent; Chapter 9-705M, Other Zones: Use Regulations; and Chapter 9-710, Other Zones: Lot and Structure Regulations. Because specifics regarding the development plan of the M-X area is undefined, development within the M-X area will be required to first receive approval of a Special Purpose Plan as defined by the Chapter 9-815M of the County Development Code.
b. The Neighborhood Commercial site shall be designed to be consistent with the Neighborhood Center Plan, Section 4.3. The design and character of the Neighborhood Commercial Center facilities shall reinforce the character of the schools and adjacent residential uses and be compatible with the neighborhood architectural theme. A minimum of 50 percent of the Neighborhood Commercial area shall be reserved for retail commercial uses while other portions may be used for day care centers, recreation buildings, or meeting halls.
c. Office and industrial buildings shall generally have a clear sense of entry and primary facades that face toward public streets and shall be designed to enhance public access and visibility of such buildings. Office and industrial sites should be incorporated into campus-like settings, emphasizing the common treatment of open space corridors, amenities, circulation or other common elements. The sites shall be designed to facilitate easy vehicular, transit, bicycle and pedestrian connections between use areas and individual properties and users.
d. Neighborhood commercial, office and industrial buildings shall be oriented to the street with parking and/or loading areas to the sides or rear of the building.
e. Service, loading, storage or other potential nuisance areas will be located to minimize impacts on adjacent uses.
f. Industrial and office areas will incorporate commercial support facilities whenever an industrial or office complex exceeds 50,000 square feet at a single location in order to reduce the need for lengthy automobile trips during the workday.
g. Primary access to office, industrial and associated commercial buildings will be from De Anza Boulevard, Central Parkway and internal commercial and industrial collector streets.

h. Walkways shall be provided connecting building entries to the street sidewalk network and transit facilities.
i. Office and industrial sites will incorporate courtyards, patios, plazas, picnic areas, or other employee use areas and facilities. Individual sites, or common fitness and recreation facilities are encouraged.
j. Commercial, office and industrial sites shall utilize shared parking and drives to the extent possible and shall provide driveway connections between adjacent parcels. Commercial, office and industrial development shall incorporate applicable Community Energy Conservation Report (CECR) recommendations.
k. Final Maps, site plans, and improvement plans shall comply with applicable policies of SP III and all other Community Approvals, as amended by the application, including incorporation of the following features as applicable:
    1) lotting configurations, and approximate lot size proportions;
    2) parks, open space, and trail features, and
    3) system of arterial streets and commercial/industrial collector streets.
l. Design Guidelines for industrial, office, and associated commercial development shall be consistent with SP III and other adopted Community Approvals for Mountain House.
m. Office and Industrial areas shall implement the MHCSD TDM Program and provide recreation/bicycling support facilities such as lockers, showers, and bike racks and lockers (see Chapter Nine, Section 9.9: Bicycle and Pedestrian Facilities).
n. All subsequent discretionary and ministerial approvals shall be subject to Design Consistency Review and shall be consistent with the conditions of approval for the Tentative Map. Final Maps shall be recorded containing the following note:
"All subsequent discretionary and ministerial approvals within the boundaries of this subdivision map shall be subject to Design Consistency Review and shall be consistent with the conditions of approval adopted for the Mountain House SP III Tentative Maps."

3.2.7 Public Facilities/Open Space

3.2.7.1 Master Plan Summary

Public safety facilities such as fire and police stations are to be located in or near commercial areas or adjacent to public parks. Institutional uses such as private and public schools may be sited in commercial, residential or public areas adjacent to arterial or collector streets. Civic and community buildings will generally have primary facades which "front" public streets and spaces, and the design of such facilities shall enhance public access and visibility of such buildings.

3.2.7.2 Specific Plan III Description

One of the major features of the community plan is a fully integrated open space corridor system. Open space corridors link the Community Park, the Neighborhood Parks, school and play areas through a series of open space corridor connections.

The K-8 school is located on collector streets separated by the approximately 11.5-acre Neighborhood Park. There are two joint use areas in the Neighborhood Park which are located adjacent to the K-8 school. The primary school building will be sited to provide the central focus within each school campus. The primary religious assembly building is located to orient towards De Anza Boulevard and Teixeira Avenue.

The college component would include a 107.9-acre community college in the southwest portion of the SP III site (southwest corner of Neighborhoods A/B) to be named Delta College Center at Mountain House. At build-out (2025), the college would include 557,000 gross square feet of development, 4,000 parking spaces, 12,000 students, and 532 faculty and staff.

The 3.8-acre water quality basin, at the southwest corner of Grant Line Road and Central Parkway, is designed to accommodate the detention needs for the SP III area. The detention basin will be designed with an ornamental metal security fence and a controlled access point for maintenance. The edge of the detention basin site abutting the existing Grant Line Village will have a security fence. Recreation facilities and community recreation center/gym buildings proposed for the Community Park, shall be consistent with the MHCSD Parks, Recreation and Leisure Plan, and Chapter 7, Recreation and Open Space.

3.2.7.3 Implementation Measures

a. Public safety facilities such as fire and police stations may be located in or near commercial areas or adjacent to public parks. Institutional uses such as private and public schools may be sited in commercial, residential or public areas adjacent to arterial or collector streets.
b. Landscaping, pathways, walls, and all improvements serving for the special benefit of a subdivision will require the establishment of a maintenance entity or financing mechanism acceptable to the MHCSD.
c. Civic and community buildings including schools shall generally have primary facades which front public streets and spaces; and the design of such facilities shall enhance public access and visibility of such buildings.
d. Institutional uses such as private schools shall be sited in areas adjacent to arterial or collector roads, and private schools shall be designed in a Civic Italianate style described in the MHCSD Design Manual consistent with other public and institutional buildings in Mountain House.
e. The design of water quality basins and other surface public infrastructure facilities shall be consistent with SP III, the MHCSD Design Manual, and community approvals. The detention basin shall be surrounded by an ornamental metal security fence with a controlled access point for maintenance. The edge abutting the existing Grant Line Village shall address security and aesthetics issues to the satisfaction of the County and MHCSD.
f. The design of institutional uses such as private schools shall be consistent with SP III, the MHCSD Design Manual, and community approvals. Design Guidelines for institutional uses shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps, Improvement Plans, or other development permits.
g. Design Guidelines for religious assembly facilities that are consistent with SP III and community approvals shall be submitted for administrative review prior to approval of Final Maps, Parcel Maps, or other development permits including these facilities.

h. The design of recreation and open space corridors shall be consistent with SP III, the MHCSD Design Manual, and the adopted MHCSD Parks, Recreation, and Leisure Plan. Buildings within the parks shall be located as described in Chapter 7, Recreation and Open Space and as provided in the Neighborhood Center Plan within SP III.

3.3 Development Standards

3.3.1 Purpose

The Master Plan Land Use Map and Land Use Designations of Section 3.2 are implemented through the Zoning Map and Development Standards, presented below, which are adopted by ordinance and amend the San Joaquin County Development Title. This Chapter identifies zoning districts that implement the SP III land use designations (see Table 3-4: Implementing Zones for Master Plan Land Use Designations). Figure 3-4: Specific Plan III Map Zoning Diagram establishes the location and categories of zoning districts within SP III area in accordance with the Master Plan, the County General Plan and Development Title. With the exception of the M-X Zone, the Development Standards in this chapter set forth maximum buildouts, minimum lot size, setbacks, lot coverage, height, and permitted uses and override any conflicting requirements within the San Joaquin County Mountain House Development Title. For development standards associated with the M-X Zone, refer to Chapter 9-700M of the San Joaquin County Mountain House Development Title, Appendix 1.

3.3.2 Residential Zone Districts

3.3.2.1 Zoning District Names and Intent

Residential zone district names and intent are provided below:

R-VL Zone: The Very-Low Density Residential (R-VL) Zone is intended as a transition from rural to urban areas allowing for detached, single-family dwellings on large lots located in areas with existing large lot development. This zone is intended to implement the Very Low-Density Residential land use category of the Master Plan.

R-L Zone: The Low Density Residential (R-L) Zone is intended to provide for neighborhoods consisting of detached, single-family residences in an aggregate density range of 3.75 to 4.75 dwelling units per acre. Product types may include large-lot single family homes, to small lot zero lot line “patio” homes. This zone is intended to implement the Low-Density Residential land use category of the Master Plan.

R-M Zone: The Medium Density Residential (R-M) Zone is intended to accommodate detached single-family dwelling units and attached units in an aggregate density range of 5.7 to 7 dwelling units per acre including duplexes, triplexes, and four-plexes in neighborhoods most appropriately situated as buffers between less and more intensively developed residential areas or as transitions from residential to commercial areas. This zone includes specific requirements for small lots with a typical size less than 3,600 square feet in area which both allows greater flexibility and requires that one model type be of a

small size in order to meet the diversity and affordable home policies of the Master Plan. The zone is intended to implement the Medium Density Residential land use category of the Master Plan.

R-MH Zone: The Medium-High Density Residential (R-MH) Zone is intended to allow for higher density detached or attached housing units such as townhouses and garden apartments in central portions of urban communities, along major transportation routes, and around major commercial areas in an aggregate density range of 12 to 14 dwelling units per acre. This zone is intended to implement the Medium-High Density Residential land use category of the Master Plan.

R-H Zone: The High Density Residential (R-H) Zone is intended to encompass housing such as apartments, condominiums, and other multi-family housing units in an aggregate density range of 18 to 20 dwelling units per acre, located near major commercial and employment areas, and major transportation routes. This zone is intended to implement the High-Density Residential land use category of the Master Plan.

3.3.2.2 Permitted Uses

Permitted, not permitted, and conditionally permitted use types, including temporary and accessory uses, shall be as provided in Table 3-5: Uses – Residential Districts. The use types are described in Section 9-115 of the Development Title.

3.3.2.3 Development Standards

Development Standards within residential zones shall be as provided in Table 3-7: Lot and Structure Standards – Residential Districts. Development Standard exceptions are provided in Table 3-8: Development Standard Exceptions. Development Standards for affordable housing, accessory structures, and expansion of existing uses and structures are set forth in the San Joaquin County Development Title.

Table 3-4: Implementing Zones for Master Plan Land Use Designations

Zoning Designation	Residential	R/VL Very Low Density	R/L Low Density	R/M Medium Density	R/MH Medium High Density	R/H High Density	Commercial	M/X Mixed-Use	C/N Neighborhood	C/O Office	Industrial	I/L Limited	Public	OS/RC Resource Conservation	OS/O Other Open Space	P Public (public facilities, parks, schools and institutional uses)
R-VL		x														
R-L			x													
R-M				x												
R-MH					x											
R-H						x										
M/X								x								
C-N									x							
C-O										x						
I-P												x				
P-F														**x**	**x**	**x**

FIGURE 3-4: SPECIFIC PLAN III MAP ZONING DIAGRAM

Table 3-5: Uses – Residential Districts

Use	R-VL	R-L	R-M	R-MH	R-H
RESIDENTIAL USES					
Single-Family Home	P	P	P	P	-
Two-Family Home	-	P	P	P	-
Small Multi-Family	-	-	P	P	P
Large Multi-Family	-	-	-	S	S
Group Care					
Small	P	P	P	P	P
Large	U	U	U	U	U
Adult Day	-	U	U	U	U
Group Residential	-	S	S	S	S
NON-RESIDENTIAL USES					
Administrative Offices	-	-	-	S	S
Animal Raising					
Family Food Production	P	-	-	-	-
Educational Animal Project	P	-	-	-	-
Child Care Services					
Child Care Centers	U	U	U	U	U
Family Day Care Homes	P	P	P	P	P
Communication Services, Type 1	PI	PI	PI	PI	PI
Community Assembly	-	U	U	S	S
Crop Production	P	P	P	P	P
Cultural and Library Services	-	-	U	S	S
Educational Services, General	U	U	U	U	U
Lodging Services/Bed and Breakfast	U	U	S	S	S
Medical Services	-	-	-	U	U
Petroleum and Gas Extraction	U	U	U	U	U
Professional Services	-	-	-	U	U
Public Services					
Administrative	-	-	-	U	U
Essential	U	U	U	U	U
Recreation-Parks	S	S	S	S	S
Religious Assembly					
Neighborhood	S	S	S	S	S
Community	U	U	U	U	U
Stables/ Neighborhood	U	-	-	-	-
Utility Services, Minor	P	P	P	P	P

Key to Land Use Regulations
P Permitted Use
PI Permitted Use with Improvement Plan
S Permitted Use Subject to Site Approval
U Permitted Use Subject to Conditional Use Permit Approval
- Use not permitted. Uses not appearing on the table are not permitted in any residential zone.

Table 3-6: Temporary and Accessory Uses - Residential Districts

Use	R-VL	R-L	R-M	R-MH	R-H
TEMPORARY USES AND STRUCTURES					
Boutique Sales (2 per year)	P	P	P	P	P
Christmas Tree Sales	S	S	S	S	S
Corporation Yard	-	S	S	S	S
Garage Sales (2 per year)	P	P	P	P	P
Motion Pictures Filming	P	P	P	P	P
Special Event	-	-	-	PI	PI
Subdivision Sales Office	PI	PI	PI	PI	PI
Temporary Construction Building	P	P	P	P	P
Temporary Mobile Home	P	P	P	P	P
ACCESSORY USES AND STRUCTURES					
Antennae, Radio/TV Dish	P	P	P	P	P
Barn	P	-	-	-	-
Coop	P	-	-	-	-
Garage, Private (up to 3 vehicles)	P	P	P	P	P
Greenhouse, Private	P	P	P	S	S
Home Occupation	HO	HO	HO	HO	HO
Horse Raising	S	-	-	-	-
Playhouse, Children's	P	P	P	P	P
Pump, Well	P	-	-	-	-
Second-Unit Dwelling	SDI	SDI	SDI	SDI-	-
Stable, Private	P	-	-	-	-
Storage Building, Private	P	P	P	P	P
Swimming Pool and Equipment	P	P	P	P	P
Wind Machine	S	-	-	-	-
Work or Hobby Shop	P	P	P	-	-

Key to Land Use Regulations
P Permitted Use.
PI Permitted Use with Improvement Plan.
S Permitted Use Subject to Site Approval.
U Permitted Use Subject to Conditional Use Permit Approval.
HO Permitted Subject to Home Occupation Permit Approval.
SDI Permitted Subject to Second-Unit Dwelling Permit Approval. (Second-Unit Dwelling Permit not required if the second-unit dwelling is designated on the approved tentative map.)
- Use not permitted. Uses not appearing on the table are not permitted in any residential zone.

Table 3-7: Lot and Structure Standards – Residential Districts

	R-VL	R-L	R-M	R-M small lot[1]	R-MH	R-H
Lot Size (SF) [2]	15,000	5,000	3,600	2,000	-	**-**
Density (units/gross acre) [8]						
Min/Max Range	1 - 2	3.75 – 4.75	5.70 – 7	5.70 – 7	12 – 14	**18 -20**
Max. with Density Bonus	2	6	8.75	8.75	17.5	**25**
Lot Width (FT) [2]	75	45	35	30	25	**-**
Corner Lot Width (FT) [2]	75	50	40	35	30	**-**
Lot Depth: Width Ratio	-	-	-	-	-	**-**
Setbacks[2]						
Front (FT)	25	20 [3]	12	10	15[4]	**15[4]**
Rear (FT)	25	20	15	10	10	**10**
Side (FT)	15	5	5[9]	4[9]	5	**5**
Corner Side (FT) [11]	side plus 5	side plus 5	side plus 5	side plus 5	side plus 5	**side plus 5**
Building Separation (FT)	30	10	10[10]	8[10]	10	**20**
Max. Building Coverage	35%	40%[5]	50%	N/A[6]	65%	**65%**
Max. Building Height (Stories)	**2**	**2**	**2**	**2[7]**	**3**	**3**

Key to Land Use Regulations

[1] Small lot – lots within subdivision tracts that have a standard lot size of less than 3,600 square feet.

[2] Unless otherwise specified, standards are minimums and setbacks shall be measured from the planned ultimate right-of-way width of the roadway as shown on the Master Plan or on any applicable Specific Plan. Setbacks and other Table 3-7 criteria shall apply to all new residential lots within the SP III planning area, except where specific lot type/product design criteria have been approved and adopted as part of the College Park Specific Plan Area Design Manual or as part of a Special Purpose Plan.

[3] A 15-foot front setback is allowed for single-story homes.

[4] A minimum 10-foot front setback is allowed on arterial streets, but the minimum front setback shall be increased by five feet for each story over the first story for structures zoned R-MH and R-H adjacent to arterial roads or adjacent to lots designated R/VL, R/L or R/M in the Master Plan.

[5] A 50% maximum building coverage is allowed for single-story homes.

[6] Building coverage is not limited, buildings must meet all setbacks. At least one (1) plan of the model home master plan may not exceed the square feet of Livable Area set forth in the table below. Where "Standard Lot Size" may not be applicable, average lot size may be substituted for the purpose of calculating the Maximum Livable Area.

Standard Lot Size	Maximum Livable Area (for one plan)
< 3,000 sq. ft.	1,400 sq. ft.
3,000 - <3,200 sq. ft.	1,500 sq. ft.
3,200 - <3,400 sq. ft.	1,600 sq. ft.
3,400 - <3,600 sq. ft	1,700 sq. ft.

The mix of plans on a Model Home Master Plan shall conform to plotting criteria set forth in the table below, but in no case shall (the) plan(s) required to have a Maximum Livable Area as set forth in the table above be plotted on less than fifteen percent (15%) of lots within the Model Home Master Plan.

Number of Plans in Model Home Master Plan	Portion of Model Home Master Plan Minimum	Portion of Model Home Master Plan Maximum
3	30%	40%
4	20%	35%
5	15%	30%
6	13%	27%
7	11%	24%
8	9%	21%
9	7%	18%
10	5%	15%

[7] A third level is allowed if contained within 2nd level roof and 2nd level eave line. Dormers are permitted through the roof envelope for light and egress.

[8] A residential subdivision or development may be approved at a density which exceeds or falls below the density range specified by the Master Plan, provided the subdivision is within the General Plan density range; and that the Master Plan density range for each land use district will be maintained for the neighborhood, or the developer's aggregate subdivisions for a land use district within Specific Plan III.

[9] For projects permitted through a Model Home Master Plan, side setback equals ten percent (10%) of lot width for those lots with a lot width less than fifty (50) feet wide, but in no case shall be less than three (3) feet.

[10] For projects permitted through a Model Home Master Plan, building separation equals twenty percent (20%) of lot width for those lots with a lot width less than fifty (50) feet wide, but in no case shall be less than six (6) feet.

[11] Lots siding on pedestrian paseos, Homeowners' Association (HOA) landscape parcels or street rights-of-way that include a minimum of five (5) feet of landscaping adjacent to the parcel in question shall not be considered corner lots.

Table 3-8: Development Standard Exceptions

Lot Size and Width Exceptions For major and minor subdivisions, the size of individual lots may be reduced to ninety percent (90%) of the minimum lot size provided Master Plan density requirements are met; and minimum lot width for individual lots may be reduced 5 feet from the required minimum, provided the average lot width in the proposed subdivision is at least equal to the required minimum lot width.	
Side and Rear Setbacks Exceptions The side setback in the R-L, R-M and R-MH zones may be reduced to zero feet along the common wall in a zero lot-line residential project or where the distance between the building on the subject lot and the building on the adjacent lot is at least ten (10) feet in the R-L and R-MH zones and eight (8) feet in the R-M zone. For reverse corner lots, the rear setback shall be the same as the side setback. For single story garages and accessory buildings located in the rear third of the parcel, the rear setback may be reduced to zero feet where the distance between the garage or accessory structure on the subject lot and any structure on the adjacent lot is at least eight (8) feet. Rear setbacks on alleys may be reduced to 4 feet.	
Specific Situation Setback Exceptions	
• **I-205**	Dwellings shall maintain setback from I-205 as specified in the Master Plan.
• **County Line**	Dwellings shall maintain a minimum setback from the Alameda County Line as specified in the Master Plan.
• **Power Line Easements**	Residential dwelling units shall maintain a minimum setback of 25 feet from the Rio Oso-Tesla power line easement, and non-residential structures shall maintain a 10-foot setback from the power line easement.
• **Delta-Mendota Canal**	Dwellings, excluding garages, shall maintain a minimum setback from the Delta-Mendota Canal as specified in the Master Plan.
• **Wetlands**	Buildings and structures shall maintain a minimum setback from wetlands in accordance with the setback requirements for wetlands specified in the Wetlands Management Plan.
• **High Pressure Gas and Oil Line Easement**	Habitable residential structures shall maintain a minimum setback of 58 feet from the edge of the high-pressure gas and oil pipeline easement.
• **Areas Surrounding Neighborhood Centers**	The front yard setback on lots of zoned R-L may be reduced to 15 feet, for lots that surround, or are across from, a Neighborhood Center.
Garage Setback Exceptions The minimum setback for garages with doors facing the street shall be 5 feet behind the building facade of the main structure. The minimum setback for side entry garages shall be 25 feet in the R-VL zone and 10 feet for all other residential zones.	
Off-street Parking Area Setback Exceptions The minimum setback for off-street parking areas for nonresidential use types in the R-VL, R-L and R-M zones shall be 10 feet from any adjacent street, and 5 feet from any side or rear property line not abutting a street. The minimum setback for off-street parking areas in the R-MH and R-H zones shall be 15 feet from any adjacent street; 10 feet from any adjacent lot zoned R-VL, R-L or R-M; and 5 feet from any side or rear property line not abutting a street or lot zoned R-VL, R-L or R-M	
Structural Feature & Equipment Setback Exceptions	
▪ Fire Escapes, Stairways and Balconies	Fire escapes shall not extend or project more than 4 feet beyond the setback line. Open, unenclosed stairways, or balconies, shall not extend or project more than 4 feet beyond the side or rear setback line, and shall not extend or project more than 30 inches beyond the front setback line.
Porches	Porches, platforms or landing places which do not extend above the level of the first floor of the building may extend up to 6 feet in the R-M zone or 8 feet in the R-L and R-VL zones into any setback adjacent to a public street but must maintain a minimum 4-foot setback from the property line. Any open work railing, no more than 36 inches in height, may be installed or constructed on any such porch, platform or landing place.
Patio Covers	Patio covers, as defined by the California Building Code, may be located within 3 feet of the rear or side property line.
Eaves, Roof Overhangs, Fireplaces, Architectural Features, Air Conditioning and Water Softener Equipment	Eaves, roof overhangs, non-habitable architectural features, fireplaces, air conditioning units and water softening units may extend or project up to 30 inches beyond the setback line, but no closer than 30 inches to the property line.
▪ **Pools**	Pools shall not be located closer than 5 feet from either side or rear property line. On corner lots, pools shall be located no closer to the street than the setback specified for that residential zone.
Height Limit Exceptions Parking facilities located below the main structure in the R-H zone. Within the R-H zone, one-half (½) additional story may be permitted for parking facilities located below the main structure; Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; and skylights and chimneys; flagpoles; church towers/steeples; and water tanks may exceed maximum building heights.	

3.3.3 Mixed-Use, Commercial, Industrial and Public Zone Districts

3.3.3.1 Zoning District Names and Intent

Mixed-Use, Commercial, Industrial and Public zone district names and intent are provided below:

M-X Zone: The Mixed Use (M-X) Zone is intended to allow more urban densities, innovative design, and more efficient land and infrastructure utilization. Residential uses may be accommodated with vertically integrated, M/X buildings or as stand-alone structures. Mixed Use residential density is the same as that for the R-H Zone. This zone is intended to implement the Mixed-Use land use category of the Master Plan.

C-N Zone. The Neighborhood Commercial (C-N) Zone is intended to provide for the development of small, localized retail and service businesses which serve the immediate, surrounding residential neighborhood. This zone is intended to implement the Neighborhood Commercial land use designation of the Master Plan.

C-O Zone. The Office Commercial (C-O) Zone is intended to accommodate professional and other offices located adjacent to commercial and industrial park zones where professional services would most likely find demand. This zone is intended to implement the Office Commercial land use designation of the Master Plan.

I-P Zone. The Industrial Park (I-P) Zone is intended to allow for the development of a combination of corporate offices, warehousing, light manufacturing, wholesaling, and professional offices, as well as the services necessary to support those uses. Design and development within this zone, enforced through the use of covenants, conditions, and restrictions (CC&R), should be such as to allow location near planned or existing residential zones with a minimum of environmental conflict. This zone is intended to implement the Limited Industrial land use category of the Master Plan.

P-F Zone. The public facilities (P-F) zone in Mountain House is intended to provide for the establishment of schools meeting State requirements for primary, secondary and higher education; medical facilities; infrastructure facilities, such as detention basins and treatment plants, stormwater detention/water quality basins; police and fire protection facilities and other public buildings; the Transit Center; and places of religious assembly. This zone is intended to implement the Public Facilities and Open Space land use categories of the Master Plan, and includes the two K-8 schools, the Delta College campus, Community Park, Neighborhood Parks, religious assembly facilities, detention basins, dedicated open space corridors, and other public and private institutions of a public or quasi-public nature.

3.3.3.2 Permitted Uses

Permitted, not permitted, and conditionally permitted use types, including temporary and accessory uses, shall be as provided in Tables 3-9 and 3-10. The use types are described in Chapter 9-115 of the San

Joaquin County Development Title. Special Use Regulations are set forth in the San Joaquin County Development Title.

3.3.3.3 Development Standards

Except for M-X Zoned properties, the Development Standards shall be as provided in Table 3-11: Lot and Structure Standards – Commercial, Industrial and Public Districts. Development Standard exceptions are provided in Table 3-12: Development Standard Exceptions, Development Standards for accessory structures, and expansion of existing uses and structures are set forth in the San Joaquin County Development Title.

Table 3-9: Uses in Commercial, Industrial and Public Districts

Table 3-9: Uses in Commercial, Industrial and Public Districts					
		C-N	C-O	I-P	P-F
Residential Uses					
Family Residential					
	Small Multi-family	--	S	--	--
	Large Multi-family	--	S	--	--
Group Care					
	Small	P	P	--	--
	Large	--	PI	--	S
	Adult Day Care	U	--	--	S
Group Residential		--	--	--	S
Shelters					
	Small	--	P	--	--
	Medium	--	P	--	--
	Large	--	PI	--	--
Nonresidential Uses					
Administrative Offices		S	PI	PI	--
Administrative Support Services		S	PI	P	--
Adult Entertainment		--	--	--	--
Aerial Services - Heliport			S	U	--
Agricultural Organizations		S	PI	PI	--
Animal Raising					
	Petting Zoo	--	--	--	U
	Zoo	--	--	--	U
Animal Specialty Services - Pet		S	--	--	--
Auction Sales - Indoor		--	S	--	--
Automotive Sales & Services					
	Automotive Rentals	--	--	S	--
	Automotive Sales	--	--	U	--
	Parking	S	S	S	PI
Building Maintenance Services		--	--	PI	--
Child Care Services					
	Family Day Care Homes	P	P	P	P
	Child Care Centers	S	S	S	S
Communication Services					
	Type I	PI	PI	PI	PI
	Type IV	--	S	PI	PI
Community Assembly		S	S	--	PI
Crop Production		P	P	P	P
Cultural and Library Services		S	PI	--	PI
Custom Manufacturing		--	--	S	S
Eating Establishments Convenience or full service		S	PI	PI	--
Educational Services					
	Commercial	S	S	S	S
	General	S	S	--	S

Key to Land Use Regulations

P - Permitted Use.

PI - Permitted Use with Improvement Plan.

S - Permitted Use Subject to Site Approval.

U - Permitted Use Subject to Conditional Use Permit Approval.

- Use not permitted. Uses not appearing on the table are not permitted.

Table 3-9: Uses in Commercial, Industrial and Public Districts (cont.)					
		C-N	C-O	I-P	P-F
Funeral and Internment Services					
	Cemeteries				S
	Interning and Cremating	--	--	--	S
Gasoline Sales, Service, or Combination		--	--	S	--
General Industrial – Limited				S	--
High Technology Industry		--	--	S	--
Liquor Sales					
	On-Premises, Limited	S	S	U	--
	Off-Premises	U	--	U	--
Major Impact Services		--	--	--	U
Medical Services		S	PI	S	U
Nursery Sales and Services					
	Retail	S	--	--	--
Petroleum and Gas Extraction		U	U	S	U
Produce Sales					
	Administrative	S	--		
	Essential	S	PI		
Professional Services		S	PI	PI	--
Public Services					
	Administrative	S	PI	S	PI
	Essential	S	S	U	U
Recreation					
	Indoor Participant	S	--	PI	S
	Indoor Spectator	--	--	PI	S
	Outdoor Entertainment, Large Scale	--	--	--	S
	Outdoor Entertainment, Small Scale	S	--	--	S
	Parks	--	S	--	S
Recycling Services		S	--	PI	--
Religious Assembly					
Neighborhood		**S**	**S**	**S**	**S**
Community		**U**	**U**	**U**	**S**
Regional		--	--	--	U
Research and Laboratory Services		--	--	S	--
Retail Sales and Service					
	Primary	S	PI	U	--
	Intermediate	S	--	--	--
Truck Sales and Service Repairs		--	--	S	--
Utility Services					
	Minor	PI	PI	PI	P
	Major	--	--	PI	S
Wholesale and Distribution, Light		--	--	U	--

Key to Land Use Regulations

P - Permitted Use.

PI - Permitted Use with Improvement Plan.

S - Permitted Use Subject to Site Approval.

U - Permitted Use Subject to Conditional Use Permit Approval.

- Use not permitted. Uses not appearing on the table are not permitted.

Table 3-10: Temporary and Accessory Uses - Commercial, Industrial and Public Districts

	C-N	C-0	I-P	P-F
Boutique Sales (limit of 2 per year)	P	P	P	--
Carnival/Circus	--	S	--	S
Christmas Tree Sales	PI	PI	PI	--
Corporation Yard	S	S	S	S
Garage Sales (limit of 4 per year)	P	P	P	P
Halloween Pumpkin Sales	PI	PI	PI	--
Motion Picture Filming	P	P	P	P
Special Event				
Special Outdoor Event	PI	PI	PI	--
Special Indoor Event	PI	PI	PI	--
Subdivision Sales Office	PI	PI	P	--
Temporary Building Incidental To Construction Works	P	P	P	P
Tent Revival	--	--	-	S

Key to Land Use Regulations
P Permitted Use
PI Permitted Use with Improvement Plan
S Permitted Use Subject to Site Approval
U Permitted Use Subject to Conditional Use Permit Approval
AX Permitted Subject to Agricultural Excavation Permit
- Use not permitted.

Table 3-11: Lot and Structure Standards – Commercial, Industrial and Public Districts

	C-N	C-O	I-P	P-F
Lot Size (SF)	-	5,000	10,000	**-**
Lot Width (FT)	N/A	N/A	N/A	**-**
Corner Lot Depth (FT)	N/A	N/A	N/A	**-**
Corner Lot Width (FT)	N/A	N/A	N/A	**-**
Setbacks1				
Front (FT)	0	10	10	**10**
Rear (FT)	-	10	-	**-**
Side (FT)	-	10	-	**-**
Corner Side (FT)	-	20	15	**10**
Building Separation (FT)	0	10	10	**10**
Max. Building Coverage	60%	60%	60%	**60%**
Max. Building Height (Stories)	**2**	**3**	**3**	**3[2]**

Key to Land Use Regulations

1. Unless otherwise specified, standards are minimums and setbacks shall be measured from the planned ultimate right-of-way width of the roadway as shown on the Master Plan or on any applicable Specific Plan.
2. Buildings within the Delta Community College site may exceed 3 stories.
3. Parking for commercial and industrial buildings shall be at the backs and sides of buildings to the extent feasible.

Table 3-12: Development Standard Exceptions

Setback Exceptions For Specified Street Types The minimum setback from an adjacent street in the C-N zone shall be ten (10) feet for building facades without entries for the general public, and for service and loading areas.	
Specific Situation Setback Exceptions	
• **I-205 and Mountain House Parkway**	Buildings shall maintain a minimum setback from I-205 and Mountain House Parkway as specified in the SP III.
County Line	Buildings shall maintain a minimum setback from the Alameda County Line as specified in the Master Plan.
• **Power Line Easements**	Non-residential structures shall maintain a minimum setback of 10 feet from the Rio Oso-Tesla power line easement.
• **Wetlands**	Buildings and structures shall maintain a minimum setback from wetlands in accordance with the setback requirements for wetlands specified in the Wetlands Management Plan.
• **Lots Adjacent to Residential Areas**	Buildings on lots zoned or designated in SP III for commercial, industrial and public use shall incorporate an additional 5' setback for each story above the first story setback when adjacent to lots zoned or designated for residential use.
Off-street Parking Area Setback Exceptions The minimum setback for off-street parking areas adjacent to streets shall be 10 feet in the C-N and P-F zones and 20 feet in the C-O and I-P zones, and along Mountain House Parkway shall increase to 30 feet in the C-O and I-P zones. The minimum setback for off-street parking areas adjacent to residential areas shall be 10 feet. The minimum rear and side setback for off-street parking areas in the C-O and I-P zones shall be 5 feet.	
Structural Feature & Equipment Setback Exceptions	
Fire Escapes, Stairways and Balconies	Fire escapes shall not extend or project more than 4 feet beyond the setback line. Open, unenclosed stairways, or balconies, shall not extend or project more than 4 feet beyond the side or rear setback line, and shall not extend or project more than 30 inches beyond the front setback line.
Porches	Porches, platforms or landing places which do not extend above the level of the first floor of the building may extend up to 5 feet beyond the setback line. Any open work railing, no more than 36 inches in height, may be installed or constructed on any such porch, platform or landing place.
Eaves, Roof Overhangs, Fireplaces, Architectural Features, Air Conditioning and Mechanical Equipment	Eaves, roof overhangs, non-habitable architectural features, fireplaces, air conditioning units and water softening units may extend or project up to 30 inches beyond the setback line, but no closer than 30 inches to the property line.
Height Limit Exceptions Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; skylights and chimneys; flagpoles; church towers/steeples; and watertanks may exceed maximum building heights.	

3.3.4 Parking

Parking shall comply with Development Title standards. See Chapter 9-1015 of County Development title.

3.3.5 Home Occupations

3.3.5.1 Master Plan Summary

The Master Plan encourages home occupations within Mountain House in order to minimize the need for automobile use, take advantage of emerging communication technologies and increase employment opportunities within the community.

3.3.5.2 Specific Plan III Implementation

Home occupations shall comply with Development Title standards. See Chapter 9-839 and Chapter 9-839M of County Development title.

3.3.6 Second Unit Dwellings

3.3.6.1 Master Plan Summary

The Master Plan encourages second unit dwellings in order to increase the diversity and affordability of housing opportunities for residents. For each residential subdivision within the R-VL, R-L and R-M zoning districts, and for residential projects consisting of single-family dwellings within the R-MH zoning district, second unit dwellings shall be required on 6.5 percent of the parcels.

3.3.6.2 Specific Plan III Description

In order to increase the amount of second unit dwellings which can facilitate affordable housing, the amount of second unit dwellings has been increased. A total of 10% of all units constructed within the R-VL, R-L and R-M zoning districts shall include a second unit. A total of 197 second units is projected within SP III. The location of second units designated on the Tentative Map Second Unit Plan may be moved as long as all replacement locations are within the SP III project area.

3.3.6.3 Implementation Measures

a. Design of second unit dwellings shall reinforce the character of the neighborhoods targeted to include second units. Architectural treatment, scale and massing of second units shall be in keeping with the primary residence and surrounding buildings and be subject to review by the DCRC. The size and development requirements for the second unit are set forth in Chapter 9-830M of the Development title.
b. Tentative Map applications in Residential Very-Low, Low, and Medium zones shall identify the parcels or lots designated for second unit dwellings on an attached second unit plan. Second unit dwellings shall be required on at least 10 percent of the parcels zoned R-VL, R-L and R-M. The second unit

plan attachment may be amended subsequent to Map approval only by designating a replacement parcel to receive the second unit for each parcel where a second unit is moved from a designated parcel. All replacement parcels must be in the SP III project area.

c. For each lot or parcel designated to contain a second unit dwelling, building permits for the primary single-family dwelling and the second unit shall be issued concurrently. The final inspection for the second unit dwelling shall also take place concurrently with the final inspection for the primary single-family dwelling.

3.3.7 Senior Housing

3.3.7.1 Master Plan Summary

Specific Plans shall consider the need for additional senior housing sites and shall designate sites where such a need is determined and determine a method to reserve the sites for seniors. The R-H and R-MH sites indicated for Senior Housing by the Land Use Plan shall be developed primarily as Senior Housing, unless the need for such housing is determined not to exist during preparation of SP III.

3.3.7.2 Specific Plan III Description

No need for additional senior housing sites has been identified within the boundaries of this Specific Plan. The sites designated for senior housing by the Master Plan are located within Specific Plan II. In addition, over 2,000 units of active adult senior housing are proposed within Specific Plan II. Therefore, no additional senior housing sites must be identified in SP III.

3.3.8 Development Design Consistency Review

All improvement plans, site plans, model home master plans, use permits, and other development permits are subject to DCRC review. For development within SP III, the DCRC shall include the SP III master developer (GNK) representation for all SP III projects reviewed by the DCRC.

3.3.8.1 Implementation Measures

a. The SP III Master Developer, GNK, shall be represented on the DCRC for review of all projects with the SP III planning area.

3.4 Jobs/Housing and Affordable Housing

A primary goal of the Mountain House community is to establish a close balance between employment and housing. To this end, the Master Plan establishes two distinct but interrelated programs:

- The Jobs/Housing Program, crafted to ensure that jobs are available to working residents of the community, and
- The Affordable Housing Program, designed to ensure that homes are available and affordable to employees within the community.

3.4.1 Jobs/Housing Program

3.4.1.1 Master Plan Summary

The Master Plan's jobs/housing program is intended to ensure that jobs and a corresponding amount of affordable housing are available to working residents in Mountain House, with a jobs/housing ratio target of 0.76 at buildout of the community. A number of programs will be developed to ensure a balance between employment and housing. These programs include:

- The job attraction program shall involve passive forms of marketing, emphasizing community design, the locational benefits of the community, and the information dissemination features of the monitoring program. Assisting applicants to facilitate projects and assuring an inventory of sites that are ready to develop shall be elements of the program as well.
- As part of an overall economic development program, specific job development efforts shall offer various incentives to prospective developers and tenants. In addition, there shall be close coordination with a network of brokers specializing in commercial and industrial land uses to target specific industries and companies, and to mount a recruiting effort that may be international in scope. Other commercial and industrial developers, the San Joaquin Partnership, and the County shall be integrated into the program.

The San Joaquin County Board of Supervisors shall hold a Public Hearing referred to as a Jobs/Housing Review to review the progress of the jobs/housing program at the following specified times:

- Prior to the approval of any Specific Plan that contains residential development, but no sooner than after 2,000 residential units have been constructed (excluding the first Specific Plan or Specific Plan Amendment).
- When 4,000, 8,000, 12,000, and 16,000 residential units have been completed and annual monitoring information becomes available, if a review has not already been conducted in the previous calendar year.
- At any other times determined appropriate by the Board of Supervisors (e.g., scheduling of a Jobs/ Housing Review by the Board to evaluate the circumstances for non-achievement of jobs/housing ratios).

The Master Plan used the following assumptions:

- Employed Residents per Household: An average of 1.70 employed residents (full-time equivalents) per household is assumed. This value is assumed to be constant throughout project development.
- Non-Residential Absorption: The absorption of certain non-residential land uses (e.g., Neighborhood Commercial, Community Commercial, public uses such as schools and parks) relates directly to the residential absorption due to the demand for basic retail goods and services by residents in the community. These land uses follow residential absorption with a short lag. Other non-residential land uses (e.g., General Commercial, Industrial) are assumed to be absorbed after a sufficient employment base exists in the community and after maturing of the job creation program.
- Jobs have been assumed to follow housing by an average delay of three years.

The Master Plan directs that programs shall be instituted to attract and develop jobs in the community. Job development activities shall target specific types of industry that tend to offer higher salaries, including:

- biomedical, biotech, bioengineering
- professional health care services
- high-tech (i.e., chip manufacturing, software development)
- voice and data communication hardware and services
- financial services, real estate, accounting and legal services

Land use allocations and regulatory controls shall support a jobs/housing balance, and land use changes or regulatory changes will not be made without giving consideration to the effects on a jobs/housing balance. The primary emphasis of the Jobs/Housing Program shall be to rely on market forces to attain desired jobs/housing goals, rather than on overt governmental action, such as restricting residential development, to correct jobs/housing imbalances. Non-residential land uses shall generally conform to the minimum job densities presented in Master Plan Table 3-1: Land Use Summary by Neighborhood.

Redesignation and rezoning of commercial and industrial land to non-employment uses (such as residential uses) shall be approved only if the County determines that the proposed redesignation or rezoning will not have a negative impact on the Mountain House Jobs/Housing and Affordable Housing Programs.

3.4.1.2 Specific Plan III Description

A balance of residential and employment uses is provided within the SP III planning area such that the jobs-housing balance set forth in the Master Plan is maintained. The total of 1,804 jobs are anticipated for the expected 3,631 employees residing within SP III for a community wide jobs/housing ratio of 0.76.

3.4.1.3 Implementation Measures

a. All development projects shall comply with the Mountain House Jobs/Housing Program contained in Master Plan Section 3.9.2. All development lands shall also comply with the applicable provisions of Development Agreements adopted for projects within the SP III planning area.

3.4.2 Affordable Housing Program

3.4.2.1 Master Plan Summary

The Master Plan's affordable housing program is intended to ensure that housing is available and affordable to all employees in Mountain House. Households at every income level shall be able to find housing that is affordable. Assistance shall be made available to fill affordability gaps for specified households that cannot find affordable housing. The primary emphasis of the Affordable Housing

Program shall be to rely on market forces, coupled with land use design and density constraints, to dictate the appropriate number, monthly rents, and sales prices of dwelling units within the community. Rezoning of higher density residential land (e.g., R/H) to lower density land (e.g., R/M) uses shall be approved only if the County determines that the proposed rezoning will not have a negative impact on the Mountain House Jobs/Housing Program and the Affordable Housing Program.

The Mountain House Housing Trust Fund (MHHTF) was created by the County for the purpose of providing funding for affordable housing development in Mountain House. The MHHTF receives revenues generated by the Affordable Housing Impact Fee. The Affordable Housing Impact Fee is levied against all new residential development in Mountain House, except second unit dwellings, Density Bonus Units, and Additional Town Center Units, and is payable at the time of building permit issuance. Non-residential land uses are not subject to the fee.

3.4.2.2 Specific Plan III Description

SP III emphasizes affordable housing by design through providing a wide variety of housing types and lot sizes including approximately 742 single family units on small lots of 3,600 square feet or less, with a requirement that a minimum number of small homes be built as noted in Table 3-7: Lot and Structure Standards – Residential Districts.

Approximately 270 multi-family townhomes or condominiums are also proposed as well as 338 apartment units and opportunities for additional multi-family housing in the Mixed-Use area of the plan. These all represent a substantial increase in the number of R-MH, R-H and M-X housing units.

Additionally, the requirement for second unit dwellings which can facilitate affordable housing has been increased from 6.5% per the Master Plan to 10% as a requirement for SP III. The Affordable Housing Program is designed to be implementation-oriented and includes the implementation measures below.

3.4.2.3 Implementation Measures

a. Residential and non-residential land uses shall be developed generally as proposed in this Specific Plan including:
   - Diversity in housing types, square footage and costs.
   - Variety of lot sizes and housing types. Refer to design standards manual for criteria related to proposed housing types.
   - Small house requirements for lots less than 3,600 square feet as provided for in footnote 6 of Table 3-7: Lot and Structure Standards – Residential Districts.
   - Second units on 10% of the lots designated R-VL, R-L, and R-M.

b. County incentives set forth in the Development Title shall be considered for all medium-high density residential (R-MH) and high density residential (R-H) developments to encourage participation in the affordable housing program.

c. Employers shall be encouraged to extend incentives to their employees who wish to live in Mountain House and to help address any affordability gaps that may be present in the community by contributing to the Mountain House Housing Trust Fund and/or, to providing down payment assistance, mortgage buy-downs, temporary collateral against mortgages, or other incentives.

d. Development shall be subject to the payment of all applicable affordable housing impact fees as set forth in the Development Title.

e. All implementing projects shall comply with the Mountain House Affordable Housing Program contained in Master Specific Plan Section 3.9.3, and the Affordable Housing Ordinance and Technical Report adopted May 26, 1998, or as amended in the future.

Table 3-13: Housing Analysis Neighborhoods A/B and the I-205 Mixed Use Area

Land Use	Person/DU	Gross Acres	Expected DU	POP.
Very Low Density (R/VL)	3.12	48.7	3	**9**
Low Density (R/L)	3.12	112.4	444	**1,385**
Medium Density (R/M)	3.12	252.1	1,574	**4,911**
Medium-High Density (R/MH)	2.00	20.8	270	**540**
High Density (R/H)	2.00	16.9	338	**676**
Mixed-Use (M/X)	2.00	16.0	0	**0**
TOTAL RESIDENTIAL		**466.9**	**2,629**	**7,522**
Total Employable: (DU x .95 (occupancy rate) x 1.44 employees/DU) = 3,095				

Table 3-14: Jobs Analysis

Land Use	Jobs/AC	Gross Acres	Jobs
Mixed-Use (M/X)	22.6	16	361.6
Neighborhood Commercial (C/N)	22.6	1.5	33.9
Office Commercial (C/O)	22.6	16.7	377
TOTAL COMMERCIAL		**34.2**	**773**
Limited Industrial- (I/L)	6.9	54.3	375
TOTAL /INDUSTRIAL		**54.3**	**375**
Neighborhood Parks (NP)	0.2	11	2
Community Parks (CP)	0.2	31	6
Stormwater Detention Basin (P/O)	0	3.8	0
Delta College (P/CC)		107.9	532
Elem./Middle School (P/S)		32	80
Public Facility (Church Site/Tanks)(P/O)	5	5.7	29
Arterial Roads	0	78.6	0
TOTAL PUBLIC FACILITIES		**270**	**649**
Landscape Buffers (OS/O)	0.2	10.5	2
Landscape Easement (OS/O)	0.2	22.1	4
Conservation/Open/Space (OS/O)	0	1.4	0
TOTAL PROJECTED JOBS IN THE OPEN SPACE		**34**	**7**
TOTAL PROJECTED NONRESIDENTIAL JOBS		**392.5**	**1,803**
TOTAL PROJECTED JOBS FOR SPECIFIC PLAN III		**815.9**	**1,810**

Notes:

1) Jobs/Acre as determined by the EPS Report of January 25, 2024

3.5 Mineral Rights

3.5.1 Plan Description

Several of the existing parcels within Specific Plan III have mineral rights with rights to surface access by third party mineral rights owners (see Figure 3-5: Mineral Rights Map). Such rights enable the owners to explore and extract mineral resources that may exist below the subject properties. Several conceptual surface entry locations have been identified within the area of Specific Plan III as depicted on Figure 3-5. Potential sites, as identified on Figure 3-5 take into consideration criteria identified below, which attempts to preserve the mineral right holders' ability to search for and extract if found, mineral resources below the identified parcels while, 1) preserving the landowners rights to develop the property consistent with the terms of the Master Plan and this Specific Plan and, 2) minimizing the impacts to ultimate adjacent uses and occupants. The identified sites are preferred sites, but may be relocated as necessary to accomplish the following criteria, which seeks to balance a series of potentially competing interests including:

- Minimizing disruption to and disturbing the continuity of residential uses and neighborhoods;
- Avoiding locations near school facilities;
- Locating facilities near prominent public arterial road rights of way, where conveyance pipelines may exist or be placed by the extractor;
- Facilitate, as practicable, convenient access for service vehicles and equipment.

3.5.2 SP III Implementation Measures

a. Surface Entry Rights to Access Minerals. In accordance with applicable law, a surface entry site may be provided on original parcels encumbered by third party surface entry rights to access minerals. To the maximum extent possible, these sites will be located in public areas such as Community Parks and Planned Industrial sites and shall be located to allow convenient vehicular access. Siting criteria will also consider pipeline conveyance routes to existing off-site transmission pipelines. All extraction and conveyance facilities shall specifically be located away from school facilities, and shall to the greatest extent possible, avoid being located within any Neighborhood within Mountain House. Drilling and well site operators shall comply with all applicable Federal, State, County and MHCSD code requirements.

FIGURE 3-5: MINERAL RIGHTS MAP

CHAPTER FOUR: DEVELOPMENT AND DESIGN

4.1 Introduction

This Chapter presents development and design plans and guidelines, including design concepts for focus areas, and states implementation measures for Specific Plan III (SP III). The design guidelines in this Chapter address private residential, commercial, office, and industrial development. The Mountain House Community Services District (MHCSD) Design Manual addresses development within public areas.

4.2 Overall Development and Design

This section summarizes development and design provisions from the Master Plan, presents the design plans for SP III, and identifies implementation for SP III.

4.2.1 Development Design Concept

4.2.1.1 Master Plan Summary

The Master Plan provides policies to create attractive, identifiable neighborhoods and establish a local street network that facilitates easy access within neighborhoods and contributes to an attractive residential setting with varied, interesting street environments. Local streets within neighborhoods are to be designed to disperse traffic and create a comfortable pedestrian scale. Residential street layouts are also to optimize the ability of residences to use solar energy. The use of rear alleys is encouraged for homes along streets fronting neighborhood centers and along Arterials including Central Parkway. Public open spaces and uses are to front onto public streets to the greatest degree possible in order to give character and beauty to the street.

Neighborhood A and D is to contain a Neighborhood Center which includes a K-8 school, a Neighborhood Park, a Neighborhood Commercial area, and a transit stop. Each neighborhood is also to include a mix of residential housing types for residents with a variety of income levels, providing diversity and choice for residents.

The Master Plan requires that Design Guidelines consistent with the Master Plan and other County and MHCSD adopted plans for Mountain House be submitted for administrative review prior to approval of Final Maps, Parcel Maps or other development permits in residential areas.

4.2.1.2 Specific Plan III Description

SP III represents an opportunity to develop a unique community combining the best aspects of master-planned development with best building types and styles of long-established neighborhoods

(See Figure 4-1: Illustrative Concept Plan). One key to the success of the community is the appropriate architectural vocabulary and theme. The SP III planning area has been named "College Park" providing an academic orientation to the southern portion of Mountain House due to its adjacency to the Community College. Neighborhood entry design for the portion of Neighborhood D in SP III will be in an Italianate style, consistent with that used for the Specific Plan II (SP II) portion of Neighborhood D, so that Neighborhood D appears as a cohesive neighborhood. Detailed design standards developed for residential areas in SP III will apply to that portion of Neighborhood D in SP III.

4.2.2 Landscape Design

4.2.2.1 Master Plan Summary

The Master Plan proposes that the Mountain House landscape create a diverse, stable environment in keeping with the landscape patterns of the San Joaquin Valley that utilize long-lived and low-maintenance plant species that are native to the region or well-adapted to the climatic and soils conditions of the site. Landscape improvements will require minimal maintenance and irrigation and maximize the use of native and drought tolerant plant materials. These provisions are described and implemented through the design guidelines in this Specific Plan and the MHCSD Design Manual.

SP III shall describe any specific landscape provisions that are applicable only to the Specific Plan III Area, such as tree selection for Collector streets, designated accent trees for each neighborhood, and typical design of entries including species and placement. The landscaping plans included in SP III shall be consistent with the MHCSD Design Manual and will be reviewed and approved by the MHCSD prior to construction.

4.2.2.2 Specific Plan III Description

The landscape concept for SP III includes several distinct landscape zones, where a consistent treatment of streets and common areas occurs (see Figure 4-2: Landscaping Framework Diagram). Foremost to the landscape plan are the Arterial and Collector road connections that link SP III to the rest of the community and the open space corridor system, including the corridors that follow the transmission line and pipeline easements. Mountain House Parkway, De Anza Boulevard, Central Parkway, Grant Line Road, and the transmission corridor all connect or share linkages with the Mountain House neighborhoods to the north. The Collector road and open space corridor landscape provides consistency in the neighborhood street scene and a common thread to the community. Landscape and hardscape will be used to reinforce other community design elements such as architecture, walls/fences and entries. Individual neighborhoods and residential enclaves will be distinguished by varied planting themes, although still united by a common regional character. Streetscape will be consistent with the design criteria currently established within Specific Plan I (SP I) and shall conform to the MHCSD Design Manual and design guidelines specific to neighborhoods within SP III.

FIGURE 4-1: ILLUSTRATIVE CONCEPT PLAN

The landscape combines the historic agricultural heritage of the region with the Mountain House new town character. Exotic and dramatic impact statements (palms, Italian Cypress) will be used sparingly in lieu of more subtle, regional backdrops (sycamore, oak and cottonwood) more characteristic to the area. The generous use of native and naturalized species are promoted to provide a rustic, informal character and sense of transition from the Mountain House new town to the San Joaquin County "countryside."

A variety of windbreak landscape treatments are to be used to help define use areas and establish visual points of reference and provide protection from the prevailing winds of the areas. The prevailing winds from the west require the optimal location for the windbreaks to be in a north-south direction. Windbreaks of trees will be utilized within parks and school sites and with other land uses as needed to provide wind relief, and to provide visual identity. The location of windbreak areas is shown in Figure 4-2: Landscape Framework Diagram. Large canopy tree species are proposed for the windbreaks.

Windbreaks are also required to buffer the Neighborhood Parks and the Community Park. Mountain House Parkway and DeAnza Boulevard are also planted with Poplars in the medians, providing a windbreak, as well as perimeter canopy trees to create a buffer to the easterly existing agricultural fields and industrial developments. Poplars are also proposed at the west side of the community college, acting as a buffer against the strong winds blowing in over the adjacent agriculture fields.

Selective use of windbreaks is also required on the Industrial Parcels to create an identifying character for the Industrial Park. Wherever possible, the orientation of the windbreaks should be north-south.

Street Character

As in most mid 20th Century San Joaquin Valley towns, tree-lined streets represent a tradition of good neighborhood value and character. Streets and the landscape areas occurring in medians, parkway strips and adjacent buffer landscaping are a major component of the Mountain House open space corridor system. These areas convey the immediate impression of the overall community image, provide pedestrian and circulation routes, and provide a landscape interface between traffic corridors and adjacent land uses. All streets in the neighborhoods will have curb-separated sidewalks with continuous tree planting. The landscape character of each neighborhood shall be different from adjoining neighborhoods and shall generally be consistent throughout the neighborhood. Typical street cross-sections are shown in Figures 4-3 to 4-10.

FIGURE 4-2: LANDSCAPE FRAMEWORK DIAGRAM

Central Parkway is the icon street of the community and is envisioned as the “parade route” of the community. It has a distinctive character as it threads through the entire community from south to north acting as a strong community linkage element. Central Parkway will be dominated by groves of canopy trees with occasional vertical tree species or colorful deciduous trees at nodal or accent points along the Parkway. The character is informal, with heavily shaded street corridors, with sidewalks separated from the roadway by a planted parkway strip. All planting shall be consistent with the MHCSD Design Manual.

De Anza Boulevard, Mountain House Parkway and Grant Line Road will incorporate the existing character already developed for these Arterial roads and shall be consistent with the MHCSD Design Manual. Enhanced parkways such as the trail systems along these Arterial roadways will provide a buffer to the adjacent residential, commercial and industrial uses, and soften the sound wall impact of these Arterial roads.

Landscaping will be used to help identify the hierarchy of the neighborhood street system, from Arterial roads to interior local streets, creating defined pedestrian corridors (See Figure 4-11: Typical Local Street Landscape Cross Section). This will be accomplished through variation in palette, size, color and character.

LEGEND

A-A:	Figure 4-5:	Typical De Anza Boulevard Landscape Cross Section A-A
B-B:	Figure 4-5:	Grant Line Road Buffer Cross Section B-B
C-C	Figure 4-7	Typical Grant Line Road Landscape Cross Section C-C
D-D:	Figure 4-8:	Typical Mountain House Parkway Landscape Cross Section D-D
E-E:	Figure 4-9:	Typical Commercial/Industrial Collector Road Landscape Cross Section E-E
F-F:	Figure 4-10:	Typical Residential Collector Road Landscape Cross Section F-F
G-G:	Figure 4-11:	Central Parkway Landscape Cross Section G-G

FIGURE 4-3: ROADWAY CROSS SECTION KEY MAP

FIGURE 4-4: CENTRAL PARKWAY LANDSCAPE CROSS SECTION G-G

FIGURE 4-5: TYPICAL DE ANZA BOULEVARD LANDSCAPE CROSS SECTION A-A

Source: Mountain House CSD Design Manual

Grant Line Road Plan

Grant Line Road Enlargement Plan

Typical Grant Line Road Cross Section

FIGURE 4-6: GRANT LINE ROAD BUFFER CROSS SECTION B-B

FIGURE 4-7: TYPICAL GRANT LINE ROAD LANDSCAPE CROSS SECTION C-C

FIGURE 4-8: TYPICAL MOUNTAIN HOUSE PARKWAY LANDSCAPE CROSS SECTION D-D

Source: Mountain House CSD Design Manual

FIGURE 4-9: TYPICAL COMMERCIAL/INDUSTRIAL COLLECTOR ROAD LANDSCAPE CROSS SECTION E-E

Source: Mountain House CSD Design Manual

ROADWAY SECTION

LANDSCAPE SECTION

FIGURE 4-10: TYPICAL RESIDENTIAL COLLECTOR ROAD LANDSCAPE CROSS SECTION F-F

Source: Mountain House Master Plan

NOTES

1. PAVEMENT WIDTH WILL BE 28', 32' OR 36' DEPENDING ON NEIGHBORHOOD TRAFFIC COUNT AND/OR RESIDENTIAL UNITS SERVED.
2. RIGHT-OF-WAY WIDTH WILL VARY DEPENDING ON PAVEMENT WIDTH
3. SEE TABLE 9.6: ROAD CLASSIFICATIONS AND STANDARDS FOR INFORMATION ON ROAD RIGHTS-OF-WAY, LANE CONFIGURATIONS, ACCESS CONTROL, CAPACITY, AND ON-STREET PARKING.

ROADWAY SECTION TYPE B
DISCONNECTED SIDEWALKS
NOT TO SCALE

Note: Monolithic sidewalks shall be allowed in limited areas if warranted by site constraints and approved by MHCSD.

LANDSCAPE SECTION TYPE 1

LANDSCAPE SECTION TYPE 2

FIGURE 4-11: TYPICAL LOCAL STREET LANDSCAPE CROSS SECTION

Source: Mountain House Master Plan

Open Space

The landscape concept for the SP III open space corridor system consists of informal groupings of canopy trees located around the perimeter areas, the Community Park, the neighborhood open space corridor system within the power and gas line easements and continuing into the Neighborhood Parks extending into the school play areas. Large canopy trees will be the dominant tree theme, maximizing shade and cooling opportunities. Vertical accent trees may be used as background features or to identify high use areas in the park interior. Additionally flowering deciduous trees may be used in accent conditions to vary the evergreen effect. The ground plane will be predominantly rolling lawn and areas of mass planting shrubs and groundcover used to screen residential or direct pedestrian traffic along trail systems. Background trees should be vertical buffer trees with evergreen foreground massing trees to provide layered buffer conditions. Effort should be made to select native, drought-tolerant shrubs and groundcovers. All plantings in public open space corridor areas shall be consistent with the MHCSD Design Manual and the tree palettes in the Design Manual. All plantings in private yards and open space corridor areas shall be consistent with the County-approved Design Guidelines for that subdivision or project.

Schools and Public Facility Landscape

The public facility landscape features will include low maintenance, large spreading canopy of trees and a predominant lawn landscape. The adjacent road landscape would also reflect the tree theme and palette. Evergreen accent trees will be provided at selected areas. A double row of canopy trees is provided adjacent to the school with a decomposed granite (DG) trail. All plantings in public school and Public Facility areas shall be consistent with the MHCSD Design Manual. All plantings in private schools shall be consistent with the County-approved Design Guidelines for that project. The Community College perimeter and entrances shall meet the requirements set forth in the Delta College Design Manual.

Typical School Edge Condition

Residential Landscape

Landscaping along local streets creates a network of tree-lined, pedestrian-scale streets, with each street or local area utilizing a distinct tree species and character. Sidewalks along local streets are separated by a planted parkway strip on both sides of the roadway, except in limited areas that may be subject to site constraints. The intent in the neighborhood parcels is to provide individuality although maintaining a dominant street tree theme with accent trees specific to each neighborhood. Adjacent sub-areas with connecting local roads should have a consistent street tree theme although providing varied deciduous accent trees and special landscape features.

Neighborhood D

The creation of a consistent Neighborhood D landscape between areas within SP II and SP III is to be achieved through coordination of neighborhood entry and street treatment. Mountain House Parkway and De Anza Boulevard will maintain the consistent landscape and street character emphasized for these community arterial road conditions, and Prosperity Street, which runs along the western boundary of the SP III Neighborhood area, shall be consistent with the street themes of this neighborhood. The distinction for the Neighborhood D component within SP III will be the landscape enhancement of the power line easement running diagonally between the residential enclaves. A neighborhood trail system with tree planting along the perimeter of the easement provides a useful open space corridor system, enhancing the visual open space character and sense of pedestrian connectivity in this neighborhood area. Connections between the trail and local street sidewalks shall be provided at intersections adjacent to the easement. Where local streets front on the easement, a sidewalk on the trail side of the street is not required as long as adequate connections to the trail are provided.

College Landscape

The College landscape shall meet the requirements set forth in the Delta College Design Manual. Landscaping along public streets will comply with the MHCSD Design Manual. All plant materials will comply with the approved plant list in the respective Design Manuals. Central Parkway landscape is to reflect criteria as set forth for Central Parkway discussed above. College campus landscaping should be compatible with landscaping within Neighborhood A/B.

High Density Residential, Mixed Use Industrial and Business Park Landscape

The landscape concept for high density residential, mixed-use, industrial and business park areas emphasizes the consistent treatment of street corridors, the placement of vertical accent tree plantings at parcel entries to demarcate large single-user parcels, and the planting of vertical trees at major use areas. Accent trees will be used in groups or regular groves at building entries, patios, courtyards, employee gathering areas or other special areas. Setback landscaping will create an effective separation/buffer between uses and parcels. In addition to providing protection from the prevailing winds of the areas, a variety of windbreak landscape treatments shall be used whenever practical, to help define use areas and establish visual points of reference.

4.2.2.3 Implementation Measures

a. SP III implements the Master Plan design standards and includes conceptual layouts for all roadways, the two school sites, parks, commercial areas and other uses within the neighborhoods.
b. Landscape design shall emphasize the planting of long-lived plant species that are native to the region or well-adapted to the climatic and soils conditions of the site. Landscape improvements shall require minimal maintenance and irrigation. The use of native and drought tolerant plant materials shall be maximized.
c. All plantings in public areas shall be consistent with the MHCSD Design Manual. Final authority on the design of publicly-owned and maintained landscaping shall rest with the MHCSD.
d. All plantings in private yards and open space corridor areas shall be consistent with the County approved Design Guidelines for that subdivision or project.
e. Each sub-area shall have one consistent street tree that is dominant throughout the local road system, and at least two accent trees selected from the MHCSD Design Manual.
f. Large canopy shade trees shall be planted along east-west streets. Trees should be deciduous to maintain solar access to residences during winter months.
g. The landscape concept for commercial and industrial areas shall emphasize the placement of accent tree plantings at parcel entries and to demarcate large single-user parcels, and the planting of trees at major use areas. Accent trees shall be used in groups or regular groves at building entries, patios, courtyards, employee gathering areas or other special areas. Setback landscaping in commercial and industrial areas should create an effective separation/buffer between uses and parcels.
h. East-west roadways and pedestrian corridors throughout the project site have views of the hills to the west and, whenever feasible, trees shall be planted to allow open views. Periodic breaks in the continuous landscaping plans for north-south Arterials and other roadways should be identified to maximize views toward Mount Diablo and the foothills.
i. Tentative Maps for individual parcels shall emphasize pedestrian and bicycle connections within the neighborhood, between adjacent residential areas and public facilities.
j. Tentative Maps shall exhibit energy efficient, cost-effective subdivision design; maximize access from housing to parks, open space corridors and other amenities; and discourage vehicular through-traffic.
k. Specific roadway, pedestrian and bicycle connection design elements shall be incorporated into Tentative Map or other development permit design as specified in Chapter 9, and the Development Title.
l. Landscaping for multi-family attached housing shall highlight building entries, soften building masses, provide scale to site development and define parcel edges.
m. Windbreaks of trees should be utilized within parks and school sites, and with other land use development parcels to provide wind relief and visual identity, when needed and/or appropriate.
n. The provision of landscaping in residential, multi-family housing, office, commercial, mixed use and industrial development shall be addressed in the Mountain House Design Manual and shall be consistent with SP III standards and shall identify the architectural and landscape themes of the

project. Design guidelines for a project shall be approved by the Director prior to the approval of the project's Final Map or other development permits if no subdivision map is submitted for the property. Landscaping within the project's privately or commonly owned areas shall be consistent with the design manuals and shall be approved by the CDD Director concurrently with project improvement plans. Landscaping in public places shall be consistent with the MHCSD Design Manual and shall be approved by the MHCSD General Manager concurrently with the project improvement plans prior to the approval of the project's Final Map or other development permits if no subdivision map is submitted for the property.

o. The College Park developers shall provide new trees on both sides of Grant Line Road and in the median strip, from Mountain House Parkway to the Alameda County line, at a 3:1 ratio to the trees to be removed, or as required by the MHCSD Design Manual, whichever is greater. The trees to be planted shall be in conformance with the MHCSD Design Manual, Chapter 3, for Grant Line Road.

4.2.3 Community Edges

4.2.3.1 Master Plan Summary

The Master Plan proposes edge treatments to establish a distinct community boundary and buffer the potential adverse effects of the new urban community on adjacent agricultural lands, and vice versa. Edge treatments are to be designed to respond to the unique site conditions between Mountain House and adjacent off-site uses. These treatments are described in the MHCSD Design Manual.

Buffer areas and setbacks shall be no larger than necessary, and shall consist of usable, easily maintainable areas and treatments. Edge treatments shall be installed no later than at construction of adjacent roadways and no later than the development of adjacent land uses. Edge treatments are to include provisions for the conveyance of runoff from a 100-year flood event occurring from either upstream drainage facilities or from overland sheet flow.

Specific provisions for edge treatments shall be included in each Specific Plan. Areas which are contiguous with previously developed areas shall utilize the same design treatment as the previous Specific Plan with modifications limited to improved plant selection or to correct problems with existing edge treatments.

4.2.3.2 Specific Plan III Description

SP III has been coordinated with SP I to utilize consistent design treatments along common edges as specified in the Master Plan and the MHCSD Design Manual. SP III provides for edge treatments along Mountain House Parkway on the west edge, I-205 on the south edge and the Alameda County boundary on the west edge. Figure 4-12: Edge Treatment Key Map identifies the location of various edge conditions around the community. Figures 4-13 to 4-18 provide section diagrams illustrating specific edge treatments within the SP III area.

4.2.3.3 Implementation Measures

Specific provisions for edge treatments are described below. Modifications shall be limited to improved plant selection or other efforts to correct problems with existing edge treatments.

1. West Edge Treatment

The community's west boundary encompasses a range of existing conditions, including non-irrigated farmland used for grazing in the southern portion and existing homes along Grant Line Road. The primary concern in these areas is the potential for conflicts between agricultural and urban land uses. The design proposed for the west edge is intended to mitigate potential conflicts between agriculture and urban development, without creating other maintenance and ownership problems.

West Edge at Residential

Figure 4-13: Edge Treatment 1 – Community West Edge at Residential shows the treatment extending along the west edge where residential uses directly abut the County line. Residential uses immediately adjacent to the Alameda County Line shall maintain a minimum 100-foot setback from the community boundary to the nearest dwelling, the setback occurring within the rear yard of the residential properties. A continuous security fence or wall along the property line shall be planted with vines. This standard will be applied to existing development areas in Grant Line Village when development applications are submitted.

West Edge at the Delta College

Figure 4-14: Edge Treatment 2 – West Edge at the Community College shows this edge which extends along the west edge where Delta College uses directly abut the County line. Public facility uses immediately adjacent to the Alameda County Line shall incorporate the following:

- Minimum 100-foot building setback from the community boundary to the nearest building, except where Delta Community College (DCC) owns adjacent westerly property.
- Setback areas may include athletic facilities, public facility street, landscaping within the right-of-way, and building landscaping.
- Community Southwest Edge at Delta College.

This edge extends along the southwest corner of the community from I-205 to the County line along the Delta-Mendota Canal. Figure 4-15: Edge Treatment 3 – Southwest Edge at Community College provides an illustration of this edge treatment. The edge adjacent to the Delta-Mendota Canal consists of a minimum 100-foot building setback, excluding accessory buildings (i.e. shops, etc.), from the community boundary/Delta-Mendota property line to the nearest building. An existing slope up to the County line is utilized as a landscape setback. A local street may also be used to further separate public facility uses from the community boundary. Installation of this edge treatment shall be the responsibility of Delta College.

2. South/Freeway Edge Treatment

The southern edge of the community extends along I-205 frontage from the eastern edge of SP III to the western boundary of the Mountain House community and will include a landscaped building setback. This setback is intended to buffer the visual impact of the new community as seen from the

freeway, and to mitigate the impacts of freeway noise on adjacent land uses. This edge includes a mix of High Density Residential, Mixed Use as well as Industrial uses and the Delta College adjacent to I-205.

I-205 Edge at Delta College

This edge extends along the I-205 frontage from the east boundary of the college site to the southwest corner of the community. Figure 4-16: Edge Treatment 4 – I-205 Edge at Community College provides an illustration of this edge treatment. At the western end of the freeway interface adjacent to the public facility area, the landscape buffer shall include berms and planting within a 100-foot minimum landscape setback which, combined with the existing topography at the site, will help mitigate noise impacts on nearby facility buildings. Grading and landscaping shall be utilized to the extent possible along the freeway edge.

I-205 Edge at the High Density, Mixed Use and Limited Industrial

The buffer area adjacent to the I-205 uses shall occur within the development area and shall include the following:

- A 40-foot minimum private landscape setback adjacent to the freeway right-of-way, separating parking areas, drives and buildings from the freeway.
- A security fence along the right-of-way edge.
- Groves of trees planted within the setback and extending through parking areas or other landscape areas within the parcel.
- An optional broad, low berm to partially screen parking areas, yet allow views to buildings.

FIGURE 4-12: EDGE TREATMENT KEY MAP

FIGURE 4-13: EDGE TREATMENT 1 - COMMUNITY WEST EDGE AT RESIDENTIAL

FIGURE 4-14: EDGE TREATMENT 2 - WEST EDGE AT COMMUNITY COLLEGE

FIGURE 4-15: EDGE TREATMENT 3 - SOUTHWEST EDGE AT COMMUNITY COLLEGE

FIGURE 4-16: EDGE TREATMENT 4 - I-205 EDGE AT COMMUNITY COLLEGE

FIGURE 4-17: EDGE TREATMENT 5 - I-205 EDGE AT HIGH DENSITY RESIDENTIAL, MIXED USE AND LIMITED INDUSTRIAL

FIGURE 4-18: EDGE TREATMENT 6 - EAST EDGE AT MOUNTAIN HOUSE PARKWAY

Figure 4-17: Edge Treatment 5 - I-205 Edge at High Density Residential, Mixed Use and Limited Industrial, provides an illustration of this edge treatment. Grading and landscaping shall be utilized to the extent possible to minimize the need for and screen any necessary sound walls along the freeway edge. The buffer area shall be designed and landscaped in a manner that discourages public access. Construction of the buffer shall be the responsibility of the developers and shall occur as part of the improvement plans for the development contiguous to I-205 within Specific Plan III.

3. East Edge Treatment at Mountain House Parkway

The east edge of the project area is defined by the existing Mountain House Parkway. Existing uses within and adjacent to this edge include farmland and scattered rural residential development on the east side of Mountain House Parkway. Figure 4-18: Edge Treatment 6 - East Edge at Mountain House Parkway illustrates this edge treatment.

The landscaping of Community edges along Mountain House Parkway shall be installed concurrently with the landscaping of adjacent streets. Landscaping of Community edges along I-205 and the County Line shall be installed concurrently with the improvement of adjacent properties. Edge improvements shall be designed consistent with SP III and the MHCSD Design Manual and shall be reviewed and approved by the CDD Director and the MHCSD General Manager concurrently with the project improvement plans prior to the approval of the project's Final Map or other development permits if no subdivision map is submitted for the property.

4.2.4 Entries and Intersections

4.2.4.1 Master Plan Summary

Entries form another primary component of the Mountain House landscape environment. Community entries and neighborhood Arterial entries reinforce the overall community character while distinguishing individual neighborhoods as unique places. The objective of entries is to create distinctive points of arrival into Mountain House and to reinforce overall community identity. The Master Plan requires special treatment of community entries, Arterial intersections, and neighborhood entries. These treatments are described and implemented through the MHCSD Design Manual.

4.2.4.2 Specific Plan III Description

Community entries are located at two important points of arrival into the SP III area, as one enters the community along Grant Line Road at the County Line and Mountain House Parkway. The location and dimensions of various types of entries within SP III are shown on Figure 4-19: Entries Location Plan. The landscape treatment areas at intersections are shown on Figure 4- 20: Entry Landscape Areas.

4.2.4.3 Implementation Measures

Landscaping of Community and Neighborhood entries shall be installed concurrently with the landscaping of adjacent streets. Entries shall be designed consistent with SP III and the MHCSD Design Manual and shall be reviewed and approved by the Community Development Department (CDD) Director and the MHCSD General Manager concurrently with the project improvement plans prior to the approval of the project's Final Map or other development permits if no subdivision map is submitted for the property.

Specific provisions for entry treatments are described below. Modifications shall be limited to improved plant selection.

a. Community Entries

The landscape treatment of all community entries (see Figure 4-21: Typical Community Entries) includes:

- Groves of ornamental trees, the pattern of planting recalling the agricultural orchards common to the region.
- Tree windows as a backdrop to the entry area.
- Bands of flowering accent shrubs and paving.
- Masonry or other durable ornamental entry wall behind windrows/columnar backdrop trees.
- Accent paving in pedestrian or vehicular areas.
- Expanded pedestrian walks emphasizing the pedestrian amenities and facilities.

The community entries at the eastern and western community boundaries on Grant Line Road include:

- Special landscape treatments consistent with the roadway corridors.
- Identification features such as monuments, pylons, walls or other architectural elements.

b. Arterial Intersections

Landscape treatments for Arterial intersections use elements such as pylons, walls, paving or other details established by the community entries, and plant materials from one of the intersecting Arterial streets. Landscape treatments shall be consistent with Figure 4-22: Typical Arterial Intersection.

c. Neighborhood Entries

Neighborhood entries occur at the entries to neighborhoods from arterial streets, as shown on Figure 4-19: Entries Location Plan. The landscape treatment of neighborhood entries shall be similar within a neighborhood as shown on Figure 4-23: Typical Neighborhood Entries. However, the dimensions of the neighborhood entries may vary at different locations within a neighborhood to fit the dimensional criteria of adjacent lots. Entry landscape treatments shall vary between neighborhoods, thereby creating a distinct image for each area.

FIGURE 4-19: ENTRIES LOCATION PLAN

FIGURE 4-20: ENTRY LANDSCAPE AREAS

Source: MHCSD Design Manual

FIGURE 4-21: TYPICAL COMMUNITY ENTRIES

Source: MHCSD Design Manual

FIGURE 4-22: TYPICAL ARTERIAL INTERSECTION

Source: MHCSD Design Manual

FIGURE 4-23: TYPICAL NEIGHBORHOOD ENTRIES

Source: MHCSD Design Manual

Each neighborhood entry shall use an ornamental/flowering tree species unique to that neighborhood. This neighborhood accent tree is used throughout the neighborhood where appropriate. Landscape treatments generally consist of the following:

- Groves, rows or groupings of the neighborhood theme tree species within the entry setback area.
- Entry wall of masonry, stone, or similar durable, ornamental material.
- Entry pylons, pedestrian gateways, walls, trellis structures or other distinctive architectural elements.
- Hedges, bands or groupings of ornamental shrubs.
- The residential areas west of the power line corridor and north of the Community Park, shall employ an entry treatment distinct from entry treatments for the portions of Neighborhood A/B east of the power line corridor or south of the Community Park, reflecting the association of residential areas with one of the two K-8 schools located in Neighborhood A/B.

4.2.5 Public Art and Monuments

4.2.5.1 Master Plan Summary

Public art is intended to enhance the visual appearance and cultural interest of public properties, and private properties open to the public. SP III or Special Purpose Plans for focus areas including Neighborhood Centers shall include provisions for public art applicable to that focus area.

4.2.5.2 Specific Plan III Description

Public art will consist of sculpture, fountains, entry monuments, murals, and other art forms placed in parks, lobbies, plazas, entrances to communities, or other locations that are visible to the public.

4.2.5.3 Implementation Measures

a. Public art consisting of sculpture, fountains, entry monuments, murals, and other art forms shall be incorporated into the development of public and private areas that are open to the general public.
b. The provision of public art in multifamily residential, office, commercial and industrial development shall be addressed in the design guidelines for the project and shall be consistent with SP III design standards. Public art within the project's privately or commonly owned areas shall be approved by the CDD Director concurrently with project improvement plans and shall be installed concurrently with the project landscaping. Public art in public places shall be consistent with the MHCSD Design Manual and shall be approved by the MHCSD General Manager concurrently with the project improvement plans prior to the approval of the project's Final Map or other development permits if no subdivision map is submitted for the property and shall be installed concurrently with the landscaping improvements.
c. Public art shall be designated in the improvement plans for the Neighborhood Parks as approved by the CDD and MHCSD.

4.2.6 Site Furnishings

4.2.6.1 Master Plan Summary

The Master Plan requires that site furnishings be located and designed to assist in establishing the distinct character of an area. Site furnishings should be consistent within but vary between neighborhoods and designated planning areas. Specific Plans and Special Purpose Plans are to describe locations and provisions for site furnishings. Site furnishings in public areas shall conform to the MHCSD Design Manual.

4.2.6.2 Specific Plan III Description

Site furnishings consist of bus shelters, newspapers stand, benches, drinking fountains, trash urns, mailboxes, and other similar elements which are placed along streets and trails, and in parks, lobbies, plazas, open spaces, entrances to communities, or other locations that are accessible to pedestrians.

4.2.6.3 Implementation Measures

Provisions for site furnishings are described below:
Site furnishings shall be placed along streets and trails, and in parks, plazas, open spaces, entrances to communities, or other locations that are accessible to pedestrians. Site furnishings shall be consistent within, but vary between, the following areas:

- Mountain House Parkway Employment Corridor, the I-205 Mixed-Use area as well as the Mountain House Business Park.
- Delta Community College.

The provision of site furniture in multifamily residential, office, commercial and industrial development shall be addressed in the design guidelines for the project and shall be consistent with SP III design standards. Site Furniture within the project's privately or commonly owned areas shall be approved by the CDD Director concurrently with project improvement plans and shall be installed concurrently with the project landscaping. Site furniture in public places shall be consistent with the MHCSD Design Manual and shall be approved by the MHCSD General Manager concurrently with the project improvement plans prior to the approval of the project's Final Map or other development permits if no subdivision map is submitted for the property and shall be installed concurrently with the landscaping improvements. Figure 4-24: Typical Site Furnishings indicates examples of typical site furnishings.

FIGURE 4-24: TYPICAL SITE FURNISHINGS

4.2.7 Lighting

4.2.7.1 Master Plan Summary

The Master Plan requires that lighting throughout Mountain House be designed to minimize glare and night lighting levels, differentiate use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users. Lighting throughout Mountain House is to also minimize impacts to adjacent land uses, especially residences. Lighting requirements are addressed in the County Development Title and the MHCSD Design Manual.

4.2.7.2 Specific Plan III Description

Exterior lighting within public areas of SP III is specified by the MHCSD's Design Manual. Lighting of private or commonly owned areas is addressed in Section 4.2.7.3 of SP III and the Development Title. Typical street and parking lot lighting fixtures are shown on Figure 4-25: Typical Lighting Fixtures. Lighting at the Community Park shall be provided for the baseball diamond, tennis courts, and security lighting with possible other sports and facility areas based upon funding capabilities.

4.2.7.3 Implementation Measures

a. In general, exterior lighting shall be designed to minimize light levels for any given application and to emphasize high use areas or objects to be lighted. Low level, pedestrian scale lighting fixtures shall be utilized to the degree possible.
b. The provision of exterior lighting in multifamily residential, office, commercial and industrial development shall be addressed in the design guidelines for the project and shall be consistent with SP III and Development Title standards. Exterior lighting within the project's privately or commonly owned areas shall be approved by the CDD Director concurrently with project improvement plans and shall be installed concurrently with landscaping and building improvements. Exterior lighting in public places shall be consistent with the MHCSD Design Manual and shall be approved by the MHCSD General Manager concurrently with the project improvement plans prior to the approval of the project's Final Map or other development permits and shall be installed concurrently with the landscaping and building improvements.

Typical Arterial Street Light

Typical Local/Collector/Parking Lot Light

FIGURE 4-25: TYPICAL LIGHTING FIXTURES

Source: MHCSD Design Manual

4.2.8 Walls and Fences

4.2.8.1 Master Plan Summary

The Master Plan states that walls and fences are to be located and designed to assist in establishing the character of the community. Specific Plans are to address the design of community and neighborhood walls, privacy fences, and open fences. Community walls function as sound walls to maintain sound at or below 60 dB where possible in residential back yards, and not to exceed 65 dB. Community walls are located along R/L, R/VL, and R/M uses abutting Arterial streets, except for Central Parkway where homes side onto the arterial or where they front on the arterial but are served by rear alleys. Community walls are to be blended into the overall landscape, and not become the dominant visual element of the community. Long continuous lengths of community wall/sound wall are to be avoided.

View or agricultural fences are generally required for land uses abutting open space corridor areas except for single family residential, where it is encouraged, but not required. View fencing shall utilize a common design for each corridor or open space corridor area. Fencing around Neighborhood Parks is to be compatible with that of the neighborhood school site.

Walls and fences shall be located and designed to assist in establishing the character of the community. When applicable, low berms shall be used to reduce the height of walls. Walls are not to exceed seven feet in height, not including beaming. The use of walls or fences is to be minimized throughout planned industrial and business park areas.

4.2.8.2 Specific Plan III Description

Community entries are located along single-family residential areas adjacent to Grant Line Road and De Anza Blvd. The location and design of community walls and fences within SP III are shown on Figures 4-26: Wall and Fence Location Plan and 4-27: Community Wall, Agriculture Fence, View Fence, Security Fence, and Chain Link Fence.

4.2.8.3 Implementation Measures

a. Community Sound walls shall be constructed of masonry units that match the special design that has been produced specifically for the Mountain House Community by Crystallite Block Company.
b. Community walls shall blend into the overall landscape. Long, continuous lengths of community wall/sound wall for residential areas abutting Arterial streets shall be designed to incorporate the following:
    - Periodic offsets in the location of walls to provide for variety in depth and angle along the Arterial street.
    - Breaks in walls for cul-de-sac sidewalk extensions to the arterial pedestrian path.
    - Wall heights of seven feet or less, not including berm height. Low berms may be used to reduce the height of walls.

- Extensive landscaping along walls to visually “soften” or hide the wall and integrate the wall into the streetscape.

c. Fencing around the Neighborhood Parks shall be compatible with the fencing of the neighborhood school site. Where used, chain link fencing shall be black, vinyl-clad fencing as allowed under the MHCSD Design Manual.

d. Soundwalls shall be installed at the locations shown in SP III Figure 4-26: Wall and Fence Location Plan to reduce the outdoor noise level to a Day-Night Average Sound Level (Ldn) of 65 dB or, if that is not possible within wall height limitations, to an Day-Night Average Sound Level (Ldn) of no more than 65 dB. Where any openings in soundwalls are proposed for pedestrian access, “return” walls shall be provided at the openings. These return walls shall continue along the depths of the adjoining residential yards and shall extend no less than to the rear of the house and no further than 2/3 of the length of the house. (This returns wall requirement does not apply to “side on” lot conditions.) Where soundwalls would exceed 7 feet to meet applicable noise standards, berms shall be used to reduce the overall soundwall height to 7 feet as measured from the top of the berm to the top of the wall. The applicant shall prepare and submit to the San Joaquin County Community Development Department a detailed noise study prior to approval of final map that evaluates noise conditions and soundwall requirements taking into account the final design and grading of the subdivision.

e. Sound walls, meeting the design requirements contained in the MHCSD Design Guidelines, shall be installed on arterial streets (except for Central Parkway) when the adjacent development (or phased development) has abutting lots. Except when the MHCSD General Manager specifies otherwise, when a sound wall is installed on an arterial street, the adjacent street edge landscaping, sidewalk, and street curb and gutter shall also be installed. Sound walls can be broken at pedestrian connections, easement location, or intersections.

f. Fences shown on Figure 4-26: Wall and Fence Location Plan shall be constructed consistent with the designs shown on Figure 4-27: Community Wall, Agriculture Fence, View Fence, Security Fence, and Chain Link Fence. Fences that are part of community edges shall be constructed when edge improvements are required. Fences that are not part of community edges shall be installed when the adjacent property is improved. Pedestrian access through fence conditions shall be provided to Grant Line Village.

FIGURE 4-26: WALL AND FENCE LOCATION PLAN

Community Wall

Good Neighbor Fence (may be on Ret. Wall)

Agriculture Fence

View Fence (Optional)

Security Fence

Chain Link Fence

FIGURE 4-27: COMMUNITY WALL, AGRICULTURE FENCE, VIEW FENCE, SECURITY FENCE, AND CHAIN LINK FENCE

4.2.9 Signage

4.2.9.1 Master Plan Summary

In general, signs are to be utilized only where necessary and in an understated manner emphasizing an image of permanence and quality. Signs throughout Mountain House will aid in identifying neighborhoods and establishing the sense of quality, continuity and character for the community, in addition to conveying necessary information.

4.2.9.2 Specific Plan III Description

Signage of all public areas is controlled by the SP III, the County Development Title and the MHCSD Design Manual. In addition, signage for other areas is also controlled by applicable section(s) of the MHCSD Design Manual.

4.2.9.3 Implementation Measures

a. The advertising function of signs should be minimized.
b. All permanent signs and monuments should be constructed of durable, high-quality materials such as stone, metal or masonry.
c. The provision of signage shall be addressed in the design guidelines for the project. All signage shall be consistent with SP III and Development Title standards. Signage within the project's privately or commonly owned areas shall be approved by the CDD Director concurrently with project improvement plans. Signage in public places shall also be consistent with the MHCSD Design Manual and shall be approved by the MHCSD General Manager concurrently with project improvement plans.

4.3 Neighborhood Center Plan

4.3.1 Master Plan Summary

The Master Plan requires a Special Purpose Plan for Neighborhood Centers and allows Specific Plans to include the detailed plans for neighborhood centers that fulfill the requirement for Special Purpose Plans.

4.3.2 Specific Plan III Description

This SP III chapter, which addresses the Neighborhood Center, combined with the Commercial, Office & Industrial Design Manual as referenced, will serve as the Special Purpose Plan for the Neighborhood Center within Neighborhood A/B. This document describes the conceptual layout and design and requirements relative to uses, locations, access, physical relationships, pedestrian facilities, and service requirements for the Neighborhood Center. The Neighborhood Center in

Neighborhood D is within the boundaries of SP II west of the boundary of SP III and will, therefore, be addressed in SP II.

Neighborhood A/B has a Neighborhood Center of approximately 42.0 acres as shown in Figure 4-28: Neighborhood Center Plan (Illustrative Only). The Neighborhood Center contains one K-8 school with a Neighborhood Park separating the schools. The 15.5-acre school site will be accessed by collector roads at the school entrance area. The Neighborhood Park adjacent to the K-8 school is approximately 11.5 acres and shall contain ballfields or other amenities, as required by the MHCSD and the adopted MHCSD Parks, Recreation and Leisure Plan, within the park site and areas designated as joint use areas for the adjacent school. Shared use of school buildings, park and school facilities and school parking is anticipated. A 1.5-acre neighborhood commercial site is located across the street from the Neighborhood Park and school. The Neighborhood Commercial and Neighborhood Park are located at the intersection of a residential collector and the open space corridor, allowing easy access to the Neighborhood Center.

A variety of public and private uses are encouraged within the Neighborhood Center with a common architectural and landscape theme used throughout, compatible with the residential character of the neighborhood. Prairie and Mission/Spanish Colonial architecture themes have been established for Neighborhood A/B and the schools, park and neighborhood commercial in the Neighborhood Center.

The neighborhood commercial site will accommodate retail uses and space for a community facility such as a day care center, recreation building, or meeting hall, if such community uses cannot be provided within the neighborhood school or Community Park. Neighborhood Commercial areas are intended to serve the daily needs of people in the neighborhood. Outdoor dining areas, pedestrian plazas, and sitting areas are encouraged in the neighborhood commercial site and should be oriented toward the adjacent open space corridor.

Adjacent residential uses are also an integral part of the Neighborhood Center. The consistent treatment and requirements identified for residential, and neighborhood commercial areas will reinforce the neighborhood theme and help minimize incompatibilities between the various uses.

FIGURE 4-28: NEIGHBORHOOD CENTER PLAN (ILLUSTRATIVE ONLY)

This illustration is preliminary and subject to change following preparation of Detailed Improvement Plans.

4.3.3 Implementation Measures

The implementation section is intended to provide the Special Purpose Plan development standards for the Neighborhood A/B Neighborhood Center as allowed for in the Mountain House Master Plan. The implementation standards describe requirements relative to uses, locations, access, physical relationships, pedestrian facilities, service, landscape and design requirements. Subsequent development plans for all uses within the boundary of the Neighborhood Center must be consistent with these implementation standards as well as other applicable requirements of SP III, the Development Title, and other applicable Community Approvals. An intent of the Neighborhood Center implementation standards is to provide an adequate level of detail for design of the Neighborhood Center such that the need for subsequent, discretionary permits may be waived by the Director where development applications are found consistent with SP III and Development Title standards and there are no unresolved planning issues.

The boundary of the Neighborhood Center area addressed by the implementation standards includes the Neighborhood Center uses (two schools, park, neighborhood commercial), surrounding roadways (see Figure 4-28: Neighborhood Center Plan (Illustrative Only)) and immediately adjacent residential areas. Final dimensions and configurations for residential uses will be determined by the Tentative Map for each area. Adjacent residential uses may change without an amendment to the Neighborhood Center Plan, to the extent that such changes do not impact on other features of the Plan. Minor modifications to the Neighborhood Center Plan including reconfigurations, placement of facilities or land use relationships which do not violate or adversely impact other elements of the Plan may be allowed without a formal Specific Plan Amendment subject to approval by the Director.

Requirements for the school site and facilities are subject to the concurrence of the Lammersville Unified School District. Alternate proposals made by the District do not require approval by San Joaquin County or amendment of the Neighborhood Center Plan.

4.3.3.1 Neighborhood Center Standards

a. General Land Use. Neighborhood schools, parks and commercial sites shall be located as indicated by Figure 3-4: Specific Plan III Map Zoning Diagram. Land uses that are permitted in the Neighborhood Centers shall be as specified by the Mountain House Development Title.
    1. Site Design. The site design of Neighborhood Center shall be generally consistent with the Neighborhood Center Plan indicated in Figure 4-28: Neighborhood Center Plan (Illustrative Only), subject to minor modifications during preparation of Tentative Maps, MHCSD requirements, or Lammersville Unified School District requirements.
    2. Transit. In addition to the bus stop planned for the school site, a transit stop shall be provided near the Neighborhood Commercial site, as specified by the Mountain House Community Services District (MHCSD), in accordance with the transit facility policies and programs.
    3. Variety of Uses. A variety of public or private uses are encouraged within the Neighborhood Centers, including education, recreation, commercial, office, civic, institution or other resident-

serving uses. (See the Mountain House Development Title for permitted uses.)

4. Common Landscape Theme. Landscaping of the Neighborhood Centers should reinforce the common identity for the neighborhood and be consistent with the plant palettes established by the MHCSD Design Manual, Roadway Landscape Plans and/or other applicable neighborhood design criteria. Entries and arrival points shall be emphasized.
5. Common Architectural Theme. A Spanish Colonial architecture theme has been established for the Neighborhood Center. Buildings within this area shall be compatible with the architectural theme, and shall utilize common forms, details, materials and colors. Building details such as entries, columns, articulation of windows, overhangs, trellises, gates, fences, and furnishings, shall be emphasized.
6. Building Siting. Buildings should be located adjacent to streets and walkways, with front doors and entries oriented to the street. Residential garages shall be recessed per the County Development Title and should be recessed further where practical.

b. K-8 School:

1. Parking. The site plans shall include an on-site parking lot for staff and visitors. As contained in the Lammersville Unified School and MHCSD Joint Use Agreement, the school parking lots will be available for park uses after school hours. On-street parking will be provided along both sides of the streets bordering the school and park, in accordance with MHCSD standards.
2. Vehicular Circulation. On-site circulation is envisioned to include:
   - A single entrance and exit to the parking lot allowing supervision from the administration building.
   - An on-site school bus drop-off or turn-out near the primary entrance to the school.
   - As necessary, paved and/or stabilized emergency access routes available from other street entrances equipped with removable, lockable bollards.
3. Pedestrian and Bicycle Circulation. Pedestrian access shall be from a continuous network of sidewalks along all streets and the open space corridor trail. Bicycle access shall be from a network of Class III bike routes along collector streets within the neighborhood as well as trails within the open space corridor. A sidewalk shall be located around the perimeter of the school and parking site, near the street. Multiple points of pedestrian access shall be provided from surrounding streets and between the school and park. Preferred crossing points for pedestrians and particularly for students, walking to school should be identified and emphasized through street signage and curb articulation, such as bump-outs and intersections to reduce pedestrian crossing distances and increase visibility of pedestrians for vehicles.
4. Fencing and Lighting.
   - Except for the parking lot area, the school site will be surrounded at the perimeter by a four-to-five-foot high, black chain link fence, or other type of see-through fence acceptable to the School District/MHCSD. Each fence shall contain several pedestrian/bike entrance gates, located near street intersections and crosswalks, allowing easy access for neighborhood residents.
   - Based on the final building design, additional security fencing and gates may be provided at the perimeter of the school buildings/interior courtyard, which will be secured after hours.

- Building security lights and parking lot lights shall be planned so as to direct glare away from surrounding homes and should be no higher than 14 feet.

5. Landscaping.
   - Perimeter and on-site landscaping shall be designed to integrate each school site with its surrounding neighborhood and will be compatible with the adjacent park. Right of way areas adjacent to the perimeter street will include landscaping, trees, sidewalk, and a jogging path.
   - Perimeter street tree planting shall consist of the designated neighborhood trees flanking sidewalks and pedestrian areas with groupings of flowering accent trees near entries, in planters and student gathering areas. Tree rows and groupings shall provide windbreaks wherever possible.
   - Landscaping within the site should define entries and use areas, provide shade and provide windbreaks to the extent feasible, as determined by the Lammersville Unified School District.
6. Architecture. School buildings shall reflect a unified theme, compatible with the 'common architectural' style established for the Neighborhood Center zone. Buildings shall utilize quality materials, color palettes and details which reinforce the common theme.

c. Neighborhood Parks:
   1. Joint Use. Subject to the terms of the Joint Use Agreement between the MHCSD and the Lammersville Unified School District, 2.5 acres of the park site will be developed as a joint use facility for each school site. A combination of active and passive use areas will be provided, with the active field areas occurring within the designated joint use area.
   2. Park Components. Required components shall include multi-use fields (within the joint use area), children's play areas for different age groups, open turf area, picnic areas, drinking fountain, walkways and fencing of the joint use area, if required by the School District. Additional future components may include those specified by the MHCSD, or as required by Community Approvals. The Neighborhood Park will not include off-street parking, restrooms, or recreational field lighting.
   3. Bicycle and Pedestrian Access. As described for the school site, a sidewalk shall surround the school/park site adjacent to the street. Where appropriate, walkways may be designed to incorporate changes in alignment and/or elevation to create variety. Such changes in alignment shall incorporate smooth transitions and result in a smooth and natural appearance. Bicycle racks shall be provided near use areas, easily accessible from walkways.
   4. Parking. On-street parking shall be provided along both sides of surrounding collector and local streets, subject to MHCSD approval.
   5. Landscaping. Park landscaping shall utilize the designated neighborhood plant palette for shade trees and flowering accent trees, in accordance with the MHCSD Design Manual and Roadway Landscape Plan. Landscaping should provide for shaded walkways, definition of and shading of uses areas and wind protection. Grading/berming may be used to define use areas, provide spectator viewing areas and aid in wind protection. Vines along fences should be used to visually soften the views of these elements, subject to approval by the MHCSD. Tree

windrows shall be used between the school and park and elsewhere, as appropriate, to provide wind protection and a visual backdrop for the park.

6. Fencing. Fencing, where required, shall consist of four-to-five-foot high, black chain link fencing, or as required by the MHCSD as part of a specific recreational facility. Fence design shall be compatible with the common neighborhood theme, per MHCSD approval.
7. Lighting. Lighting fixtures shall be of a common design throughout the Neighborhood Center in order to reinforce the neighborhood theme consistent with the MHCSD Design Manual. Height of streetlights should be minimized to emphasize the pedestrian scale, while protecting against vandalism (12 to 14 feet is typical), subject to MHCSD approval. Lighting will conform to the applicable requirements of the San Joaquin County Development Title, and the MHCSD Design Manual.
8. Street Furniture. Furniture shall be of a common design throughout the Neighborhood Center in order to reinforce the common neighborhood theme and reduce future maintenance costs. Furniture should include benches, picnic tables, trash containers, barbecue pits (if any), or other similar items, as determined by the MHCSD. The furnishings shall be selected as part of the infrastructure design of the surrounding Neighborhood, consistent with the MHCSD Design Manual.
9. Public Art. Neighborhood Parks shall include public art consistent with the Master Plan requirement that public art be incorporated into appropriate areas open to the public. Public art should be located at one of the primary entries or focal points in the park, such as the open space corridor trail crossing of the collector near the Neighborhood Commercial site. It may include earth forms, special furnishings, unique planting or landscape elements, as well as more traditional art forms such as sculpture or mosaics.

d. Neighborhood Commercial

1. Building Siting. Buildings shall be located adjacent to collector street with parking and service to the rear or sides. Main entrances shall face the collector street. Setbacks should be minimized for building entries facing the street or the open space corridor. Outdoor eating, gathering, or other plaza areas shall be included in the subsequent site plans.
2. Vehicular Access and Parking. Off-street parking shall be located to the rear or sides of buildings. Additional parking will be available on adjacent streets.
3. Pedestrian and Bicycle Access. On-site walkways for bicycle and pedestrian access shall connect to street sidewalks, the open space corridor trail, and adjacent Class III bicycle route along the collector street.
4. Crosswalks shall be provided at street intersections, as determined by the MHCSD, and may include enhanced materials such as brick, stone, patterned concrete, concrete pavers or other materials compatible with the common theme, as approved by the MHCSD. Materials and treatments shall be consistent with the MHCSD Design Manual.
5. Bicycle racks and/or lockers shall be located near building entries and may be located near transit stops.
6. Architecture. Building architecture shall reflect the Spanish Colonial theme established for the neighborhood commercial area. Building details shall emphasize details such as entries,

articulation of building facades, windows, trellises, arbors and other human-scale elements, consistent with applicable design regulations.

7. Large unbroken expanses of siding, glass or roofs are prohibited.
8. Reflective window glazing is prohibited.
9. Landscaping. Landscaping shall utilize the designated neighborhood plant palette for shade trees and flowering accent trees per the MHCSD Design Manual or Roadway Landscape Plan, as applicable. Entries and intersections shall utilize flowering accent plant material. Streets and walkways shall be flanked by shade trees.
10. Trellises, arbors, fountains, special paving or other such elements should be used to enhance the pedestrian environment and reinforce the common theme.
11. Walls. A masonry sound/privacy wall shall be provided between parking areas and any abutting residential uses.
12. Lighting. Lighting fixtures shall match fixtures selected for the entire Neighborhood Center (see the MHCSD Design Manual). Pedestrian scale fixtures, walk lighting, building entry lighting or other accent lighting shall be provided. Parking lot lights shall be designed to minimize the height of poles and to minimize glare on adjacent properties.

e. Adjacent Residential Uses

1. Building Placement and Architecture. A portion of the residential buildings (25%) located across from school and park uses shall reflect the common theme established for the neighborhood, in terms of form, details, materials and colors. Residential uses surrounding the Neighborhood Center should be oriented toward the street with front entries and porches facing the school, neighborhood commercial and park uses. Residential buildings facing collector streets across from the main vehicular entrance(s) to the schools shall be served by rear alleys to emphasize pedestrian character and minimize driveway traffic conflicts with pedestrians, bicyclists and vehicles. Garages within the Neighborhood Center are encouraged to be located in the rear half of the lot with access provided by rear alleys or narrow driveways from the fronting street, whichever condition serves the lot. Detached garages are encouraged.
2. Driveways. Where driveways to streets surrounding the Neighborhood Center are allowed, they shall be narrow, limited in width to a maximum of 16 feet, until flared out near the garage. Residential driveways may also be “paired” to maximize unobstructed lengths of front yard space as well as to minimize auto egress/street conflicts.

Pedestrian and Bicycle Access. Pedestrian access between residential areas and the school and park should occur primarily from sidewalks and the open space corridor trail. Safe passage for pedestrians at preferred crossing points should be facilitated by reducing crossing distances through the use of curb bump outs at intersections or medians with pedestrian refuge areas.

4.3.3.2 Implementation Measures

Development within the Neighborhood Center of Neighborhood A/B shall be consistent with the Neighborhood Center Plan and the Implementation and Standards for the Neighborhood Center as well as other applicable requirements of SP III, the Development Title, and other applicable Community Approvals.

4.4 Siting Criteria for Community Facilities

4.4.1 Master Plan Summary

The Master Plan provides criteria for community facilities in order to minimize land use conflicts and avoid aesthetic, functional, or other impacts to surrounding areas.

Public facilities that have internal functions that could be a threat to the health and safety of the community shall be sited in such a manner as to minimize the impact. Those public facilities that are of poor visual quality or conflict with the visual character of adjacent land uses shall be sited and mitigated to minimize the adverse visual impact on the adjacent uses and the community in general.

Those public facilities that have the potential to generate noise to a degree that would be a nuisance to adjacent land uses shall be designed and sited to minimize such impacts. Any public facility that has, as a part of its function, the potential for generating odors that would be a nuisance to adjacent land uses shall be designed and sited to minimize such impacts.

Those public facilities that are intended to be accessed by the public shall be sited within the community and within the neighborhood in such a manner as to allow convenient public access and reduce the need for traffic on local streets. Governmental buildings, municipal services, and transportation systems shall be planned, designed, and constructed to minimize energy consumption by utilizing available, cost-effective technologies and design techniques. Infrastructure systems (e.g., water supply, transportation, wastewater) shall be planned, designed, and constructed to include cost-effective energy efficient designs and technology.

4.4.2 Specific Plan III Description

Community Facilities within SP III include one K-8 school, two Neighborhood Parks, a Community Park, a church, two water tanks, a stormwater quality basin, and open space corridors running along the electrical transmission and pipeline easements. The K-8 school, and the associated Neighborhood Park is addressed by the Neighborhood Center Plan, Section 4.3. The Community Park in the center of Neighborhood A/B, the western Neighborhood Park and the open space corridors are addressed in Chapter 7.

The location for the Neighborhood Center with theK-8 school was chosen to address several siting considerations including arterial road locations, setbacks associated with the high-pressure gas and oil pipelines running through the southern area of SP III, setbacks from the electrical transmission lines running through the center of SP III, setbacks from I-205, and setbacks from the Delta-Mendota Canal. The K-8 school was located in one consolidated Neighborhood Center to meet state setback criteria from the facilities listed above, to take advantage of the open space corridor as a safe walk to school route, to minimize the number of children who would need to cross an arterial road to get to school, and to incorporate a common Neighborhood Park located on the open space corridor.
The Community Park which is located to the southwest on Central Parkway across from the

Community College balances the location of Neighborhood Center within Neighborhood A/B. The Community Park, Neighborhood Park within Neighborhood A/B Center and a 2.5-acre Neighborhood Park located west of Central Parkway and south of Grant Line Village ensure that most homes are within easy walking or bicycling distance to a park. All parks within Neighborhood A/B are also on the open space corridors. The Community Park's location across from the Community College allows for convenient joint use of recreation facilities.

The church site is located on the southeast corner of Grant Line Road and De Anza Blvd. to provide high visual and traffic access from the arterial streets, and to minimize conflicts with the residential uses located along the west side of De Anza Blvd. A sound wall along a substantial portion of the west side of De Anza Blvd. will further minimize any potential lighting and noise conflicts with single family residential uses.

The location of the stormwater quality treatment basin is intended to provide an enhanced landscaped entry to the Neighborhood and be located adjacent to the stormwater mains running along Central Parkway. Coordination with the corner treatment at Grant Line Road and Central Parkway will allow a smooth transition with the nearby neighborhood entries, as well as the Central Parkway and Grant Line Road street right-of-way landscaping. The basin is to exhibit native planting with an informal array of both vertical and spreading tree species, and abundant shrubs and groundcover.

The location of the water tanks was chosen due to their close location to the water mains running along Central Parkway, the adjacent open space corridor area, and the ability to screen the facility with landscaping associated with the Community College.

4.4.3 Implementation Measures

The Land Use Plan and Facilities Plan for Specific III implements the siting criteria for the planning area. The community facilities will be developed as proposed on the Community Facilities Plan, any substantial relocation of the facilities will require an amendment to the Specific Plan, except that MHCSD may relocate its facilities at its discretion without amendment of the Specific Plan.

4.5 Development Design Standards and Guidelines - General

4.5.1 Master Plan Summary

The overall objective for development standards is to provide a guide for all development within Mountain House and assure a high level of quality in the construction and operation of public and private buildings, open space corridors and facilities. Unless addressed specifically, development standards shall be in accordance with the County Development Title, the MHCSD Design Manual, the MHCSD Standard Specifications and Details, and the Mountain House Development Title. Standards for street rights-of-way are found in the MHCSD Standard Specifications and Details.

4.5.2 Grading Standards

4.5.2.1 Master Plan Summary

Grading practices within the Community are to minimize disruption to the natural topography; protect and enhance the project's aesthetics; minimize risk to health and property from improper control of storm drain water runoff, erosion and sedimentation; and provide for efficient construction operations. Areas are to be graded to ensure positive drainage and shaped in such a way as to appear an integral part of the graded or paved surface with smooth, rounded slope transitions. Storm water runoff is to be directed towards public streets, public facilities or easements and not across adjacent private property. Grading operations are to be planned and implemented to efficiently control erosion and sedimentation. The Master Plan adopted grading standards for slopes, property lines, and road improvements.

Specific Plans are to provide typical grading details and grading concepts for any special conditions unique to the particular Specific Plan area.

4.5.2.2 Specific Plan III Description

The majority of land within the SP III boundaries was previously used for agricultural, dairy or open space corridor uses. The land area is predominately flat at approximately 2% cross-grades and is generally suitable for development at its current grade. Grading and drainage patterns are generally from southwest to northeast and infrastructure systems have been designed accordingly to accommodate this pattern.

There are several significant landforms within the planning area that may require grading operations. The Delta College site is generally located in a slightly depressed condition due to excavation for the I-205 freeway development. An existing knoll directly north of the community college site may require significant grading to allow circulation access and pad development to occur. It is anticipated that knoll development will be at 20 to 30 feet higher in elevation than the adjacent college and residential parcels to the south and east. A conceptual grading plan (See Figure 4-29: Conceptual Grading Plan) has been developed to allow for this area development to occur with both potential infrastructure and circulation access.

Other less significant grading conditions include the filling of the existing irrigation network through the site, while still maintaining off-site connections, and the removal of the bermed conditions along Grant Line Road, at the Northeast corner of Neighborhood A/B.

It is the intent to provide a balanced cut and fill grading condition for all areas of SP III.

4.5.2.3 Implementation Measures

a. Sites developed adjacent to undeveloped property shall establish perimeter grades no lower than the adjacent land, and no more than one foot higher, unless accommodated within a landscaped

area or retained with a wall of no more than four feet. Slopes within these areas shall not exceed 3:1 horizontal to vertical or retained with a maximum four-foot height wall.

b. Perimeter grades adjacent to developed properties shall match the adjacent grade, plus or minus one-half foot, unless occurring within a landscaped area, or retained with a maximum 4' height wall.

c. Residential lots shall be graded such that the finished floor elevation is at least 12 inches above the street curb.

d. In order to help minimize visual impacts of Arterial streets, curb grades should be established 6-12 inches below the finished grade at the right-of-way line. Roadway median strips should be graded with a crown height approximately 6-12 inches above the curb, for a typical 14-foot wide median.

FIGURE 4-29: CONCEPTUAL GRADING PLAN

The applicant shall follow the recommendations of the Village A/B and D Geotechnical Engineering Reports, and shall include the following elements or mitigation equivalent:

1. All fill material used for engineered fill at the project site shall meet the specifications of the Geotechnical Reports.
2. All open cuts shall be in compliance with applicable regulations established by the Occupational Safety and Health Administration (OSHA) and shall be closely monitored for evidence of incipient instability.
3. Areas are to be graded to ensure positive drainage and shaped in such a way as to appear an integral part of the graded or paved surface with smooth, rounded slope transitions.
4. Given the depth to groundwater at the project site, it may be necessary to dewater the bottom of excavations. Any dewatering design shall be reviewed and approved by the geotechnical engineer prior to construction.
5. During excavation activities, groundwater levels shall be lowered and maintained at least 2 feet below the bottom of the excavation.
6. More site-specific investigations involving more detailed geotechnical exploration at building pad locations shall be completed prior to the issuance of building permits.
7. Foundation soils shall be tested by the geotechnical engineer immediately prior to the placement of concrete to verify that the soils' water content is acceptable.
8. Strengthened and stiffened shallow foundation systems shall be used to improve the ability of the foundations and floor slabs to resist the adverse effects of both seismically-induced ground deformation and potentially expansive soils.
9. A detailed grading and drainage plan shall be prepared for all areas subject to development and be submitted to the County for review and approval prior to the issuance of grading permits.
10. A qualified construction inspector shall be present at the site to observe and advise during site preparation, earthwork, grading, and construction of foundations and earth-retaining structures.
11. If more than two years lapse between the date of the Geotechnical Engineering Reports and the commencement of project construction, the Geotechnical Engineering Reports shall be updated.

4.5.3 Building Requirements

4.5.3.1 Master Plan Summary

The architectural character of Mountain House shall consist of a variety of styles and building types. Architectural and design standards are to be established and applied consistently within distinct areas of the community including Residential Neighborhoods, Neighborhood Centers, Multi-Family Housing and Mixed-Use Development. The intent is to encourage these areas of the community to establish a unique architectural character. To accomplish this, Specific Plans will present more detailed site plans and guidelines for architecture, which should be coordinated with designs for landscape, lighting, signage, and site furnishings. Detailed design guidelines are required for all development.

The County Development Title, the MHCSD Design Manual, the MHCSD Standard Specifications and Details, and Design Guidelines shall address building requirements and architectural design guidelines for the various areas of SP III.

4.5.3.2 Specific Plan III Description

Design guidelines have been developed for residential neighborhoods, multi-family housing, commercial, office and limited industrial areas. Design guidelines for specific residential lot types may be found in the Mountain House Single Family Residential Design Manual dated May 3, 2005. Design guidelines for the multi-family development may be found in the Mountain House Multi-Family Design Manual dated March 19, 2004. Design guidelines for office and industrial areas may be found in the Mountain House Commercial, Office, and Industrial Design Manual dated April 27, 2005.

4.5.3.3 Implementation Measures

a. The architectural theme for Neighborhoods A/B and D for the Neighborhood Commercial areas and other community facilities have been clearly identified as a mix of Prairie and Mission/Spanish Colonial.
b. The architectural theme for the Mountain House I-205 mixed use development areas that include High Density Residential and Mixed uses have been clearly identified as Spanish Colonial.
c. Development standards and guidelines are referenced to the various manuals and reports as stated in Section 1.2.3, page 1-4 to 1-5, intended to achieve the general design intent for the community. Design Guidelines shall be consistent with the Master plan and SP III and other County adopted plans for Mountain House and shall be submitted to the County prior to approval of Final Maps, Parcel Map or other Development Permits.
d. Residential design guidelines for potential housing prototypes provide objectives for the array of size, density and plotting concepts. Planning area developments is required to comply with the general intent of these guidelines.
e. Neighborhood Commercial Uses: At least 50 percent of the Neighborhood Commercial area shall be reserved for retail commercial uses, while other portions may be used for day care centers, recreation buildings, or meeting halls per Policy 3.6.2 of the Master Plan. Outdoor eating areas are encouraged in Neighborhood Commercial areas and shall be addressed in Design Guidelines prepared by the applicant.

CHAPTER FIVE: EDUCATION, CHILD CARE AND LIBRARY SERVICES

5.1 Introduction

This chapter summarizes relevant Master Plan provisions related to education, childcare, and library services, and describes implementation that will occur as a part of Specific Plan III (SP III).

5.2 Schools

5.2.1 Master Plan Summary

The school district serving Mountain House is the Lammersville Unified School District (LUSD) for grades K-8 and for grades 9-12. The district will provide the schools as needed. Interim facilities at existing schools will be provided before the first on-site schools are completed. The community will be designed for integration of school and other community facilities for compatible joint operation and shared maintenance costs. Links between school facilities and other services and users are to be promoted for a variety of uses as outlined in the Master Plan.

Ten K-8 schools are to be sited to serve the nine proposed family neighborhoods, and the two proposed mixed active adult and family neighborhoods which will share on K-8 school between them. The K-8 sites are to be located in neighborhood centers within ¾ mile walking distance of the substantial majority of homes in the neighborhood to facilitate pedestrian circulation and reinforce neighborhood structure. K-8 school core facilities shall be located as far as practical from commercial areas, be buffered from commercial uses with playfields and park, and have access from different streets. Each site shall contain up to 16 acres. In addition, each K-8 school shall have shared use of an adjacent 2.5 acres of Neighborhood Park for athletic fields that is separated from the school core facilities by landscaping, trees, or low fencing that allows convenient access. Each K-8 school will accommodate the student generation of its neighborhood, targeted to an optimum of approximately 750 students, with a maximum of 1,100 students.

As required by the Master Plan, the LUSD has prepared a comprehensive report on educational facilities for the entire Mountain House community. The report, Master Educational Specifications for K-8 Elementary Schools in the Mountain House Master Plan, addresses education program, building program, implementation strategies, and background information. School facility construction plans are phased and will be triggered by development milestones identified by the report.

One high school will be sited in Mountain House to provide efficient access to all portions of the community and serve the expected distribution of high school students. The high school site shall contain up to 46.5 acres and be planned to accommodate 2,300 to 2,400 students. Land and funding for the schools shall be provided as described in the Public Financing Plan, School Facilities Master Plans and School Funding agreements.

SP III shall include an evaluation of actual student generation rates to determine whether revisions need to be made to the School Facilities Master Plans. School districts are to pursue State funding to the maximum extent feasible. Developers in Mountain House shall provide full school mitigation that may be decreased by revenues obtained from the State and other sources.

All school sites shall be located to avoid public health and safety hazards and land use conflicts and enable joint use of parks, libraries, museums, and other public services whenever possible. The Master Plan sets forth school siting criteria consistent with State mandated requirements that are to be implemented by subsequent Specific Plans. Administrative offices will be provided as specified in the School Facilities Master Plan

LUSD is expected to require additional facilities and services, such as busing, maintenance yard, administrative office space, and certain interim facilities. Interim relocatable classrooms and support facility needs at existing off-site schools will be provided until adequate school capacity is open. Once schools within a safe walking distance are open, permanent bus and support vehicle services will be provided as needed. Participation with LUSD shall be promoted in areas of facility lease/ownership, facility and landscape maintenance, and vehicle storage and maintenance.

5.2.2 Specific Plan III Description

The designated K-8 school shall serve as the primary social and physical feature for neighborhoods A/B. The K- 8 school has been located near the open space corridor system because of site constraints within Neighborhood A/B. The neighborhood open space corridor system provides safe pedestrian access to the schools. The school will have primary access from a separate collector road system, reducing traffic impacts. The proposed school in Neighborhood A/B is located where the vast majority of residents (86%) live within the Central Parkway loop and students will not be required to cross an arterial road, with primary access developed through an open space corridor. The total student generation for Neighborhoods A/B is approximately 1,254 students (See Table 5-1: Specific Plan III Student Generation). The LUSD chose to design the K-8 school site to accommodate a projected student population of 950 students. The enlarged K-8 site was chosen by the District in favor of the smaller 450-500 student campus model as a means to save vital school construction revenue. Consequently, the LUSD has determined that it is infeasible to provide two K-8 schools at the projected enrollments. In this regard, the underlying property owner has submitted a request for a Specific Plan amendment to redesignate the land use of the site.

School location criteria require a minimum 1,500-foot setback from the gas lines, and a minimum of 150-foot set back from the power line easements. The Neighborhood Parks are located immediately adjacent to the power line easement, providing buffering for the schools. Additionally, an expansive open space corridor provides a strong system of pedestrian connections to the school site. The selected school site is located to accommodate the site constraints mentioned above, open space/park efficiency, and adjacency to the open space corridor. This site plan concept has been endorsed by

representatives of the LUSD, who have been active participants in the school planning and SP III process.

The 550 residential units proposed for Neighborhood D will generate 261 students who will attend the proposed K-8 school developed in Neighborhood D within Specific Plan II. The students may attend the Neighborhood A/B schools until the Neighborhood D school is completed.

One of the mitigation measures of the Delta College EIR requires the College District to provide bus service within Neighborhood A/B.

Table 5-1: Specific Plan III Student Generation

	Proposed		K-8	K-8	12-Sep	12-Sep
	Acres	Dwelling Units	Students/ Unit	Students at Build out	Students/ Unit	Students at Bailout
Neighborhood A/B						
Very Low Density Residential (R/VL)	48.7	3	0.676	2	0.179	1
Low Density Residential (R/L)	112.4	444	0.676	300	0.179	79
Medium Density Residential (R/M)	200.2	1337.3	0.676	904	0.179	239
Medium High Density Residential (R/MH)	10	140	0.338	47	0.0432	6
Total	**371.3**	**1,924**		**1,254**		**325**
Neighborhood D						
Medium Density Residential (R/M)	51.9	347	0.676	235	0.179	62
Medium High Density Residential (R/MH)	10.8	130	0.338	44	0.0432	5
Total	**62.7**	**477**		**279**		**67**
I-205 Mixed-Use Development Area						
High Density Residential (R/H)	16.92	338	0.338	114	0.0432	15
Mixed Use (M/X)	16	0	0.338	0	0.0432	0
Total	**32.92**	**338**		**114**		**15**
Grand Total (Neighborhoods A/B, D and I-205 Mixed Use)	**466.92**	**2,739**		**1,646**		**407**

5.2.3 Implementation Measures

a. The school district's School Facilities Master Plan shall accurately document its existing facilities, provide future school facilities projections (both short and long term), demonstrate the use of the current and projected revenues which are anticipated to meet those needs, document the district's reasonably good faith efforts to seek all available funding, and provide a current representation regarding the prospects for seeking and/or obtaining funds in the reasonably foreseeable future.
b. School sites and public infrastructure and services shall be provided to allow opening of schools as scheduled in the school plan. This will include requiring installation of sidewalks along all streets at the time of construction to ensure that there will always be safe routes to an existing school as the neighborhood builds out.
c. K-8 School Openings. Although subsequent mitigation agreements with school districts will determine specific mitigation and phasing requirements, the following shall be targets for phased openings of each new K-8 school as determined by the school district.
d. To facilitate pedestrian circulation and reinforce neighborhood structure, the K-8 site shall be located within ¾ miles walking distance of all homes in the neighborhood. In SP III, the K-8 site of 15.5acres will be located as shown on the land use map and school plans.
e. The K-8 school core facilities will be located as far as practical from the Neighborhood Commercial areas. The core facilities and classrooms will be buffered from commercial uses with playfields and park.
f. Access to school and commercial uses will be from different collector streets. In addition, there shall be no direct pedestrian access between the school site and the Neighborhood Commercial area.
g. The school site shall provide a minimum peripheral (typically 200 feet) visibility from planned site driveways. The site shall be easily accessible from collector roads and comply with school bus requirements for driveways. The preferred configuration is to locate collector streets and sidewalks adjacent on only two sides of the school site with local streets on the third side and the Neighborhood Park on the fourth side. The access streets shall be publicly maintained to insure response by California Highway Patrol in the event of accidents.

h. Location of traffic signalization near school sites shall be in compliance with State standards and incorporate LUSD design input. Additional traffic calming devices such as curb bump-outs and stop signs may be necessary around the school sites.
i. School site and public infrastructure and services shall be provided to allow opening of the planned school as scheduled in the school plan. This will include requiring installation of sidewalks along all streets at the time of construction of the neighborhood to ensure that there will be safe routes to an existing school as the neighborhood builds out. School sites shall have timely access to all services sized to the needs of the LUSD, including water, fire flow, sewer, drainage, telephone, electricity, natural gas, cable, solid waste disposal, police and fire protection.
j. A maximum of 60 db Ldn or Community Noise Equivalent Level (CNEL) is recommended for any exterior portion of the school site. Where necessary, noise levels shall be mitigated with noise barrier attenuation measures.
k. School sites shall not contain an active earthquake fault or fault trace. The School site shall not be located in an area subject to moderate or high liquefaction.
l. The school complex should reflect the architectural heritage of the San Joaquin Valley. Special consideration should be given to the climatic conditions and the protection of students from prevailing heat and winds.
m. The open space corridor and adjacent Neighborhood Parks shall be completed prior or at the same time as the schools.
n. The K-8 school site designated on the Tentative Map shall be dedicated to the LUSD as required in the school agreement between the applicant and LUSD The condition shall be met prior to approval of First Final Map in Neighborhood A/B or as set forth in the school agreement.
o. The School funding agreements between the applicant and LUSD shall be implemented to provide interim and permanent funding for school facilities, as evidenced by certificates of compliance from this jurisdiction stating that the developer has complied with funding requirements as per the agreements. The condition shall be met prior to approval of Final Maps.

5.2.4 School Support Facilities and Services

5.2.4.1 Implementation Measures

a. Adequate interim facilities will be provided, including relocatable classrooms and support facilities at existing schools as per school funding agreements.
b. Interim use of buses and other special vehicles shall be provided for student transportation services based on student generation rates, as contained in either the Master Plan, the School Facilities Master Plan, or school funding agreements. Once schools within a safe walking distance are open, buses and other support vehicle needs shall be supplied as required. Shared use with any public transit shall be maximized.
c. Acreage and facilities for interim and permanent School District Administration Offices shall be provided as specified in the School Facilities Master Plan and school funding agreements.

5.2.5 Community College

The Delta College Project is projected to be constructed in four phases over a 20-year time frame. The initial enrollment at the completion of Phase 1 would be 3,500 students, increasing to an enrollment at full buildout of 12,000 students. At full buildout, it is anticipated there would be 557,000 gross square feet of development at the site, 4,000 parking space and 532 faculty and staff employed at the College. An additional 10.9acre parcel adjacent to Mountain House in Alameda County has been acquired to buffer the college from nearby agricultural operations.

5.2.5.1 Implementation Measures

a. The applicant shall maintain a temporary buffer within the community to include a 100-foot setback between the edge of development and ongoing agricultural operations as the project builds out.
b. Improvement Plans to be approved by Design Consistency Review Committee (DCRC) and Mountain House Community Services Department (MHCSD) prior to onsite construction or grading.
c. Site plan and architectural elevations are subject to DCRC review prior to onsite construction or grading.
d. Delta Community College shall provide bus service for Neighborhood A/B students in accordance with its agreement with LUSD.

5.3 Child Care Provisions

5.3.1 Master Plan Summary

The Master Plan requires a minimum of three (3) one-acre childcare centers within the community, situated to evenly serve the population. Day and after school childcare facilities are encouraged to be located within the community at sites which are easily accessible to residents and workers, and which are appropriate for childcare uses. Such sites include K-8 school, neighborhood centers, village centers, business parks and nearby other commercial and public facilities. The MHCSD and LUSD are working together to provide a childcare facility at each neighborhood K-8 school.

5.3.2 Specific Plan III Description

Childcare facilities are to be provided at K-8 school by LUSD in coordination with MHCSD. Childcare facilities are also expected to be located in Community College, and within the Industrial Park.

5.3.3 Implementation Measures

If the operator of the childcare facility is a non-profit organization, the land shall be dedicated at no cost to the organization as described in the public land's equity program in the Public Financing Plan. If a private or non-profit organization is selected as the childcare operator, the lands will be sold or leased by the private landowner at a discounted value, with the conditional agreement that the operator

will provide a minimum number of spaces for low-income families.

5.4 Library Services

5.4.1 Master Plan Summary

The San Joaquin County General Plan requires new communities exceeding a population of 10,000 to have a branch library. The Master Plan provides for the provision of library services on a phased basis. The bookmobile will be funded, along with leased facilities for library operations, to serve the initial residents in the community until the population necessitates construction of a full-service branch library.

The first phase of a new central library facility will be built when approximately 3,500 residential units have been constructed, the second phase when 7,500 units are completed, the third phase when 11,000 units are completed, and the fourth and final phase when 14,500 units are completed. The library shall meet the specifications of the “Standards for Branch Library Buildings” Study and will contain a minimum of 118,000 volumes including 176 periodicals and 2,000 audio and visual recordings. Books shall be provided at a ratio of two per capita and other facilities on a prorated basis.

5.4.2 Specific Plan III Description

The central library facility will be located in the Town Center outside of SP III area. Each K-8 school may enter into a joint-use agreement with the Stockton-San Joaquin County Library System to provide neighborhood library services.

CHAPTER SIX: PUBLIC HEALTH AND SAFETY

6.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to the community's public health and safety services and states both the Plan Description and Implementation Measures for Specific Plan III (SP III).

Chapter Eight: Energy and Telecommunications provides additional provisions for utilities, and Chapter Sixteen: Implementation addresses public services.

6.2 POLICE PROTECTION

6.2.1 Master Plan Summary

The Master Plan addresses the safety and security of the community and the protection of property through law enforcement, community education, and the solicitation of community involvement. The standard for police protection that shall be provided is 1.5 sworn officers per 1,000 population or such other levels that may be specified in the General Plan consistent with the standards for urban communities within San Joaquin County, and any additional needs determined by the community. Police dispatching will be sited outside the residential neighborhoods and located to maximize the ability of police to adequately serve all portions of the community.

Police protection will be provided by the San Joaquin County Sheriffs Office under a contract with the Mountain House Community Services District (MHCSD). The contract terms will comply with County requirements and the standards of the Police Protection Plan required by the Master Plan and prepared by the MHCSD. Local emergency dispatching shall be coordinated by the MHCSD pursuant to the provisions of the MHCSD Emergency Preparedness Plan.

6.2.2 Specific Plan III Description

Specific Plan III (SP III) does not include any police facilities within the planning area. It is assumed that a permanent law enforcement substation, as required by the Master Plan, will be constructed as part of the future MHCSD Administrative Building in the Town Center, or at another location outside SP III as determined by the MHCSD.

6.2.3 Implementation Measures

a. The MHCSD shall provide police protection services at a level of 1.5 sworn officers per 1,000 population or other such levels set forth by Community Approvals, MHCSD's Police Protection Plan and applicable provisions of any Services Agreement. Community Approvals are all County and MHCSD discretionary approvals and permits, and implementation ordinances and actions taken for the Mountain House community. This also includes the subsequent plans and

programs that were prepared as required by the Master Plan and the Master Plan Development Agreement between the County and Trimark Communities, LLC.

6.3 FIRE PROTECTION

6.3.1 Master Plan Summary

The Master Plan requires adequate fire protection and emergency response for the entire community at reasonable cost through quick response times and the reduction of fire risks. The MHCSD is to provide an urban level of fire protection service and emergency response either as a direct provider or by contracting for services. Fire protection will be provided by the Tracy Rural Fire Protection District under a contract with the MHCSD in compliance with County General Plan requirements and the standards of the Fire Protection Plan required by the Master Plan and adopted by the MHCSD. Fire stations will be strategically located adjacent to Arterial roadways to provide efficient access and site distance and offer adequate fire protection to all portions of the community.

6.3.2 Specific Plan III Description

Fire protection will be provided by the City of Tracy Fire Department under a contract with the MHCSD. The contract complies with County requirements and the standards of the Fire Protection Plan required by the Master Plan and prepared by the MHCSD. There are no fire stations planned within SP III. The nearest fire station will be within Neighborhood D off Mascot Road by the planned High School site. Local emergency dispatching will be coordinated by the MHCSD to meet provisions of the MHCSD Emergency Preparedness Plan.

6.3.3 Implementation Measures

a. The MHCSD shall provide fire protection services at a level set forth by Community Approvals, MHCSD's Fire Protection Plan and applicable provisions of any Services Agreement.
b. Local emergency dispatching shall be coordinated by the MHCSD pursuant to the provisions of the MHCSD Emergency Preparedness Plan.

6.4 MEDICAL EMERGENCY AND EMERGENCY PREPAREDNESS

6.4.1 Master Plan Summary

The Master Plan encourages the development of high-quality medical services within Mountain House including emergency medical service and transport. It is anticipated that a full-service hospital will want to be located in the community sometime after 50% buildout, and that private medical offices and emergency care centers will locate in the community as demand increases.

Medical facilities are to be located at sites that are easily accessible to residents and workers and appropriate for such uses, including business parks and mixed use and commercial areas. Medical

Facilities are to be designed to appear as office type uses with adequate parking. Urgent care centers, hospitals, and other facilities providing emergency medical care will be situated on Arterial roadways, preferably along the Mountain House Parkway corridor, to provide direct access from Arterials and minimize the impact of ambulance and other traffic on nearby residential neighborhoods.

The Master Plan includes provisions to ensure that the community is adequately prepared to respond to natural disasters and other emergencies, including those involving releases of hazardous materials associated with freight transport along railroads. An emergency preparedness and response plan has been prepared and adopted for Mountain House. Safety and protection services will be provided to the community in the event of fire and natural disasters and emergencies resulting from accidents, including emergencies involving releases of hazardous materials.

6.4.2 Specific Plan III Description

Medical emergency and emergency preparedeness will be provided at a level consistent with what is provided on a County-wide basis.

6.4.3 Implementation Measures

a. Medical offices shall be allowed to be located in business parks, and commercial land use areas. Such uses shall be designed and configured to appear as office type uses with adequate parking.
b. Urgent care centers, hospitals, and other facilities providing emergency medical care shall be permitted in commercial and/or business park areas. Such uses shall be situated on Arterial roadways and shall be located and configured to minimize the impact of ambulance and other traffic on nearby residential neighborhoods. A major roadway, landscape easement, or other effective buffer shall separate such uses from residential and other sensitive land uses. Access to such facilities shall be provided from Arterial streets and shall be separate from neighborhood access points.

6.5 ANIMAL CONTROL

6.5.1 Master Plan Summary

The Master Plan requires that all animals are properly controlled and protected through interim and long-term facilities for animal control. Animal control services shall be provided on-site when demand is required, either through the existing County program or through a MHCSD-operated program.

Initial urban services will be provided by the County animal control facility on a contract basis, and an animal control facility or expansion of existing County facilities to accommodate normal domestic

animals, as well as the occasional wild animal problem, shall be provided. Long-term animal control including on-site facilities may be provided directly by the MHCSD if determined feasible.

6.5.2 Specific Plan III Description

SP III does not include any specific provisions for location of animal control facilities within the planning area. Animal control services are provided by the County within the community.

6.5.3 Implementation Measures

The MHCSD shall be responsible for coordinating any animal control requirements for the community, until such time as demand requires that Mountain House communities have their own facilities.

6.6 WASTE MANAGEMENT

6.6.1 Master Plan Summary

The Master Plan requires the new community to provide for adequate waste management, reduce waste volumes to County landfills, and encourage a comprehensive recycling program within Mountain House. All development within Mountain House is to be consistent with the regional hazardous waste management program as adopted by the County. Hazardous materials are to be properly handled and disposed of, and chemicals and other hazardous materials used at the water and wastewater treatment plants will be handled safely.

Recycling will be performed in a manner that is consistent with the County's plan and reflects the State mandated, integrated waste management program, as revised. Handling, use and storage of hazardous chemicals will be carried out in compliance with all applicable safety standards and coordinated with County programs.

6.6.2 Specific Plan III Description

The MHCSD provides, through contract, all waste management services for the community. The MHCSD has implemented several programs for waste management collection, recycling and disposal including a Solid Waste Ordinance and Franchise Agreement. A site for waste transfer and composting functions will be located as the MHCSD determines necessary within the Old River Industrial Park area in the northern area of the community.

6.6.3 Implementation Measures

a. All implementing projects shall comply with the applicable provisions of the MHCSD Waste Management Ordinance and Standards.

b. Waste collection shall be performed in a manner consistent with the County's plan and that reflects the State-mandated, integrated waste management program, and with any revisions implemented in the future.
c. Handling, use and storage of hazardous chemicals shall be carried out in compliance with all applicable safety standards and coordinated with County programs.
d. Areas for recycling containers or adequate provisions to ensure on-site recycling opportunities shall be incorporated into each appropriate Tentative Map.
e. Recyclable construction waste, such as wood and metal, shall be separated and arrangements shall be made with the MHCSD for collection. Recycling of construction wastes shall be made part of the construction specifications for contractors.

6.7 POTENTIAL SITE HAZARDS

6.7.1 Oil Lines and Natural Gas Pipelines

6.7.1.1 Master Plan Summary

The Master Plan identifies several underground oil and natural gas pipelines within the SP III planning area including:

a. A PG&E owned 8-inch diameter natural gas pipeline, which runs north along Mountain House Parkway,
b. A PG&E owned 26-inch diameter natural gas pipeline, which runs northwest to southeast, and crosses Grant Line Road in the southern portion of the project,
c. A PG&E owned, 36-inch diameter natural gas pipeline is located adjacent and parallel to the existing 26-inch diameter PG&E natural gas pipeline,
d. A Chevron owned 18-inch diameter crude oil pipeline located adjacent and parallel to the existing 26-inch diameter PG&E natural gas pipeline,

The Master Plan includes provisions to protect against fuel releases that could negatively impact the quality of groundwater resources, soils, and public health and property, and to minimize the risk of human injury or property damage in the event of an explosion and/or fire at a natural gas pipeline. Specific Plans are required to include an updated map and assessment.

The MHCSD has prepared the Emergency Pipelines Safety Plan, which provides mapping and assessment of pipelines within the community and complies with the requirements of the San Joaquin County Office of Emergency Services.

6.7.1.2 Specific Plan III Description

SP III has two pipeline easement corridors within the planning area. All pipelines are anticipated to remain in their existing alignments. A pipeline risk analysis was conducted for SP III addressing the two underground PG&E natural gas pipelines and the one underground Chevron crude oil pipeline, which are contained within the 50-foot total easement crossing the southwest corner of the site. The

pipeline risk analysis study concluded that a setback of 68 feet from any pipeline within the easement to any habitable structures would reduce the risk level to less than one in a million. The open space corridor along the oil and gas pipeline easement provides for most of the required residential buffer area. No additional setback or no-build zone is needed to separate industrial and office structures from the pipeline easement boundaries to achieve the same risk level (See Figure 6-1: Gas Pipeline and Electrical Easement Conditions).

As discussed in Chapter Five, the California Department of Education has increased the hazards risk assessment setback between school sites and pipelines to 1,500 feet. The two K-8 schools in Neighborhood A/B are located at least 1,500 feet from the oil and gas pipelines. The joint use areas within the Neighborhood Park are also located outside the 1,500-foot setback.

6.7.1.3 Implementation Measures

a. Prior to the approval of any Tentative Map located within 500 feet of any fuel pipeline, development plans shall be submitted for coordination with the owners of the pipelines. A site assessment shall be prepared by a qualified professional in compliance with the requirements of the County Environmental Health Department for areas located within 500 feet of any pipeline. If contamination is identified, an investigation and remediation shall be undertaken in accordance with the requirements of the County and the Regional Water Quality Control Board.
b. The class location designation of a pipeline should be reviewed and revised by the PUC for any high pressure gas pipelines that would be proximate to residential development. Alternative routes for any future gas pipelines easements should be identified by the developer and approved by the PUC.
c. All habitable residential structures shall maintain a minimum 58’ setback from the easement edge as set forth in the SP III Pipeline Risk Analysis to achieve a risk level of less than one in a million.
d. All development shall comply with the MHCSD Emergency Pipelines Safety Plan. Prior to any construction, appropriate plans, operating procedures and safeguards shall be undertaken to ensure safety in the area of fuel lines and pipelines.
e. A Preliminary Environment Assessment (PEA) shall be prepared by a qualified hazardous materials consultant for the school located near the Lucky J Dairy, if required by the California Department of Education (CDE). The PEA shall be prepared in accordance with CDE and Department of Toxic Substances Control (DTSC) requirements and shall be reviewed and approved by CDE, DTSC, the San Joaquin County Community Development Department (SJCCDD), and the Lammersville School District. If these agencies determine, based on the PEA, that the school site does not meet CDE siting requirements, the proposed school shall be developed at a different location eithin the College Park site, subject to clearance by a new PEA to be funded by the developers. If the new school site is required, the developers shall be responsible for processing the required amendment to the College Park SP III and obtaining and dedicating the new school site to the school district. The assessment and analysis would be conducted in accordance with CDE requirements and would be under separate CEQA documentation.

FIGURE 6.1: GAS PIPELINE AND ELECTRICAL EASEMENT CONDITIONS

6.7.2 Livestock Waste Management

6.7.2.1 Master Plan Summary

To protect the environment and the public from exposure to water contamination by dairy and ranch waste, the Master Plan states that physical contact to livestock waste by the public will not be allowed. Specific Plans will address existing dairy operations within 1000 feet of proposed residential development to determine if such a development would be impacted by the proximity of the dairy operations.

6.7.2.2 Specific Plan III Description

SP III has two dairies within its planning area, one north and one south of Grant Line Road adjacent to Mountain House Parkway. Both dairies are planned for development and tentative subdivision maps have been submitted for these properties during the Specific Plan review process. It is anticipated that the dairies will be removed during the first phases of development within SP III.

6.7.2.3 Implementation Measures

a. No direct drainage connection shall be made which allows nuisance runoff from existing dairies to enter into the MHCSD's public storm drainage system.
b. Prior to approval of a Tentative Map, the applicant shall submit plans for approval of the Planning Commission to terminate dairy and other livestock operations within the site and clean up any contamination to meet standards of the County Health Department, Regional Water Quality Control Board, and other applicable State and County standards and ordinances.
c. Dairy and other livestock operations should contain all operational and flood flows on-site.

6.7.3 Soils, Geologic and Seismic Hazards

6.7.3.1 Master Plan Summary

To minimize the adverse impacts from soils, geologic hazards and seismic occurrences, and to reduce soil erosion and sedimentation as a result of construction activities, the Master Plan requires that project residents and workers will be made aware of seismic hazards and informed of ways to reduce these hazards. Adequate efforts will be made during design and construction of urban improvements, including buildings, to control or eliminate, if possible, soil erosion and sedimentation associated with construction activities.

The Master Plan also required an Earthquake Preparedness Plan, which was prepared in compliance with the requirements of the San Joaquin County Office of Emergency Services and adopted by the MHCSD as part of the Emergency Preparedness Plan.

6.7.3.2 Specific Plan III Description

Development of the College Park project could alter the existing drainage pattern of the site or area in a manner that could result in substantial erosion and sedimentation during project construction and operation. Compliance with Mountain House Master Plan (MHMP) policies, Mountain House Master Plan (MHMP) mitigation measures, and Phase I and II National Pollutant Discharge Elimination System (NPDES) permit requirements, including the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) that outlines Best Management Practices (BMPs) to be followed to minimize erosion and sedimentation, would avoid substantial erosion and sedimentation during project construction and operation. No adverse effects on the capacity and performance of the storm drain system would occur.

6.7.3.3 Implementation Measures

a. Design and construction of urban improvements, including buildings, shall be designed to control or eliminate soil erosion and sedimentation associated with construction activities, consistent with established BMPs, State law and County standards.
b. All implementing projects shall comply with the applicable provisions of the MHCSD Emergency Preparedness Plan.
c. The applicant shall prepare and submit a Geotechnical Engineering Report to comply with all California laws designed to minimize the potential adverse seismic safety effects of an earthquake.
d. In order to mitigate the potential for liquefaction and expansive soils at the project sites, all structures shall be supported foundations designed to accommodate the predicted ground deformation as set forth in the project's Geotechnical Engineering Report. The applicant shall also design all infrastructure improvements to include flexible connections where critical underground utilities enter buildings to accommodate the anticipated differential ground movements.
e. The applicant shall use a Seismic Zone Factor of "4" for the design of emergency and critical facilities which shall be documented in building permits issued for such facilities.
f. The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that will describe the measures or practices to control pollutant runoff. The SWPPP must be prepared and implemented prior to start of construction

6.7.4 Other Potential Hazards

6.7.4.1 Master Plan Summary

The Master Plan states that public health and safety problems due to abandoned oil and gas wells, agricultural facilities and canals should be avoided, and the environment and the public health and safety of the community should be protected from the potential harmful effects of the residues of pesticides and herbicides that may be present as a result of past agricultural activities.

Potential hazards existing on the site will be identified and avoided as part of the community development. Such hazards include abandoned gas exploration wells, and agricultural facilities and canals. State listed bio-accumulative pesticides that exceed soil concentration thresholds will be remediated through approved procedures.

6.7.4.2 Specific Plan III Description

The proposed project would include construction activities which could unearth or otherwise disturb pre-existing hazardous materials at the project site. Development of the proposed project would involve grading, excavation, dewatering, demolition, and other construction activities at the College Park site and off-site infrastructure locations. The project has a history of agriculture use, including the use of pesticides, herbicides, fuels, and other hazardous materials.

The records search conducted in the Administrative Draft Environmental Impact Report (ADEIR) did not identify any listed hazardous materials sites on the College Park property or in the Grant Line Road expansion areas.

The proposed project would not result in the development of schools in close proximity of any pipelines. The nearest pipeline to the two proposed K-8 schools is located approximately 2,400 feet west of the proposed Neighborhood B school and beyond the Department of Energy's (DOE) 1,500 pipeline risk assessment requirement for schools.
The proposed project would not result in the development of residential uses in close proximity of PG&E natural gas pipelines in Mountain House Parkway. The closest residential uses to these pipelines would be the medium density residential (RM) proposed north of Grant Line Road and west of De Anza Boulevard which would be located approximately 600 feet from the pipeline and separated from the pipeline by proposed limited industrial uses.

The proposed project would comply with DOE school setback requirements from electrical transmission lines. While the project would result in development of residential uses in close proximity to electrical transmission lines, project compliance with the requirements of the Mountain House Master Plan (MHMP) and Mitigation Monitoring Program (MMP) would avoid significant adverse EMF-related health effects.

6.7.4.3 Implementation Measures

a. Potential hazards shall be identified and avoided as part of the community development. Such hazards include abandoned gas exploration wells, and agricultural facilities and canals.
b. State listed bio-accumulative pesticides that exceed soil concentration thresholds shall be remediated through approved procedures.
c. The applicant shall take corrective actions, such as well abandonment and soil remediation, if required, for all abandoned gas exploration wells or other previously recorded sources of hazardous and toxic substances on and within 500 feet of the project area to meet County and State standards.

d. The applicant shall take corrective actions for the presence found in excess of the allowable amounts of any fuel, pesticide, herbicide, or chemical residue on or under the soil that is listed on the State or Federal list of toxic materials. Corrective actions shall be conducted in accordance with the requirements of the County Environmental Health Department and the applicable State Agency.
e. The applicant shall reduce the attractive nuisance such canals may pose through fencing, signage, restriction of access from the Tentative Map area or other means.
f. Water wells shall be retrofitted or properly abandoned prior to construction.
g. The applicant shall test all existing structures on the project site for lead content and asbestos-containing building materials prior to demolition and approval of a demolition permit. If it is found that painted surfaces contain lead-based paint and/or the structures contain asbestos materials, the applicant shall prepare a Demolition Plan for the safe demolition of all site structures. The Demolition Plan shall address both on- and off-site chemical and physical hazards. Prior to demolition, the applicant shall remove all hazardous building materials in accordance with all applicable guidelines, laws, and ordinances.

6.8 ELECTRIC AND MAGNETIC FIELDS

6.8.1 Master Plan Summary

The Master Plan requires provision of public health information about electric magnetic fields (EMF's). EMF information will be provided to the residents and occupants of structures located adjacent to existing or proposed transmission line easements within the community. New power system facilities will be planned, designed and constructed to minimize the public's exposure to EMF's, and the community will be developed in compliance with EMF standards established by responsible state and federal regulatory agencies. Elementary and high school sites will be located an adequate distance from transmission lines to meet setback criteria adopted by the California Department of Education.

6.8.2 Specific Plan III Description

The PG&E Rio Oso-Tesla electrical transmission line runs through SP III. As of the writing of this document, no specific EMF-related setback requirements have been established by any Local, State or Federal Agency. However, SP III implements the setbacks adopted by the Master Plan.

Restrictive uses are allowed within the 50’ wide power line easement pending review by PG&E Maintenance and Construction department. Although the easements are building restricted, playground equipment properly grounded could be accepted and restrictive landscaping is allowed. Sidewalks and trail systems as well as lighting could be implemented.

6.8.3 Implementation Measures

a. Minimum setbacks will be established from the edge of the Rio Oso-Tesla power line easement for other uses as follows.

Residential dwelling units	25 feet
Non-residential structures	10 feet
Parking and storage areas	No setback

b. School sites shall be located an adequate distance from transmission lines easements to meet the setback criteria adopted by the California Department of Education as part of the Tentative Map approval process for each phase which contains a school facility. Easement setbacks at the time of adoption of SP III are as follows:

50-133 kV line	100 feet
220-230 kV line	150 feet
500-550 kV line	350 feet

c. If a site proposed for development contains an electrical transformer, a Development Permit submittal for an application requiring environmental assessment shall include a letter from PG&E stating whether existing electrical transformers on the site contain PCBs and whether there are any records of spills from such equipment. If PCB-containing equipment (50 to 500 parts per million PCBs in the oil) or PCB equipment (over 500 parts per million) were identified, this equipment shall be replaced with non-PCB containing equipment prior to construction. Any identified spill areas shall be evaluated for cleanup.

d. Approval from PG&E Maintenance and Construction department is required when planning the possible landscape and recreation use of the Tower Line Easements. (Refer to Appendix B: General Guidelines for Use of PG&E Tower line Easements)

6.9 ASBESTOS

6.9.1 Master Plan Summary

To protect the public from exposure to asbestos-containing materials, the Master Plan requires that structures built prior to the 1970's or suspected of containing asbestos containing materials be surveyed and abated as required by State and County guidelines and regulations.

6.9.2 Specific Plan III Description

SP III contains numerous residential structures that could be removed as part of future development. The majority of these structures are in Grant Line Village where many might remain for years to come. Structures that will be removed or renovated as part of a project shall be screened or surveyed for asbestos-containing materials. A demolition permit is required prior to building demolition.

6.9.3 Implementation Measures

a. Structures that would be removed or renovated as part of the project shall be screened or surveyed for the presence of asbestos-containing materials. Removal of structures shall only occur after obtaining a demolition release form. If asbestos is present, renovation and/or demolition shall be undertaken only by licensed asbestos abatement contractors trained in proper asbestos removal and disposal procedures.
b. A demolition permit approved by the Community Development Department and Environmental Health Department shall be required prior to all proposed building demolition.

6.10 MOSQUITO ABATEMENT

6.10.1 Master Plan Summary

The Master Plan provides mosquito abatement measures for all potential breeding areas within the Mountain House Creek community. Detention basins, lakes, and all potential standing water areas will be designed using sound ecological methods employed to reduce and, to the extent possible, eliminate mosquito production consistent with Master Plan Appendix 6-A.

6.10.2 Specific Plan III Description

SP III contains storm drainage and storage facilities, interim surface drainages, and the possibility of water features that would contain standing water.

6.10.3 Implementation Measures

a. All drainage basins, corridors and other potential standing water areas shall be designed to comply with the requirements of Master Plan Appendix 6-A or more current standards required by the MHCSD in coordination with the San Joaquin County Mosquito Abatement District.

CHAPTER SEVEN: RECREATION AND OPEN SPACE

7.1 Introduction

The recreation and open space corridor system within the Mountain House community provides for an extensive and varied system of public open spaces and recreation facilities along with private recreation and resource conservation.

7.2 Parks and Recreation

7.2.1 Recreation System

7.2.1.1 Master Plan Summary

To provide the community with public and private open space areas, the Master Plan calls for a full range of recreational facilities and open space corridor areas that exceed minimum County standards and are made available to residents in a timely manner.

The community shall maintain a combined community and Neighborhood Park ratio of not less than five acres per 1,000 population, and shall incorporate a comprehensive system of regional, community and Neighborhood Parks at locations that serve every part of the community. The park system shall provide community focal points that are accessible to residential neighborhoods and complement other community programs and create educational opportunities, as well as natural resource areas that preserve and enhance wildlife habitats and corridors. The community's bicycle and pedestrian circulation system shall establish linkages between residential areas and open space corridor destinations.

As required by the Master Plan, the Mountain House Community Services District (MHCSD) has prepared and will continue to update the Parks, Leisure and Open Space Plan, which provides additional information on recreational planning and operations. As of May 15, 2021, the MHCSD has adopted the Mountain House "Parks, Recreation and Leisure Plan".

7.2.1.2 Specific Plan III Description

The park provisions for the Specific Plan III (SP III) Area are intended to meet the standards for acreage, usage, service area, access and total program as described in the Master Plan. Given the Master Plan standard for five acres of park (community and neighborhood combined) per 1,000 people, and a projected population of 6,523 people, the SP III Plan Area would require 32.6 acres of community and Neighborhood Parks. This Specific Plan allocates 16.5 acres to Neighborhood Parks and 20 acres to Community Parks, for a total of 36.5 acres of qualified parkland. A neighborhood open space corridor system has been developed for SP III linking the Community Park, the Neighborhood Parks and the schools into a complete recreational system (Figure 7-1: Recreation and Open Space Plan). The open space corridor system provides an additional 7 acres. A full range of recreational facilities will be provided as specified in the MHCSD Parks, Recreation and Leisure Plan.

Delta College will also provide recreational amenities under a Joint Use Facility Agreement with the MHCSD.

7.2.1.3 Implementation Measures

a MHCSD Design Requirements. All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Design Manual, as amended (Chapter Eleven: Parks).

b Land Dedication Requirements. All implementing projects shall comply with the applicable provisions of the San Joaquin County Public Land Equity Program and Ordinance.

c MHCSD Parks and Facility Programming Requirements. All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended.

d All in-tract landscaping and utility R/W areas and all other landscape areas that were not in the original Master Plan as defined by the MHCSD within SP III will require a funding mechanism. These areas will require establishment of a maintenance entity or financing mechanism acceptable to the MHCSD to provide funding for maintenance of, and if necessary, replacement at the end of the useful life of improvements including, but not limited to landscaping, pathways, walls, and all improvements serving or for the special benefit of this subdivision. The financing mechanism shall be completed and adopted by the Board of Directors prior to the filing of the Final Map.

7.2.2 Neighborhood Parks

7.2.2.1 Master Plan Summary

The Master Plan requires Neighborhood Parks that will serve all residents, including toddlers, young children, teenagers, parents with infants, adults and senior citizens. A Neighborhood Park of approximately five acres in size shall function as a central element within each family residential neighborhood, and the Neighborhood K mixed active adult and family neighborhood, with easy access by bicycle, sidewalk, trail system, and local street system from every part of the neighborhood.

Neighborhood parks shall be located adjacent to K-8 schools on a Collector street generally within a half-mile radius of residences in the surrounding neighborhood. Major arterial street crossings shall be minimized. School and park recreational programs shall be coordinated and shared, of which approximately one-half of the park acreage will be shared with the adjacent school site.

Neighborhood parks shall be sited and designed to be as visible as possible from local streets in the neighborhood and shall be designed and maintained to provide for active and passive uses. If only passive uses are included in the initial construction of the park, provisions should be made to allow the later addition of active uses to meet the needs of the neighborhood.

Neighborhood Park Preliminary Plans shall be included in SP III or Special Purpose Plan for each neighborhood. Neighborhood Parks of approximately five acres shall also be located in the Neighborhood I active adult neighborhood and in the Neighborhood J mixed active adult and family neighborhood.

FIGURE 7-1: RECREATION AND OPEN SPACE PLAN

7.2.2.2 Specific Plan III Description

The Neighborhood Park Program includes approximately 16.5 acres (see Figure 7-2: Neighborhood A/B Park Preliminary Plan). All residents are within a half-mile radius of a Neighborhood Park. An 8.5-acre park is proposed in Neighborhood A/B. An additional 2.5-acre park is proposed both east and west of the park site in a location, adjoining Grant Line Village, west of Central Parkway to accommodate the residents in this area.

The 8.5-acre park will have typical Neighborhood Park uses, including two park areas each 2.5 acres in size for joint use by the K-8 school. The Neighborhood Park will include ballfields, small picnic areas, a tot-lot, kids play area, possible game courts, and jogging trails. A trail connection will be provided from this Neighborhood Park to the Community Park along the power line easement that runs adjacent to both park areas. Crossings of this open space corridor will be provided for emergency vehicle access routes.

The 2.5-acre west Neighborhood Park will include a tot-lot, kids play area, picnic areas, possible game courts, and open space uses. A pedestrian trail connection will be developed to provide pedestrian access from this Neighborhood Park to the Community Park through controlled roadway intersections, where necessary.

The west Neighborhood Park (see Figure 7-3: West Park Plan) will provide for the recreation needs of the residential enclaves west of Central Parkway, reducing their need to cross an arterial street. The 2.5-acre park provides passive park space with a tot-lot, picnic and open space play area. Bluff top seating will be provided overlooking the neighborhood. The gas easement that crosses the edge of the park, will become part of the open space corridor system linking the west Neighborhood Park to the Community Park and neighborhood center through a controlled intersection at Central Parkway.

7.2.2.3 Implementation Measures

a. Facilities and Design Criteria for Neighborhood Parks shall be consistent with the Parks, Recreation and Leisure Plan and the MHCSD Design Manual. The design of the parks should respond to the needs of neighborhood residents as surveyed by the MHCSD per their Parks, Recreation and Leisure Plan.
b. Construction of Neighborhood Parks shall begin no later than the time at which 50% of the dwelling units for Neighborhood A/B (separate from Neighborhood D) or school attendance area, whichever is sooner, have had their final inspection. The park shall be completed no later than the time at which 80% of dwelling units for the neighborhood have been issued final inspection. Completion time may be modified by the MHCSD General Manager to reflect construction and weather contingencies.
c. At the discretion of the MHCSD, parks may be constructed by project applicants or the MHCSD. The MHCSD shall be responsible for overseeing the development and phasing of parks to meet SP III requirements.

This illustration is preliminary and subject to change following preparation of Detailed Improvement Plans

FIGURE 7-2: NEIGHBORHOOD A/B PARK PRELIMINARY PLAN

d. A formal agreement for joint use of parks and recreation facilities with adjacent K-8 school shall be required prior to construction of the park.
e. SP III Neighborhood Parks shall be developed consistent with the Neighborhood Park Preliminary Plans (Fig.7-2 and Figure 7-3: West Park Plan) and the Neighborhood Center Plan (Section 4.3).
f. The Neighborhood Parks identified within SP III shall be included within the first Tentative Map of each applicant owning or controlling a park site. Neighborhood park sites shall be dedicated to the MHCSD or an offer of dedication to the MHCSD shall be recorded with the Final Map.

7.2.3 Community Parks

7.2.3.1 Master Plan Summary

The Master Plan requires Community Parks which serve the overall community be designed with both active and passive recreational opportunities, with facilities provided that meet the needs of the community as it develops. Community parks shall contain a minimum of 20 acres, and the southern Community Park within Neighborhood A/B is designated to be 20 acres.

Preliminary Plans for each of the Community Parks shall be included in Specific Plans for that Neighborhood or Village, or as determined by the MHCSD Director. Park programming, joint use, and other Community Park issues are discussed further in the adopted MHCSD's Parks, Recreation and Leisure Plan.

7.2.3.2 Specific Plan III Description

The Community Park Program for Mountain House includes a variety of active and passive uses, as well as vehicle parking to serve the overall community needs for Neighborhoods A/B and D. The Community Park is immediately adjacent to Central Parkway for accessibility. SP III provides a minimum of 20 acres in the Community Park.

The community program for the Community Park will address the needs of the entire community, including families, singles, youths, seniors, disabled residents and children. The Community Park is located adjacent to the open space corridor which provides linkages throughout the neighborhoods and buffers the easement from homes. The Community Park will have an inward focus away from the industrial and commercial areas to the east and south. Passive recreational uses are incorporated in the open space corridors. See Figure 7-4: Community Park Preliminary Plan, for preliminary plans of the Community Park. Lighting shall be provided for the baseball diamond, tennis courts and security lighting with possible other sports and facility areas based upon funding capabilities. The Community Park will be designed and constructed consistent with the adopted MHCSD Park, Recreation and Leisure Plan.

7.2.3.3 Implementation Measures

a. Facilities and Design Criteria for Community Parks shall be consistent with the Parks, Recreation and Leisure Plan and the MHCSD Design Manual.
b. Construction of the Community Park shall begin no later than the time at which 50% of the dwelling unit permits for SP III have had their final inspection. The park shall be completed no later than the time 80% of dwelling units for SP III have had their final inspection. Completion time may be modified by the MHCSD General Manager to reflect construction and weather contingencies.
c. The MHCSD shall be responsible for overseeing the development and phasing of parks to meet SP III requirements.
d. Programming of recreational activities shall be provided as specified in the MHCSD Parks, Recreation and Leisure Plan.
e. The Community Park shall be developed generally consistent with the Community Park Preliminary Plan (Fig.7-4). The applicant shall bond for or commence construction of the Community Park prior to occupancy of the 1,150th residential unit within SP III with the intent to complete the Community Park prior to occupancy of the 1,840th residential unit with SP III.
f. Community Park land identified within SP III shall be included within the first Tentative Map of each applicant owning or controlling land within the park site. Community Park land shall be dedicated to the MHCSD or an offer of dedication to the MHCSD shall be recorded with the Final Map.

This illustration is preliminary and subject to change following preparation of Detailed Improvement Plans

FIGURE 7-3: WEST PARK PLAN

This illustration is preliminary and subject to change following preparation of Detailed Improvement Plans. Final park programming will comply with the MHCSD Parks, Recreation and Leisure Plan.

FIGURE 7-4: COMMUNITY PARK PRELIMINARY PLAN

7.2.4 Open Spaces and Trails

7.2.4.1 Master Plan Summary

A network of paths provides pedestrian and bicycle connections to open space corridor and other destinations within Mountain House and connects the community to future potential regional trail alignments. Signage and information shall be provided as part of this system to orient users and promote better use of the pedestrian and bicycle system. Paths within Mountain House Creek Community Park, Old River Regional Park, Central Parkway and Great Valley Parkway shall be interconnected to provide easy access.

Future regional trails leading from Alameda or Contra Costa County to the Mountain House area shall connect to the pedestrian and bicycle network within the community. Potential regional trails include those planned by the East Bay Regional Park District and Livermore Area Recreation and Park District. Wherever possible, such trails shall provide access to destinations within Mountain House, including the Old River Regional Park and Mountain House Creek Park.

Should the National Park Service decide to extend the De Anza Trail into the Mountain House area, the trail shall be accommodated through connections to the Mountain House pedestrian and bicycle network and identified with signage. The most likely alignment would be to provide trail routing along proposed Class I bike lanes that parallel Great Valley Parkway from Kelso Road to Grant Line Road.

7.2.4.2 Specific Plan III Description

An open space system of trails is provided along the existing utility easement corridors as shown diagrammatically in Figure 7-5: Open Space Corridor Destinations and Linkages Plan. Open space areas will require a separate funding mechanism to finance the cost of maintenance by the MHCSD. All open space areas shall be addressed as conditions of the Tentative Map.

SP III also provides for the design and location of on-site trails and linkages to destinations within the community, as shown by Figure 7-5: Open Space Corridor Destinations and Linkages Plan. These trails may provide linkages to trails planned by the East Bay Regional Park District, the Livermore Area Recreation and Park District, and the National Park Service (De Anza Trail).

7.2.4.3 Implementation Measures

a. Open spaces shall be provided as shown in Figure 7-1: Recreation and Open Space Plan.
b. Pedestrian and bicycle trails and linkages shall be provided as shown in Figure 7-5: Open Space Corridor Destinations and Linkages Plan.
c. The design of all implementing public improvements including paths, alignment, standards, signage, location of trailheads or staging areas, shall comply with the applicable provisions of the MHCSD Design Manual.

d. Timing of Construction - Construction of Open Space Improvements may be completed on a phased basis to correspond with the development of neighborhoods, or parcels as determined by the MHCSD, directly adjacent to the facility. Open Space improvements to a specific segment shall be completed no later than the time at which 80% of dwelling units for the neighborhood, or adjacent parcels, have been issued final inspection. (The MHCSD General Manager may require completion of the improvements to an earlier date if it is deemed necessary).
e. All feasible pedestrian connections to schools and at the end of cul-de-sacs shall be included within improvement plans and constructed as provided in SP III. In instances where the proposed location of a through-block connection is determined by the Community Development Director to be in conflict with the health, safety and welfare of community residents, such connection may be eliminated.
f. All Open Space areas shall be addressed as conditions of the Tentative Map.
g. Should a regional trail be planned, through Mountain House prior to build-out of SP III, subsequent Tentative Maps and their improvement plans shall provide linkages as feasible.
g. All in-tract landscaping and utility Right-of-Way (R/W) areas and all other landscape areas within SP III that were not in the original Master Plan or the MHCSD Parks and Leisure Plan will require a funding mechanism as determined by the MHCSD. These areas will require establishment of a maintenance entity or financing mechanism acceptable to the MHCSD to provide funding for maintenance of, and if necessary, replacement at the end of the useful life of improvements including, but not limited to landscaping, pathways, walls, and all improvements serving or for the special benefit of this subdivision. The financing mechanism shall be completed and adopted by the Board of Directors prior to the filing of the Final Map.

7.2.5 Private Recreation

7.2.5.1 Master Plan Summary

The Master Plan allocates privately developed recreation uses and encourages private recreational facilities as amenities within neighborhoods, higher density residential complexes, or commercial areas. Private recreation facilities may include optional pools, small parks, pocket parks/tot lots areas, community buildings or other facilities not dedicated to the MHCSD or public entity. Pocket parks will be provided in larger multi-family developments. Larger multi-family developments (not including adult or senior projects) developed with 75 or more units will include provisions for a children's play area with the development's private open space.

7.2.5.2 Specific Plan III Description

Focal points are provided throughout the neighborhoods to give identity to each residential sub-area. These landscaped focal points consist of small interior open spaces for passive or active recreation, or to enhance the aesthetics of the neighborhood. The focal points, subject to MHCSD design approval, will be owned and maintained by a Homeowner's Association (HOA).

Private recreation facilities will be provided with larger medium high density and high-density residential areas.

FIGURE 7-5: OPEN SPACE CORRIDOR DESTINATIONS AND LINKAGES PLAN

7.2.5.3 Implementation Measures

a. Larger multi-family developments (those in R-MH and R-H areas) with 75 or more units shall include provisions for a children's play area or pocket park with the development's private open space. Alternatively, such multi-family developments may build and maintain such an area within an adjacent open space corridor, provided public access is allowed. Any adult or senior citizen-only development will be exempt from this requirement. These open space improvements shall be constructed concurrent with the construction of houses and shall be completed no later than the time at which 80% of the dwelling units for the adjacent sub-neighborhood, tract, or other relevant area have been issued building permits. Required completion time may be postponed by the MHCSD General Manager to reflect construction, weather, budget, or other public interest contingencies.
b. Focal points, subject to MHCSD design approval, shall be provided at a minimum as diagrammatically designated in Figure 7-1: Recreation and Open Space Plan.
c. Focal points in Figure 7-1: Recreation and Open Space Plan shall be dedicated to MHCSD if within a designated neighborhood entry. The offer of dedication and/or provision for maintenance satisfactory to the MHCSD shall be recorded with the Final Map or provided to the satisfaction of the MHCSD. Focal points shall be included with the improvement plans for the subdivision and constructed at the time the street landscaping is constructed. If the MHCSD does not accept the offer of dedication, they shall be owned and maintained by an HOA.

7.2.6 Other Open Space

Other open space areas within SP III are addressed in the following sections of this SP III:

- Buffers and Edges – Chapter Four: Development and Design
- Storm Drainage Easements – Chapter Fifteen: Storm Drainage and Flood Protection
- Transmission/Pipeline Easements – Chapter Six: Public Health and Safety
- Wetlands – Chapter Seven, Section 7.3: Biological Resources and Special Status Species.
- Street Landscaping – Chapters Four: Development and Design and Chapter Nine: Transportation and Circulation

7.2.6.1 Implementation Measures

All in-tract landscaping and utility Right-of-Way (R/W) areas and all other landscape areas that were not in the original Master Plan as defined by the MHCSD within SP III will require a funding mechanism. These areas will require establishment of a maintenance entity or financing mechanism acceptable to the MHCSD to provide funding for maintenance of, and if necessary, replacement at the end of the useful life of improvements including, but not limited to landscaping, pathways, walls, and all improvements serving or for the special benefit of this subdivision. The financing mechanism shall be completed and adopted by the Board of Directors prior to the filing of the Final Map.

a. The design of all implementing public improvements shall comply with the applicable provisions of the MHCSD Design Manual.
b. Construction of open space improvements may be completed on a phased basis to correspond with the development of neighborhoods, or parcels as determined by the MHCSD, directly adjacent to the facility. Open space improvements to a specific segment shall be completed no later than the time at which 80% of dwelling units for the neighborhood, or adjacent parcels, have been issued final inspection. (The MHCSD General Manager may require completion of the improvements to an earlier date if it is deemed necessary).

7.3 Biological Resources and Special Status Species

7.3.1 Master Plan Summary

Most of the land within Mountain House was in agricultural use at the adoption of the Master Plan. The agricultural land also served as habitat for wildlife, notably for nesting and foraging by Swainson's hawk, Black-shouldered kite, and Burrowing owl, and foraging by Northern harrier and other raptors. The San Joaquin kit fox (kit fox) is a federally listed endangered and state listed threatened species, protected respectively under the Federal and California Endangered Species Acts. Only a portion of the southern half of the Master Plan area is located within the current US Fish and Wildlife Service (FWS) designated kit fox range. However, based on kit fox surveys, the area does not provide suitable den and foraging habitat for the kit fox. There have been no confirmed kit fox sightings or dens found.

The Master Plan provides mitigation of impacts to Swainson's hawk and their habitat, and protection of kit fox and other special-status species found within the Master Plan area. These species include, Northern harrier, Black-shouldered kite, Burrowing owl, Tri-colored blackbird, Western pond turtle, Winter-run Chinook salmon, Delta smelt, Sacramento split tail, Mason's lilaeopsis and California hibiscus.

A Habitat Management Plan (HMP) was adopted to provide habitat mitigation for Swainson's hawks, Northern harriers, and Black-shouldered kites. Alternatively, mitigation can be provided through participating in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (HCP). This countywide HCP serves as the overall program for mitigation of impacts on sensitive species at Mountain House. The HCP was prepared in November 2000 and is administered by the San Joaquin County Council of Governments (COG). It addresses a comprehensive list of sensitive species, and provides mitigation for loss of habitat.

7.3.2 Specific Plan III Description

The area within SP III has been surveyed for special-status species and 24 special-status wildlife species have potential to occur at the SP III site. Mitigation for loss of sensitive species habitat will be provided through participation in the Countywide HCP. If the HCP should terminate, mitigation will be provided as set forth in the Mountain House Habitat Management Program (HMP).

7.3.3 Implementation Measures

a. All development within SP III shall proceed in compliance with the Countywide HCP or if it terminates, the Mountain House Habitat Management Program (HMP).
b. In addition to general mapping as part of SP III, development sites shall be surveyed for special-status species potentially occurring on that site prior to the submittal of any Tentative Map for the applicable area. Surveys conducted prior to the submittal of Tentative Maps shall comply with any applicable survey protocols for such species promulgated by FWS or California Department of Fish and Game (DFG). In addition, pre-construction surveys for raptors and burrowing owls are also required.
c. The applicant shall participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (HCP). The applicant shall pay the applicable fee per acre to mitigate potential wildlife impacts. The applicant shall implement all applicable Incidental Take Avoidance Measures described in Section 5.2 of the HCP, including pre-construction surveys. If the HCP terminates, the applicant shall proceed with implementation of the Mountain House Habitat Management Program (HMP) contained within Master Plan Appendix 7-B.
d. In carrying out the operations of the project, the applicant shall take no action that violates the provisions of the California Endangered Species Act or the Federal Endangered Species Act or any other laws or regulations pertaining to the protection of the Swainson's hawk, the San Joaquin kit fox, or other protected species. Compliance with these laws shall be the sole responsibility of the applicant, and the applicant agrees to indemnify, defend, and hold the County harmless from and against any claim or action by affected State agencies as to the project's compliance with such laws.
e. As a condition of development for parcels with berms or ground-squirrel burrows, pre-construction surveys for burrowing owls by a qualified biologist shall be required. If Burrowing owls are determined to occupy the area during the non-breeding season (September 1 through January 31), individual owls shall be evicted from the occupied burrows by passive relocation prior to construction as described in the California DFG Staff Report on Burrowing Owls (October 1995) The owls shall be relocated to suitable sites that are not likely to be disturbed by future development. Active burrowing owl nests shall not be disturbed or relocated during the breeding season (typically February 1 to August 31) in accordance with applicable California DFG regulations and a permit must be obtained prior to any nest disturbance.
f. As a condition for development for parcels with large trees (greater than 30 feet in height) pre-construction surveys for occupied raptor nests, by a qualified biologist, shall be required. If occupied raptor nests are found which will be impacted by such development, no disturbance or

other project-related activities that may cause nest abandonment or forced fledging shall occur within 200 feet of the occupied nest tree until fledglings are no longer dependent upon nest habitat, as determined by a qualified biologist.

7.3.4 Wetlands Management

7.3.4.1 Master Plan Summary

Development is required to preserve to the degree practicable existing wetlands. When loss is unavoidable, it must be compensated through mitigation acceptable to responsible agencies. Buildings and structures must be set back from wetlands a minimum of 50 feet and protected by fencing or buffers; this setback distance should be increased where wetlands are of high value. Passive recreational uses may be permitted adjacent to wetlands, but active recreational uses shall not. Runoff water must be treated through the application of appropriate Best Management Practices (BMPs) to ensure water quality, prior to entering the wetland areas. A Wetlands Management Plan is required for every Specific Plan area that includes wetlands. The plan must include setbacks for structures from wetlands.

7.3.4.2 Specific Plan III Description

The College Park project could result in loss or alteration of jurisdictional waters of the United States. The MHMP includes measures designed to preserve and compensate for loss of such wetlands, but it does not specify measures to identify habitats under jurisdiction of U.S. Army Corps of Engineers or California DFG. Therefore, a significant impact would occur.

7.3.4.3 Implementation Measures

a. Restoration of wetland or riparian habitats shall include, as may be appropriate, preferred habitat for the special-status species.
b. Runoff water from developed or landscaped surfaces may be discharged into preserved wetlands but shall be treated through application of appropriate BMPs to ensure water quality, prior to entering the wetland areas. These practices will be monitored in accordance with state water quality control procedures.
c. All preserved wetlands and their buffers shall be temporarily fenced during construction to minimize the potential for inadvertent impacts from construction activities. Following construction, permanent barriers and/or fencing shall be installed to preclude access and damage from wheeled vehicles such as motorcycles and off-road vehicles (ORV).
d. The wetlands shall be retained as self-sustaining, requiring only minimal long-term maintenance to repair barriers or fences, and remove debris resulting from use of the area by residents.
e. Any proposed modifications to wetlands or waters of the U.S. should be prepared in compliance with applicable laws and regulations of the United States Army Core of Engineers (USACE) and the DFG prior to approval of any Tentative Maps encompassing these features.

f. Wetlands mitigation shall provide for creation of wetlands to replace those which would be lost. Mitigation shall occur within the SP III area adjacent to, and contiguous with, other preserved wetlands.
g. Where preserved wetlands provide valuable habitat to wildlife, protective fencing, screening or buffers shall be provided where necessary to minimize disruption of habitat areas. The type of protection will vary depending on the type and function of the wetland, the adjoining land use and the terrain.
h. As part of SP III that includes wetlands, a Wetlands Management Plan shall be adopted. The plan shall include setbacks for structures from wetlands.
i. Active and passive recreational uses near wetlands shall be addressed by the MHCSD consistent with its Parks, Recreation and Leisure Plan.
j. Buildings and structures shall be set back from the edge of wetlands a minimum of 50 feet.
k. The applicant shall retain a qualified biologist or wetlands specialist to stake, using easily-observable flagging, the boundaries of all wetlands to be protected or restored. The applicant shall organize and convene pre-construction conferences between the contractor and the project biologist or wetlands specialist to ensure that grading contractors recognize the importance of wetland resources and avoid all flagged areas.

7.3.5 Tree Mapping and Conservation Policy

7.3.5.1 Master Plan Summary

The Master Plan requires the preservation, whenever possible, of the visual quality of healthy trees within and adjacent to the Mountain House community. Existing healthy mature trees, particularly those located along Mountain House Parkway and Grant Line Road, are to be preserved and incorporated into the landscape design of the community to the greatest extent practical.

7.3.5.2 Specific Plan III Description

As part of the SP III project, Grant Line Road is proposed for widening. One hundred eighty-eight trees (primarily mature California black walnut) that meet the preservation criteria of the Master Plan Section Tree Mapping and Conservation Policy would need to be removed. The trees along the west side of Mountain House Parkway have already been removed as part of the widening of that roadway. The relocation of Grant Line Road to preserve the trees is not a feasible option. New trees on both sides of Grant Line Road and in the median strip will be provided in a 3:1 ratio to the trees removed.

A detailed tree survey has been performed for the subject area that located and identified species, and assessed the condition of all mature trees. The MHCSD has found that it is infeasible to preserve these trees when widening Grant Line Roads as per Master Plan requirements. Landscaping consistent with the MHCSD Design Manual and tree mitigation policies of the EIR document shall be planted along Grant Line Road to replace the black walnut trees.

7.3.5.3 Implementation Measures

a. Existing trees that are to be preserved within SP III shall be preserved by following good horticultural practices to maintain existing drainage, ventilation, and solar conditions.
b. The tree planting shall be consistent with the MHCSD Design Manual Streetscape for Grant Line Road.

7.3.6 Off-site Biological Impacts

7.3.6.1 Master Plan Summary

Off-site improvements, such as pipelines for water or wastewater, storage ponds, establishment or relocation of irrigation canals or irrigation systems, shall avoid adverse effects to sensitive biological resources.

7.3.6.2 Implementation Measures

a. Detailed field surveys of any proposed off-site mitigation locations should be conducted by a qualified biologist to determine the presence of any special-status species, sensitive natural communities, or wetland resources. Surveys for special-status species should focus on individuals or populations, as well as the presence of critical habitat features that could be adversely affected by construction of various off-site improvements. If sensitive resources are encountered, proposed improvements should be modified. If necessary to provide compliance with the State and Federal Endangered Species Acts, a habitat protection plan should be prepared by a qualified biologist in consultation with representatives of the FWS and DFG. These provisions could include appropriate setbacks and construction restrictions from a nest or den during the breeding season for the species of concern, or relocation of proposed structural improvements such as storage ponds or pipeline alignments.
b. Offsite improvement projects shall comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (HCP). The applicant shall pay the applicable fee per acre to mitigate potential wildlife impacts. The applicant shall implement all applicable Incidental Take Avoidance Measures described in Section 5.2 of the HCP, including pre-construction surveys. If the HCP terminates, the applicant shall proceed with implementation of the Mountain House Habitat Management Program (HMP) contained within Master Plan Appendix 7-B.

7.4 Cultural Resources

7.4.1 Master Plan Summary

Significant cultural resources and historic structures shall be identified and, where possible, preserved by integrating into new development or relocation. When specific land use and development plans are formulated as part of a Specific Plan, additional archaeological surveys should be conducted in areas of development that have not been subjected to intensive archaeological reconnaissance.

Each Specific Plan shall contain a determination by a qualified architectural historian as to whether any of the structures that are more than 50 years old would be affected by Specific Plan implementation. If Specific Plan implementation were determined to affect the structures, recommendations by the qualified professional shall be implemented; such mitigation measures could consist of avoidance of impacts by incorporating the structure into planned developments, detailed architectural documentation and history, or removal of a structure to another location. Each Specific Plan (except Specific Plan I) shall map the location of all structures 50 years or older that have been determined by a historian to be of historic significance.

7.4.2 Specific Plan III Description

Cultural resources within the SP III area include five historic and 23 potentially historic resources. The five historic resources include a farm residence, dairy barn, the walnut trees along Grant Line Road (part of the original 1915 coast-to-coast Lincoln Highway), part of the Byron-Bethany Irrigation District ditch, and some turn of the 19th century artifact scatter. None of these historic resources qualify for the California Register of Historic Resources (CRHR). In addition, 23 structures have been identified in Grant Line Village that would be over 50 years old by project buildout in 2025. Additional research and CRHR eligibility evaluations will need to be conducted if and when development proposals are made that would affect these structures.

7.4.3 Implementation Measures

a. When specific land use and development plans are formulated as part of SP III, additional archaeological surveys shall be conducted in areas of development that have not been subjected to intensive archaeological reconnaissance.
b. A demolition permit, approved by the Building Division of the Community Development Department, shall be required prior to destruction of any building in excess of 50 years of age.
c. If, during the course of construction, subsurface historic archaeological features, artifacts or evidence of materials such as bone, shell, or non-native stone are uncovered or identified on site, or anywhere within the SP III project site, work shall be immediately halted in the vicinity of the finding and a qualified archaeologist consulted for an on-site evaluation. Such evaluation may entail archaeological test excavation and/or mitigative data recovery.

d. The County Coroner, the Native American Heritage Commission, and an archaeologist shall be informed and consulted if a human prehistoric burial site were discovered during site construction. An agreement shall be formulated between the Native American representative, the archaeologist, San Joaquin County, and the developer with regard to the proper treatment and disposition of human remains and associated artifacts.

e. If any unknown or unrecorded historical, archaeological or paleontogical resources are encountered during construction, the San Joaquin County Community Development Department (SJCCDD) shall be contacted immediately by the contractor and landowner. All construction shall be halted immediately in the vicinity of the finding and a qualified archeologist or paleontologist consulted for an onsite evaluation. Such evaluation may entail history/archaeological text excavation. Such evaluation may entail archaeological text excavation and/or mitigative data recovery.

f. The applicant shall comply with the County's Development Title (Chapter 9-1053M) regarding the uncovering of human remains during construction. The County Coroner, the Native American Heritage Commission, and an archaeologist shall be informed and consulted if a human prehistoric burial site is discovered during site construction. A letter of understanding shall be formulated between the Native American representative, the archaeologist, San Joaquin County, and the developer with regard to the proper exhumation, treatment and disposition of human remains and associated artifacts. Such treatment and disposition may require archaeological excavation and reburial.

CHAPTER EIGHT: ENERGY AND TELECOMMUNICATIONS

8.1 Introduction

This chapter summarizes energy and communications requirements for Specific Plan III (SP III). Also included are implementation measures related to energy efficiency and use of alternative energy sources. The following provisions assume that other entities will provide most services. Some services may be directly owned and administered by the community. These provisions are intended to allow the installation of current technology with resulting savings in energy, pollution, traffic and other impacts. The Master Plan also has a conservation goal through community design to achieve 25 percent energy savings on use of electricity and natural gas.

Chapters Five and Six address public health issues associated with electric and magnetic fields, fuel lines and pipelines. Setbacks and other development standards for these issues are provided in Chapter Three: Land Use (see Section 3.3: Development Standards).

The installation costs associated with electricity distribution are paid by the Modesto Irrigation District (MID), the electricity provider for Mountain House, and recouped through electricity rates. Installation of the gas system is paid by PG&E and recovered through gas rates. Installation of the telecommunications network is paid by the Southwestern Bell Corporation (SBC) and ultimately is charged to end users through user fees. Installation of the cable network will be paid by the cable company and is charged to end users through subscription fees.

8.2 Electricity

8.2.1 Master Plan Summary

The Master Plan establishes a “backbone” or “grid” electrical power distribution system designed in coordination with street construction. The intent is to provide a reliable electrical power system while minimizing risks to public health and risks of damage to utilities and properties adjacent to utility easements. It is assumed that:

The existing Mountain House Substation on Kelso Road in Alameda County will be expanded to meet all future power needs within the Mountain House Community Services District (MHCSD). This will be accomplished by adding substation transformers to keep pace with development. Underground distribution feeders will be installed in conjunction with the construction of roadways and development of neighborhoods.

A 230 kV power transmission line passes through the community in an easement that is restricted to certain uses. Safety considerations for this line are covered in Chapter Six: Public Health and Safety.

Siting of all major electrical facilities at Mountain House is subject to approval of the California Public Utility Commission. A 20% margin of safety is provided in determining community power needs to provide protection against power interruptions.

Public health and safety issues will be considered in developing and implementing the electric transmission and distribution systems. All development will adhere to restrictions of use applicable to areas within the easement rights-of-way of primary power transmission lines, including setbacks along either side of the 230 kV line. The 230kV Rio Oso-Tesla transmission-line easement will be designated for open space uses when it passes through residential areas. Where the transmission line passes through industrial, commercial, and public land uses, it will reflect that land use designation but uses under or adjacent to the easement will be restricted to uses compatible with the easement, such as parking lots.

8.2.2 Specific Plan III Description

The MID is the electricity provider for the entire Mountain House community. The existing MID substation on Kelso Road is designed to be able to serve the entire Mountain House community, however, additional switchgear and transformers need to be added as the connected electrical load increases. Equipment can be added in increments as needed and the facility was designed to be able to flexibly serve the needs of a growing community. Primary electrical distribution voltage is available in existing joint trench facilities at the intersections of Central Parkway and DeAnza Boulevard with Mascot Boulevard. The joint trench system will be extended to the area south of Grant Line Road along Central and DeAnza as needed for service distribution to the SP III area. See Figure 8.1: Joint Trench Facilities for Primary and Secondary Electrical, Natural Gas, Telecommunications, and Cable TV Distribution Lines.

PG&E electrical distribution pole lines exist along the south side of Grant Line Road and the west side of Mountain House Parkway. The lines serve PG&E customers outside of Mountain House and must remain in service. It is possible for interim electric service requirements, through an agreement with MID, for SP III properties to take power from these PG&E lines temporarily. Ultimately, power to all of the properties within Mountain House must be provided by MID. The PG&E overhead pole lines will need to be placed underground in conjunction with the widening and ultimate improvement of Grant Line Road and Mountain House Parkway. This means that there will be parallel underground electric facilities, those owned by PG&E and those owned by MID. This will be an additional cost to the developers to underground the existing PG&E pole lines.

8.2.3 Implementation Measures

a. PG&E/MID Review: The County shall submit this Specific Plan and subsequent development applications to MID and PG&E for review and comment on any proposed development in the vicinity of electric power utilities that cross the project site. As part of the development plan review and approval, MID and PG&E shall be responsible for ensuring that the operation and

condition of their electrical facilities are in compliance with Public Utilities Commission (PUC) regulations for proposed land uses on and adjacent to their easement.

b. Electrical Transformers: Electrical transformers within residential neighborhoods shall be in underground vaults. Where located in commercial and industrial areas and in the downtown area, transformers may be mounted above ground provided they are adequately shielded by landscaping. All setbacks shall comply with County codes.

c. Approved Land Uses and structures within Easements: The project's proposed land uses and structures within PG&E's electric power transmission line easements of 230 kV shall be subject to PG&E approval and in compliance with PG&E approved land uses and structures. No buildings or structures are allowed within the easement. However, playground equipment could be accepted if grounded to PG&E specifications.

d. When any portion of an arterial street is to be included in a development's construction plans, then all of the buried utilities that are ultimately planned to be within the improvement area shall be installed as part of the street improvement project, regardless of if any of the utilities are needed for any phase of the development associated with street construction. Conduits or sleeves may be installed in lieu of buried utility, if approved by the MHCSD.

e. Electrical transformers within residential Villages shall be in underground vaults, subject to MHCSD and MID requirements. The developer shall pay for any incremental costs relating to underground transformers not paid for by MID. Transformers located in the commercial and industrial areas may be placed above ground provided they are aesthetically designed and/or shielded by landscaping subject to MHCSD and MID requirements.

f. All electrical infrastructure facilities outside the boundary of the Tentative Maps shall be constructed, in accordance with the Master Plans, and fully operational, or bonded for, prior to the recording of the Final Map. The MHCSD General Manager may defer the installation of a facility if it can be demonstrated to the satisfaction of the MHCSD General Manager that it is not needed for the phase being developed. Any deferral will require the developer to provide the MHCSD with a bond insuring the eventual construction of the facility.

g. When public utilities are to be located outside public rights-of-way but within the Tentative Map boundary, the developer shall provide public utility easements for these utilities. The easements shall be shown on all Final Maps and parcel maps.

h. Easement Setbacks: Structure and setbacks outside but adjacent to power line easements shall comply with the provisions of this Specific Plan (see Section 6.8).

i. Undergrounding of Lines: All electrical, telephone and Charter Communication Television (CATV) distribution lines shall be underground, where practical.

j. MHCSD Energy Conservation Plan: All implementing projects shall comply with the applicable provisions of the MHCSD Energy Conservation Ordinance.

FIGURE 8-1: JOINT TRENCH FACILITIES FOR PRIMARY AND SECONDARY ELECTRICAL, NATURAL GAS, TELECOMMUNICATIONS, AND CABLE TV DISTRIBUTION LINES

8.3 Natural Gas

8.3.1 Master Plan Summary

The Master Plan calls for a natural gas transmission and distribution system that will deliver a reliable and cost-efficient source of natural gas to the community, while minimizing the risks to public health and the risk of damage to utilities and properties located adjacent to utility easements. The natural gas transmission and distribution systems shall be designed and constructed to assure a reliable and cost-effective source of natural gas to the Mountain House community, and to achieve a 25% savings in the consumption of natural gas as compared to standard usage. Public safety issues shall be considered during construction near natural gas transmission and distribution systems.

The Master Plan assumes a 10% safety margin in the calculation of the community's gas demand and a 25% natural gas savings in the calculation of the community's gas demand. SP III specifies land uses and development standards adjacent to natural gas lines. The County will submit SP III to PG&E for review.

8.3.2 Specific Plan III Description

Figure 8.1: Joint Trench Facilities for Primary and Secondary Electrical, Natural Gas, shows the proposed layout of the natural gas transmission and distribution system for Mountain House. An existing PG&E gas transmission pipeline in Mountain House Parkway serves the Mountain House community through an existing regulator station at the intersection with Mascot Boulevard that reduces the transmission gas pressure to local distribution pressure. The distribution system includes gas pipelines, generally operating at 60 pound(s) per square inch gauge (psig) or less, and individual gas regulators that take the natural gas directly into homes and businesses.

Two existing PG&E “backbone” gas transmission pipelines, 26-inch and 36-inch in diameter, traverse the SP III site from southeast to northwest. Parallel to these two lines and within the same easement is an 18-inch Chevron oil products pipeline. These major facilities will remain in service through the development of SP III. A separate Pipeline Risk Analysis was conducted by the San Joaquin County Community Development Department to evaluate the risks associated with development in proximity to these pipelines. To mitigate the risks, the report presented recommendations for the establishment of a minimum “no-build” setback distance of 68 feet from the center of the nearest pipeline. This setback distance is respected in the preferred land use plan so that no permanent structure may be built in proximity to the major gas transmission and oil products pipelines.

8.3.3 Implementation Measures

a. Approved Land Uses within Easements: The project's proposed land uses within natural gas transmission pipeline, and oil products pipeline easements shall be subject to PG&E, Chevron-Texaco approval, and be in compliance with their approved land uses.
b. Utilities Locations: Utilities (electrical distribution, telephone, cablevision, natural gas, and other) both above ground and underground or concealed public facilities, including surface access boxes or manholes, shall be located such that they will have a minimum impact on maintenance and vehicular and pedestrian traffic.
c. Surface Facilities: Future development plans shall closely coordinate the placement of surface public facilities with the architectural design of the community to minimize the adverse impact on aesthetics.
d. When any portion of an arterial street is to be included in a development's construction plans, then all of the buried utilities that are ultimately planned to be within the improvement area shall be installed as part of the street improvement project, regardless of if any of the utilities are needed for any phase of the development associated with street construction. Conduits or sleeves may be installed in lieu of buried utility, if approved by the MHCSD.
e. All gas infrastructure facilities outside the boundary of the Tentative Maps shall be constructed, in accordance with the Master Plans, and fully operational, or bonded for, prior to the recording of the Final Map. The MHCSD General Manager may defer the installation of a facility if it can be demonstrated to the satisfaction of the MHCSD General Manager that it is not needed for the phase being developed. Any deferral will require the developer to provide the MHCSD with a bond insuring the eventual construction of the facility.
f. When public utilities are to be located outside public rights-of-way but within the Tentative Map boundary, the developer shall provide public utility easements for these utilities. The easements shall be shown on all Final Maps and parcel maps.

8.4 Telecommunications/Cable

8.4.1 Master Plan Summary

The Master Plan calls for an extensive telecommunication services to satisfy current and anticipated future needs, including adequate spare communication lines for expansion of services within the community as needed for the next 20 to 40 years.

The Mountain House telecommunications transport system will consist of a high-speed digital fiber optics network with a centralized hub for all forms of telecommunications to serve residential, business, and public services including fast response to emergencies (police, fire and major medical).

8.4.2 Specific Plan III Description

Southwestern Bell Corporation (SBC) provides telephone and internet service to Mountain House. The Mountain House project is fed with optical fiber originating from the Tracy Central Office. To feed SP III, a fiber would be extended within a new joint trench southward down De Anza Boulevard from the existing controlled environmental vault (CEV) near the intersection of Legacy Drive and De Anza Boulevard to a location near the intersection with Grant Line Road. At this location a new CEV would be placed containing the "next generation digital loop carrier" (NGDLC) equipment necessary to serve the SP III area. In addition, the optical fiber would be continued east on Grant Line Road and south down Mountain House Parkway to form a complete fiber ring with existing fiber on the south side of I-205. Feeder and distribution cables from the CEV will follow the most direct routes to serving area interface cabinets (SAI's), which will be placed strategically throughout the proposed SP III.

Charter Communications provides cable television and internet service to the Mountain House Community. Mountain House is fed with a fiber optic cable originating at Charter's main office in Turlock. Within Mountain House, the fiber optic cable is extended down DeAnza Boulevard from a hub station located near the wastewater treatment plant. The fiber optic cable will be extended within the joint trench in the main roadways to the various neighborhood areas. There, the cable comes to a fiber optic node station where it is converted to a coaxial cable system for distribution wiring within the neighborhoods.

8.4.3 Implementation Measures

a. Communications facilities shall provide for splicing of fiber optic cables and other requirements, as needed. Preliminary locations, which are subject to change as designs are refined, are in neighborhood centers, at the Town Center, and at Mountain House Business Park.
b. The backbone telecommunications facilities shall be constructed underground and follow the main routes of the other service utilities.
c. Residential Equipment: As a condition of Tentative Map approval, each residential unit shall have an appropriate "in unit" hook-up terminal.
d. Communication systems of the latest technology shall be provided for use by the schools, parks and recreation and public infrastructure.
e. As a condition of Tentative Map approval, each business shall have an appropriate "in unit" hook-up terminals and equipment.
f. When any portion of an arterial street is to be included in a development's construction plans, then all of the buried utilities that are ultimately planned to be within the improvement area shall be installed as part of the street improvement project, regardless of if any of the utilities are needed for any phase of the development associated with street construction. Conduits or sleeves may be installed in lieu of buried utility, if approved by the MHCSD.

g. Any phased development shall install all “in-tract” utilities needed to serve its development. In addition, if any future adjacent or nearby phases of the development, or adjacent neighborhoods, will depend on obtaining service from such utilities, then the utility lines shall be sized to serve these future developments. Any utility lines that are intended to be used by an adjacent development or neighborhood shall be installed up to the phase or Tentative Map boundary line to make it available for future extension.
h. All communications infrastructure facilities outside the boundary of the Tentative Maps shall be constructed, in accordance with the Master Plans, and fully operational, or bonded for, prior to the recording of the Final Map. The MHCSD General Manager may defer the installation of a facility if it can be demonstrated to the satisfaction of the MHCSD General Manager that it is not needed for the phase being developed. Any deferral will require the developer to provide the MHCSD a bond insuring the eventual construction of the facility.
i. When public utilities are to be located outside public rights-of-way but within the Tentative Map boundary, the developer shall provide public utility easements for these utilities. The easements shall be shown on all Final Maps and parcel maps.

CHAPTER NINE: TRANSPORTATION AND CIRCULATION

9.1 Introduction

This chapter summarizes Master Plan provisions related to transportation facilities and public transit and states both the Plan Description and Implementation Measures for Specific Plan III (SP III). In addition, the provisions of the Mountain House Transportation Demand Management (TDM) Program and Transit Plan are referenced here.

9.2 Trigger Points and Fair Share

9.2.1 Master Plan Summary

The Master Plan anticipates the need for a multi-year roadway improvement plan and establishes "trigger points" when specific transportation improvements are required to be in place, based on the number of building permits issued for new residences. Trigger points are tied to projected residential development or other points of development as appropriate and are intended to serve as a flexible planning tool that will accommodate unpredicted changes in the future. Monitoring is tied to such factors as current level of service (LOS), review of planned improvements, and participation of Cal Trans. The Mountain House Community Services District (MHCSD) is responsible for overseeing the planning, design and construction, ownership, financing, operation, and maintenance of all roadways within the Community, including portions of the County arterials (Grant Line Road, and Mountain House Parkway) as well as Central Parkway and De Anza Boulevard.

The community will provide its fair share of any regional improvement required by this Master Plan. “Fair Share” means the community’s obligation to participate in the planning, construction and/or funding for an infrastructure facility improvement that will be shared with other jurisdictions, to the extent of the community’s proportional benefit or impact. Fair share allows for use of mitigation offsets or exchanges where the community accepts responsibility for certain improvements or portions of improvements which under the fair share definition are the responsibility of other jurisdictions in exchange of the relief of responsibility of fair share improvements in the other jurisdictions. Final fair share shall be determined at the time of the programming of the transportation improvement. The community shall not be responsible for more than its overall fair share for improvements.

9.2.2 Specific Plan III Description

The MHCSD Transportation Improvement Fee (TIF) and the San Joaquin County Traffic Impact Mitigation Fee (TIMF) have already identified the major improvements, costs and fair share obligations for all major transportation facilities for SP III. As a supplement to these adopted programs, the MHCSD has performed an additional traffic study as part of SP III which confirms the adequacy of these improvement programs and funding mechanisms. The MHCSD Traffic Study

further confirmed which components of the community build-out system are likely to be completed as part of the implementation of SP III, as depicted on Table 9-1: Trigger Points for Circulation Improvements.

SP III consists of a contiguous planning area served by four arterial roadways: Mountain House Parkway, Grant Line Road, Central Parkway and De Anza Boulevard. Collector streets, providing access to local streets and residential and employment areas, connect to the arterial streets. All on-site and off-site project roadways will be built to accommodate projected traffic. De Anza Boulevard, Central Parkway, and Grant Line Road will be constructed to be four lanes (two lanes per direction). Mountain House Parkway from south of Mascot Boulevard to Von Sosten Road will be constructed to be six lanes (three per direction), then expanded to eight lanes (four per direction) south of Von Sosten Road to the I-205 Freeway.

Table 9-1: Trigger Points for Circulation Improvements identifies the approximate trigger points, in terms of dwelling units, for major circulation improvements. The exact trigger point for an improvement will depend upon increases in traffic volumes and changes in levels of service for these roadways as SP III and the remainder of the community builds out. The MHCSD is responsible for determining when the improvements are needed through monitoring traffic volumes and levels of service as part of the community monitoring and annual reporting program set forth in the Master Plan. As part of implementing projects contained within SP III, the MHCSD will perform detailed traffic studies to identify the specific improvements and related phasing of SP III roadways which may be necessary to support such implementing projects. As part of the approval of these implementing projects the MHCSD will condition such approvals to implement, as warranted on a phased basis, the specific system improvements that the projects triggers, consistent with Community Approvals.

Applicants for development projects will either be required to build the improvements as their projects require, or pay their fair share towards the cost of constructing these improvements through payment of MHTIF fees, at the discretion of the MHCSD. The offset program of the MHCSD may be applied at the discretion of the MHCSD. Applicants will pay their fair share of traffic improvements on other roadways in the unincorporated area outside the community through payment of County TIMF fees.

Additional detailed analysis of traffic triggers and improvements is included within the traffic study and analysis contained with the SP III Draft Environmental Impact Report.

Table 9-1: Trigger Points for Circulation Improvements

Roadway	Improvements	Initially Identified in 1994 EIR	Required by MHTIF/ County TIMF	Required Under Current Analysis of 2025 Buildout conditions	Part of Project
1. Grant Line Road from Mountain House Parkway to Great Valley Parkway	Widen to four lanes *Trigger: Approximately 1,600 to 2,250 units of Mountain House beyond Approved Background Neighborhoods E/F/G* *Responsibility: Mountain House Community Developers*	4	4	4	4
2. Grant Line Road from Great Valley Parkway to I-580	Widen to four lanes *Trigger: Approximately 1,600 to 2,250 units of Mountain House beyond Approved Background Neighborhoods E/F/G* *Responsibility: Mountain House Community Developers*	4	4	4	4
3. Grant Line Road from Mountain House Parkway to Byron Rd	Widen to four lanes *Trigger: Approximately 1,600 to 2,050 units of Mountain House beyond Approved Background Neighborhoods E/F/G* *Responsibility: Mountain House Community Developers*	4	4	4	4
4. Mountain House Parkway (south of Mascot Boulevard to Von Sosten Road)	Widen to six lanes *Trigger: Approximately 14,000 units of Mountain House* *Responsibility: Mountain House Community Developers*	4	4	4	4
5. Mountain House Parkway from south of Von Sosten Road to the I-205 freeway	Widen to six lanes *Trigger: Approximately 9,000 units of Mountain House* *Responsibility: Mountain House Community Developers*	4	4	4	4
6. Mountain House Parkway from south of Von Sosten Road to the I-205 freeway	Widen to eight lanes *Trigger: Approximately 12,000 units Mountain House* *Responsibility: Mountain House Community Developers*	4	4	4	4
7. Widening of I-205	Mitigation Measure M4.12-2 (1994 EIR) (1) Contribute fair share of I-205 widening from four lanes to six lanes (funded), and from six lanes to eight lanes between I-580 and I-5, either as HOV lanes or mixed flow lanes (2) As an alternative, the project sponsor shall contribute a fair share to safety and operational improvements and/or to the widening of Altamont Pass Road west of Grant Line Road to four lanes (as HOV or truck lanes), if determined to be consistent with Alameda County policy. (3) Contribute fair share to the development of a parallel east-west roadway system north of I-205, extending between Mountain House and the City of Lathrop's, including the necessary multi-jurisdictional alternative/feasibility studies. *Trigger: As warranted* *Responsibility: Defined by MHTIF/County TIMF/Offset Program*	4	4	4	4
8. PSR for Grant Line/I-580 interchange improvements	Mitigation Measure M4.12-3 (1994 EIR) (1) Conduct Grant Line Road PSR (2) Provide for ramp metering with HOV bypass lanes. *Trigger: As warranted.* *Responsibility: Beyond fair share of project as defined in MHTIF/County TIMF/Offset Program*	4	4	4	4

Roadway	Improvements	Initially Identified in 1994 EIR	Required by MHTIF/ County TIMF	Required Under Current Analysis of 2025 Build-out conditions	Part of Project
9. Several Roadways in other jurisdictions	Mitigation Measure M4.12-4 (1994 EIR) Fair share participation in traffic studies and improvement measures to include 11th Street and Grant Line Road (east of Byron Rd) (City of Tracy), Altamont Pass Road (Alameda County), and Byron Highway (Alameda and Contra Costa counties). Where roadway widening for additional capacity is not feasible or acceptable, safety and operational improvements should be considered in order to accommodate increased traffic. *Trigger: As warranted by MHCSD* *Responsibility: Defined by MHTIF/County TIMF/Offset Program*	4	4	4	4
10. Connection to off-site bicycle facilities	Mitigation Measure M4.12-7 (1994 EIR) Contribute fair share in the planning and implementation of off-site bicycle facilities on and connecting with regional bike routes designated on the County Regional Bicycle Plan within five miles of the project, including those along Grant Line Road, Patterson Pass Road, Byron Road, Schulte Road, and the Edmund G. Brown Aqueduct. *Trigger: As warranted by MHCSD* *Responsibility: Defined by MHTIF/County TIMF/Offset Program per terms of Mountain House Master Plan Development Agreement*	4	4	4	4

Note:

These roadway improvement triggers are part of the prior conditions of approval for Neighborhoods E and G. The exact timing of the improvements will be supplemented by the results of the Annual Traffic Monitoring program.
The Mountain House Master Plan required that Mountain House mitigate its fair share of transportation impacts through participation in:
i. Payment of a MHCSD Transportation Improvement Fee (MHTIF) and
ii. Participation in the County's Transportation Impact Mitigation Fee (TIMF) program which includes a fee component for regional roadway improvements, alternative modes of travel and Council of Government (COG) fee.
"Fair Share" means the community's obligation to participate in the planning, construction and/or funding for an infrastructure facility improvement that will be shared by other jurisdictions, to the extent of the community's proportional impact.
The community's obligation shall be as presented in adopted MHTIF/County TIMF/Offset Program.
All the above may be triggered by development in either SPI, SPII or SP III.

9.2.3 Implementation Measures

a. The specific improvement phasing requirements contained within Master Plan Tables 9.1, 9.2, and 9.8 are specifically superseded by the requirements and provisions contained within SP III, the MHCSD Roadway Improvement Plan, and the MHCSD MHTIF and Technical Report Dated March 19, 2000. The timing and extent of all project specific phased improvements of community roadways shall be determined as part of MHCSD Traffic Studies for all implementing projects.
b. All implementing projects shall comply with the requirements of the MHCSD Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000, applicable provisions of Master Acquisition and Reimbursement Agreements between the MHCSD and SP III developers, and applicable sections of the Development Agreements between San Joaquin County and SP III developers.
c. All implementing projects shall comply with the requirements of the San Joaquin County Traffic Impact Mitigation Fee Ordinance.

d. All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards).
e. All streets and other transportation improvements shown on the Tentative Map shall be funded and developed as per MHCSD requirements. The street improvements shall include all street pavement, curbs, gutters, sidewalks, landscaping, lighting, signs, underground utilities, etc. The MHCSD may allow phased improvements subject to subdivision agreement or bonding.

9.3 Freeway Improvements

9.3.1 Master Plan Summary

The Mountain House community lies adjacent to two significant interstate freeways, I-205 and I-580. These two freeways serve inter-regional travel needs between the San Joaquin Valley and the greater San Francisco Bay Area. Primary access to this network of regional freeways will be via the Mountain House Parkway interchange on I-205, and via both the Mountain House Parkway and Grant Line Road interchanges on I-580. To provide for safe and efficient access to Mountain House via the freeway system, the Master Plan requires that the developer participate in the implementation of regional freeway improvements on a “fair share” basis. Freeway improvements include mainline, interchanges, HOV lanes, ramp metering, truck lanes, study reports, and plans.

9.3.2 Specific Plan III Description

The project is served regionally by the I-205 freeway, located just to the south of the project site. I-205 provides access to Tracy and to I-580 to the west, which connects with the greater San Francisco Bay Area. I-205 has six lanes in the vicinity of the project.

The Interstate 205/Mountain House Parkway interchange is currently configured with a two-lane overpass and single lane on and off ramps to the freeway. The MHCSD is preparing a Project Study Report (PSR) that proposes widening the existing two-lane overpass to six lanes to provide three northbound and three southbound lanes, constructing a southbound to eastbound loop on-ramp, and modifying the ramps to the existing intersections. It is expected that construction will begin in 2005, in time to serve development within SP III.

9.3.3 Implementation Measures

MHCSD Community Funding and Participation Requirements. All implementing projects shall comply with the requirements of the MHCSD Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000.

9.4 Arterials

9.4.1 Master Plan Summary

The Master Plan requires Mountain House to adequately plan for and assign fair share responsibility to all County arterials that may be significantly impacted by the community. County arterials addressed by the Master Plan include all non-freeway roadways external to the community plus those arterials that carry County and Mountain House traffic directly through the community. Specifically, in the SP III area these include Central Parkway, De Anza Boulevard, Mountain House Parkway, and Grant Line Road.

County roadways are intended to maintain Level of Service C during peak periods on all roads except for County road segments which function as Mountain House Gateways which may operate at Level of Service D. Mountain House Gateways include Grant Line Road from the County line to Mountain House Parkway; Mountain House Parkway from Grant Line Road to I-205; Byron Road from County Line to Wicklund Road.

Each Specific Plan and accompanying environmental review will assess the transportation impacts of Mountain House development on other Counties and Cities. When the community is determined by the County to be the primary new traffic contributor, the community will be responsible for initiating traffic studies and improvements consistent with the Master Plan. Improvements will be subject to the provisions of the County's offset mitigation program and cost reimbursement program.

9.4.2 Specific Plan III Description

Arterial streets within and adjacent to the planning area will be constructed as development proceeds. See Table 9-1: Trigger Points for Circulation Improvements for projected trigger points. Cross sections for arterial streets within SP III are shown in Figures 9-1 through 9-5. The arterial road system shown in Figure 9-6: Road Classification Diagram, includes both minor arterials (De Anza Boulevard and Central Parkway) and major arterials (Grant Line Road and Mountain House Parkway). De Anza Boulevard, Central Parkway, and Grant Line Road will be constructed to be four lanes (two lanes per direction). Mountain House Parkway from south of Mascot Boulevard to Von Sosten Road will be constructed to be six lanes (three per direction), then expanded to eight lanes (four per direction) south of Von Sosten Road to the I-205 Freeway. Other arterial streets within

Mountain House will be improved by the MHCSD or community developers as needed to maintain traffic standards to maintain Level of Service traffic standards.

As part of implementing projects contained within SP III, the MHCSD will perform detailed traffic studies to identify the specific improvements and related phasing of Specific Plan II (SP II) roadways which may be necessary to support such implementing projects. As part of the approval of these implementing projects the MHCSD will conditions such approvals to implement the specific transportation system improvements triggered by the projects trigger consistent with Community Approvals. Since the specific transportation triggers will be determined as part of implementing project approvals, the triggers contained within the SP III may be superseded by subsequent MHCSD traffic studies and trigger determinations.

FIGURE 9-1: CENTRAL PARKWAY CROSS SECTION

Source: MHCSD Design Manual

FIGURE 9-2: GRANT LINE ROAD CROSS SECTION (TYPICAL, EXCEPT ADJACENT TO GRANT LINE VILLAGE)

Source: MHCSD Design Manual

FIGURE 9-3: GRANT LINE ROAD CROSS SECTION (ADJACENT TO GRANT LINE VILLAGE)

Source: Mountain House Specific Plan III

FIGURE 9-4: MOUNTAIN HOUSE PARKWAY - I 205 TO VON SOSTEN ROAD CROSS SECTION

Source: MHCSD Design Manual

FIGURE 9-5: DE ANZA BOULEVARD CROSS SECTION

Source: MHCSD Design Manual

9.4.3 Implementation Measures

a. Community Roadway Improvements Phasing Requirements. The arterial improvements necessary to serve development of SP III shall be constructed in phases to maintain community levels of service as determined by MHCSD. The timing and extent of all project specific phased improvements of community roadways shall be determined as part of MHCSD Traffic Studies for all implementing projects.
b. County Funding and Participation Requirements. All implementing projects shall comply with the requirements of the San Joaquin County Traffic Impact Mitigation Fee Ordinance.
c. MHCSD/County Mitigation Offset Program. All implementing projects shall comply with the requirements of the MHCSD/County Mitigation Offset Program contained within the MHCSD Mountain House Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000.
d. Community Participation. If warranted by the traffic monitoring program, or, if initiated by others, development within SP III shall participate to the extent of its fair share in the traffic studies and improvement measures for improvements not listed in Table 9.1: Trigger Points for Circulation Improvements, including the following: Byron Road (south of Grant Line Road), existing Grant Line Road (east of Byron Road), new Grant Line Road (realigned section east of Byron Road), grade separation at Grant Line Road crossing the Southern Pacific railroad tracks (City of Tracy), Middle Road extension (from Gold Rush City to Mountain House), (Cities of Lathrop and Tracy), Altamont Pass Road (Alameda County), Byron Highway (Contra Costa County).
e. Operation and Safety Improvements. Development within SP III shall, to the extent of its fair share, participate in upgrading pavement sections and/or safety improvements (e.g., standard pavement widths and paved shoulders) when it is determined by the County to be the primary new traffic contributor, on rural roads, including Bethany, Kelso, Hansen, Von Sosten, Reeve, and Middle Roads, and Tracy Boulevard where necessary to alleviate additional traffic caused by the project within the County.
f. MHCSD Construction Truck Requirements. All implementing projects shall comply with the requirements of the MHCSD Construction Truck Management Plan.
g. Grant Line Road. When Grant Line Road traffic reaches 5,000 Average Daily Trips (ADT), Grant Line Road (from Byron Road to I-580) shall be studied to determine whether it meets current road standards or has deficiencies not identified under previous model assumptions. The study shall be prepared by the MHCSD and approved by the County.
h. If Grant Line Village ever subdivides, they must comply with MHCSD Design Standards, affecting both landscape and transportation impacts.

9.5 Arterial Intersections

9.5.1 Master Plan Summary

The Master Plan requires that safe intersections be provided through properly designed signalization and lane channelization at appropriate locations. Intersections, driveways, and minor access points on existing County Arterials must be spaced at least 1/8 mile (660 feet) apart. Existing driveways and access points may remain, but should be relocated, if possible, to meet the minimum spacing requirement. Proposed intersections, driveways, and minor access points that cannot achieve 1/8 mile (660 feet) spacing may be permitted as determined by a traffic study or other applicable study. No new building or increased traffic use are allowed on existing access points.

The community will, to the extent of its fair share, provide signalization and channelization at County Arterial intersections within the traffic impact area of the community. Each Specific Plan will include provisions for necessary intersection improvements required to serve the cumulative traffic of the community.

9.5.2 Specific Plan III Description

Traffic signals will be provided on roadway intersections within and adjacent to the SP III planning area as identified below subject to the requirements of the MHTIF Ordinance. Signalization will be timed as per trigger requirements and annual community monitoring of traffic volumes and levels of service performed by the MHCSD.

1. Grant Line and De Anza Boulevard
2. Grant Line and Central Parkway
3. Mountain House Parkway and Grant Line Road
4. Mountain House Parkway and Central Parkway
5. Central Parkway and De Anza Boulevard
6. Mountain House Parkway and Von Sosten Road
7. Mountain House Parkway/I-205 WB Ramps
8. Mountain House Parkway/I-205 EB Ramps
9. Great Valley Parkway and Grant Line Road
10. Tradition and Grant Line Road
11. Prosperity Road and Grant Line Road
12. Central Parkway and Delta College(N)
13. Central Parkway and Delta College(S)
14. Road D/Central Parkway

9.5.3 Implementation Measures

a. MHCSD Arterial Intersection Funding Requirements. All implementing projects shall comply with the applicable provisions of the MHCSD Transportation Improvement Fee Ordinance and Technical Report Dated March 19, 2000.

b. MHCSD Arterial Intersection Design Requirements.

- Intersections, driveways, and minor access points on existing County arterials shall be spaced at least 1/8 mile (660 feet) apart.
- Existing driveways and access points may remain but shall be encouraged to relocate to meet the minimum spacing requirement. Proposed intersections, driveways, and minor access points that cannot achieve 1/8 mile (660 feet) spacing may be permitted as determined by a traffic study or other applicable study. No new building or increased traffic uses shall be allowed on existing access points
- All implementing projects shall comply with the applicable provisions of the MHCSD Roadway Improvement Plan, Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards), and Design Manual, as amended (see Chapter Three: Streetscape and Chapter Nine: Entries).

9.6 On-Site Roadway Circulation and Design

9.6.1 Master Plan Summary

The Master Plan facilitates the movement of vehicular traffic within the community by providing for a safe, efficient, and easily understood on-site circulation system. It addresses internal street circulation and design for all community roads including soundwalls and landscaping for County arterials that pass through or are immediately adjacent to the community.

Pavement widths are to be minimized, consistent with safety considerations. Design standards for local streets shall be based upon the needs of the neighborhood and shall ensure pedestrian safety. Street widths shall be based on the number of expected Average Daily Trips (ADT) and safe accommodation of expected traffic. Neighborhood design is to emphasize short, quiet streets that discourage traffic. Street corner radii shall be as small as possible to minimize pedestrian crossing distances.

Access standards shall define an appropriate level of access to and from each type of street in the functional classification system. Landscaped medians shall be constructed along high volume arterials, and driveway access and on-street parking shall be prohibited. Vehicle access to residential lots fronting or appearing to front on Central Parkway shall be from local streets, alleys, or common driveways and courts. Arterials and Collector street intersections may be signalized or unsignalized as warranted. Turning movements may be restricted where local streets or collectors intersect with major Arterials. Collector residential streets shall be the primary means of movement through and between neighborhoods. Residential access streets may intersect or take access from any street type. In commercial areas, a pedestrian-oriented street design including on-street parking shall be developed to foster an active street life and meet standard urban design guidelines for pedestrian crossings.

FIGURE 9-6: ROAD CLASSIFICATION DIAGRAM

9.6.2 Specific Plan III Description

The internal vehicle circulation system of SP III consists of collector streets, local streets, alleys and emergency vehicle access (EVA) crossings of the pedestrian open space corridor. The collector streets provide the major access to the residential areas from the arterial streets. Local streets and alleys distribute the traffic throughout the residential areas. Office, commercial and industrial park areas are generally located off arterial streets, and receive access directly from arterial streets or, occasionally, collector streets and internal driveways and alleys. All schools are served by collector streets which border at least three sides of the school. Local streets and pedestrian paths provide access to the other sides of the school properties.

Street pavement widths are generally minimized with an emphasis on short, quiet streets that discourage traffic consistent with safety considerations. Shorter and narrower streets also reduce development and maintenance costs, discourage speeding, enhance pedestrian bike safety, and improve the visual appearance and scale of street corridors. Parking is allowed on all collector and local streets.

Alleys serving smaller lot residential areas are planned for several areas within SP III, especially across from school entries to reduce traffic conflicts from vehicles entering the stream of traffic from driveways.

Emergency Vehicle Access easements are planned at two locations crossing the north/south pedestrian corridor running between the Community Park and neighborhood center of Neighborhood A/B to ensure quick response times and flexibility for emergency service access. These EVA easements shall not be improved to extensions of local or collector streets without an amendment to this Specific Plan after public hearings are held in Neighborhood A/B.

9.6.3 Implementation Measures

a. Street pavement widths shall be minimized, consistent with safety considerations to reduce development and maintenance costs, discourage speeding, enhance pedestrian and bike safety, and improve the visual appearance and scale of street corridors.
b. Access standards shall define an appropriate level of access to and from each type of street in the functional classification system. Unsignalized “right turn in, right turn out” intersections (excluding those described for traffic signals, above) may be permitted on arterials, if consistent with safety criteria such as sight distance and minimum spacing. Landscaped medians shall be constructed along high volume arterials, and driveway access and on-street parking shall be prohibited (see the MHCSD Design Manual for landscape treatments).
c. Arterials shall have access limited to signalized intersections at minimum 660 feet spacing. Intersections of collector streets with other collector streets shall be spaced no closer than 300 feet without approval of the MHCSD. Intersections or offsets of local streets with collector streets shall be spaced no closer than 200 feet.

d. Classification of the streets including arterial and collector streets shall be constructed as cited in Figure 9-6: Road Classification Diagram and Table 9-2: Road Classification and Standards. Additional collector streets shall not be required by CDD or MHCSD without amendment of this Specific Plan.

e. Local and collector roads shall be designed to accommodate the requirements of MHCSD standards. Street corner radii shall be as small as possible to minimize pedestrian crossing distances.

f. Alleys serving individual or group residential units may be permitted. Design, construction and maintenance standards for alleys shall be developed prior to submittal of the first Development Permit and approved by the MHCSD prior to the recordation of the first Final Map. All alleys shall be designed to meet or exceed MHCSD Standards for drainage, lighting, and structural sections for accommodation of garbage trucks.

g. Emergency Vehicle Access Easements crossing the pedestrian corridors shall not be improved to local or collector streets without an amendment to this Specific Plan with public hearings held in Neighborhood A/B.

Table 9-2: Road Classification and Standards

	Right-of-Way	Number of Lanes	Access Control	Capacity (Vehicles/ Day)	On-Street Parking
Major Arterial	98'-152'	4-8	Partially controlled intersections and access; at grade	35,000-45,000	No
Minor Arterial	104'-134'	4	Intersections at grade; partially controlled access	25,000	No
Residential Collector	62'	2	Intersections at grade; driveway access	7,000	Yes Both Sides
Local Residential Type I	45'-50'	2	Intersections at grade; driveway access	300	Yes One or Both Sides
Local Residential Type II	49'-54'	2	Intersections at grade; driveway access	600	Yes Both Sides
Local Residential Type III	53'-58'	2	Intersections at grade; driveway access	1,500	Yes Both Sides
Commercial & Industrial Collector	64'-84'	2	Intersections at grade; driveway access	7,000-10,000	Limited

Notes:
1. Standards are all minimums.
2. Right-of-way includes all public land within the street boundaries including roadway median, walks, paths, landscaping and soundwalls.

9.7 Roadway Maintenance

9.7.1 Master Plan Summary

The Master Plan provides for adequate and cost-effective maintenance of community roadways and County roads adjacent to the site, including routine maintenance, resurfacing, signal maintenance, and landscaping.

9.7.2 Specific Plan III Description

All arterial, collector, and local streets will be public streets maintained by the MHCSD. Private alleys will be maintained by homeowner associations or through maintenance agreements with the MHCSD.

9.7.3 Implementation Measures

a. All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards and Maintenance).
b. Alleys shall be maintained to acceptable standards for the type of development being served.

9.8 Vehicular Parking

9.8.1 Master Plan Summary

The Master Plan provides on and off-street parking facilities to meet the parking demands of the planned land uses and encourage the use of alternative modes to the automobile.

On-street parking at Mountain House shall be permitted along collector and local streets in residential, industrial and commercial areas. On-street parking is generally prohibited on major arterials except for the Town Center and designated emergency parking. Access to transit and rail travel will be facilitated through the provision of adequate park-and-ride facilities at major transit and transfer locations. An on-street parking policy in commercial areas should encourage turnover, ensure the availability of parking, and discourage use of parking by employees.

The Mountain House Development Title addresses parking requirements, including specified minimums and maximums and provisions for compact cars, carpools, and cleaner fuel vehicles.

9.8.2 Specific Plan III Description

SP III contains public, residential, office, commercial and industrial land uses that will have off-street parking facilities. The location and design of these facilities are mostly regulated by the Development Title for private land uses and by MHCSD standards for public land uses. The Community College parking standards will be determined by the College District and parking standards for the K-8 schools will be determined by Lammersville Elementary School District. SP III also includes standards set forth in the Master Plan.

9.8.3 Implementation Measures

a. MHCSD Parking Requirements. All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards) and Design Manual, as amended (see Chapter Three: Streetscapes, Chapter Seven: Lighting, and Chapter Eight: Signage).
b. MHCSD Transportation and Transit-Related Parking Requirements. All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan.
c. County Parking Requirements. All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title (see Chapter 1015M: Parking and Loading).
d. Parking areas for industrial and office uses shall be located at the sides and rear of buildings, to the greatest degree possible.
e. Areas for receiving and loading materials on the premises of commercial and industrial uses shall be located away from the public street to which the use is oriented. Loading areas shall be screened from all public streets and public view.

9.9 Bicycle and Pedestrian Facilities

9.9.1 Bicycle Facilities

9.9.1.1 Master Plan Summary

Master Plan policies for bicycles are intended to reduce use of the private automobile, encourage recreational bicycle travel and separate high speed commuter bicyclists from recreational use whenever practical. Ample bicycling, rollerblade, and electric cart amenities serve as an incentive for achieving these goals.

Class I and II bikeways will provide a continuous, comprehensive network minimizing the need for cyclists to share roadway space with motorists. The bicycle network will provide adequate facilities to separate the slowly moving family-oriented bicyclists from the faster commuter bikers. Class III bikeways will be provided along Collector streets and select local streets to guide bicyclists through neighborhoods.

The bikeway system will be coordinated with regional bikeways. Mountain House will work with the City of Tracy to develop and implement a direct bicycle route between the two communities.

All bike paths, routes, and lanes will be designed to conform with standards in the MHCSD Design Manual and/or in compliance with Caltrans guidelines. At each Specific Plan stage, the bikeway system will be reviewed and updated to ensure conformance with goals and current conditions, and to ensure consistency with bikeways adjacent to the site. Each Specific Plan will designate the locations of bicycle and pedestrian facilities.

9.9.1.2 Specific Plan III Description

Class I and II bikeways within the SP III area and the Mountain House community will provide a continuous, comprehensive network minimizing the need for cyclists to share roadway space with motorists along arterial streets. Within the SP III area, additional Class I bikeways shall be provided in the form of multi-use paths running parallel with existing electrical line and gas line easements. These multi-use paths will connect the Community Park to the Neighborhood Center and points north. Class III bikeways shall be provided along collector streets and select local streets to guide bicyclists though neighborhoods and provide connectivity to Class I and II bikeways. (See Figure 9-7: Bicycle and Pedestrian Circulation.)

The community bikeway system is to be coordinated with regional bikeways. The MHCSD shall work with the City of Tracy to develop and implement a direct bicycle route between the two communities.

All bike paths, routes and lanes along streets shall, at a minimum, be designed to conform with standards in the MHCSD Design Manual, dated January 22, 2002, and/or in compliance with Caltrans guidelines. A jogging path of decomposed granite or alternative material acceptable to the MHCSD shall run parallel to multi-use path and shall be a minimum of 3’ wide when alongside the multi-use path.

9.9.1.3 Implementation Measures

a. The following Class I Multi-Use Paths shall be constructed at the same time as adjacent roads. Class I Bike Paths shall parallel the arterial streets listed below. All multi-purpose Class I paths shall have curb ramps and crosswalk striping when crossing streets.
    1. Central Parkway
    2. De Anza Boulevard
    3. Mountain House Parkway
    4. Grant Line Road
b. Grant Line Road shall be designed to include a minimum five-foot wide striped bike lane with signing, pavement legends, and lane striping separating the shoulders from automobile traffic so that Class II bike lanes are constructed concurrent with the roadway. The bike lane, when fronting Grant Line Village, will convert to the frontage road condition, extending to the Great Valley Parkway intersection.

c. Class III bike routes will be provided on all SP III collectors concurrent with construction of roadways to ensure a continuous, safe bicycle network.
d. Bikeway Development. All bikeways shall be part of the roadway development/design when they are within the road right-of-way.
e. The multi-use paths running parallel to the gas line and tower line easements shall be 12' wide minimum with striping to indicate two-way traffic, or two paths with directional arrows with a minimum width of 6' each in locations where emergency/utility vehicle access is not necessary due to abutting public streets.
f. Traffic Signalization. Where designated bicycle facilities intersect signalized roadways, the traffic signals shall include the latest technology for bicycle actuation, or if such technology does not exist, pedestrian equipment to allow cyclist actuation.
g. Facilities. Rest areas, bike racks, drinking fountains, and other appropriate amenities shall be provided at significant destinations on the network of Class I and Class II facilities.
h. Rollerblades and Electric Cart Use. Rollerblade and electric cart use of bikeways and multi-use paths routes shall be allowed whenever pedestrian and bicycle use is not compromised. Additional width and other design considerations may be required to accommodate the size and speed of electric carts.
i. Racks on Transit Vehicles. Transit vehicles shall include bicycle racks to encourage bicycle access to the system.
j. Determination of Fair Share. The community shall participate on a fair share basis in the planning and implementation of off-site bicycle facilities connecting with regional bike routes as designated on the County Regional Bicycle Plan, including routes along Mountain House Parkway, Grant Line Road, Schulte Road, and Edmund G. Brown Aqueduct.
k. MHCSD Bicycle and Pedestrian Requirements. All implementing public improvement projects shall comply with the applicable provisions of the:
   - MHCSD Development Standards (Section 2: Street Design Standards), and
   - MHCSD Design Manual, as amended (Chapter Five: Paths).
l. MHCSD Transportation and Transit-Related Requirements. All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan.
m. County Transportation and Transit-Related Requirements. All implementing projects shall comply with the applicable provisions of the San Joaquin County Development Title, as amended, (see Chapter 9-1150.8M: Bikeways and Chapter 9-1150-9M: Pedestrian Paths).

FIGURE 9-7: BICYCLE AND PEDESTRIAN CIRCULATION

9.9.2 Pedestrian Facilities

9.9.2.1 Master Plan Summary

The Master Plan encourages pedestrian travel through provision of a complete network of walking paths and sidewalks. In addition to the multi-use paths designed to facilitate safe pedestrian travel, additional facilities are provided along roadways, within parks, and at higher intensity areas such as the Town Center. Pedestrian facilities will include sidewalks, pedestrian crossings, benches, lighting, trash containers, and signage. The design of multi-use paths will facilitate safe pedestrian travel in addition to bike travel. Each Specific Plan will designate the locations of bicycle and pedestrian facilities.

9.9.2.2 Specific Plan III Description

Pedestrian facilities in the SP III area are designed to encourage walking both as recreation and as a means of transportation to reach local destinations such as the Neighborhood Center, the Community Park and local employment areas. The central spine of pedestrian circulation within the SP III area is the 12' multi-use path to be incorporated into the open space corridor running from Central Parkway in the south to De Anza Boulevard in the north. This multi-use path will provide a pleasant, off-street pedestrian connection between sub-neighborhoods, schools, parks and a neighborhood commercial area. Arterial streets within the SP III area shall have multi-use paths on both sides (except Mountain House Parkway, which will have a wider, two-way multi-use path on the community side only.) Collector and local streets will provide pedestrian connectivity to the open space corridor and arterial streets and shall generally have curb separated sidewalks on both sides. Curb-adjacent sidewalks are discouraged but are allowed in limited circumstances where street length is short and/or design is constrained by lotting considerations. Sidewalks and parkways may be eliminated from the street right-of-way where collectors or local streets abut a park or open space corridor, provided that connections are made to paths within the park or open space at logical pedestrian access points. Pedestrian connections shall be provided where cul-de-sacs abut or nearly abut another street and where block lengths exceed 800 feet, except where it is determined by the Community Development Department that such a pedestrian connection is contrary to the interests of health and safety.

To reduce neighborhood traffic speeds and further promote and enhance the safety of pedestrians within the SP III area, traffic calming and pedestrian protection measures, including but not necessarily limited to curb bump-outs, traffic circles or medians with a pedestrian refuge, shall be employed at strategic locations within the neighborhoods. These measures shall be designed to reduce vehicle speeds and to increase pedestrian visibility at crossing points. Primary pedestrian routes and destinations, potential for cut-through traffic, street traffic volumes and length of street between intersections shall be considered in siting traffic calming measures. No traffic calming measures are to be sited on arterial roadways.

9.9.2.3 Implementation Measures

a. Multi-use paths shall be at least eight feet in width, except where constructed on only one side of a road without Class II bike lanes where it shall be ten feet in width and may be constructed of

asphalt, concrete or other material approved by the MHCSD. Sidewalks a minimum of five feet in width shall be provided along Collector streets, and sidewalks a minimum of four feet in width shall be provided along local streets. Multi-use paths in electrical line/gas line easement open space corridors shall be a minimum of 12' total width, and that multi-use paths along arterials and sidewalks along collector and local streets are to be constructed of concrete.

b. Commercial and industrial collector streets shall have walks or paths on at least one side of the street, and on both sides where the street supports commercial frontage.
c. Residential collector and local streets shall have a walk on each side of the street except where abutting a park or open space area with paths, in which case connections will be made from the street to the path at logical pedestrian entry points.
d. At each signalized intersection where pedestrians are expected to cross, a pedestrian crossing signal with pedestrian actuation shall be provided.
e. The design of each commercial area shall include pedestrian-oriented features, such as narrowed intersections to reduce crosswalk distance, small-radius corners, and pedestrian-actuated signals. Site plans prepared as part of Development Permit applications shall incorporate direct and convenient pedestrian connections, including those between sidewalks and building entrances and between cul-de-sacs and abutting streets.
f. All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Development Standards (see Section 1: General Design Requirements and Section 2: Street Design Standards), Design Manual, as amended (see Chapter Three: Streetscapes and Chapter Five: Paths), and Roadway Improvement Plan.
g. All implementing projects shall comply with the applicable provisions of the MHCSD Parks, Recreation and Leisure Plan, as amended (see Chapter 2: Park and Recreational Facilities).

9.10 Transit

9.10.1 Bus Transit

9.10.1.1 Master Plan Summary

The Master Plan addresses ways to reduce reliance upon the private automobile by offering attractive, competitive bus transit service locally within the community and to major regional destinations. The Mountain House TDM Program and Transit Plan provides additional measures, summarized here.

Local service will be provided between the twelve residential neighborhoods and employment areas within Mountain House at a service frequency that provides a viable alternative to the automobile for local peak and off-peak travel. Inter-city and inter-regional transit service will be provided between the Mountain House community and Tracy, Stockton, Lawrence Livermore Laboratories, and the BART East Dublin/Pleasanton station at a service frequency that provides a realistic alternative to the automobile for peak-hour travel between the community and these regional destinations and is commensurate with the number of occupied dwelling units and employee base. This service will facilitate the transfer of passengers to other transit services in the region serving these destinations. The 1997 MHCSD TDM Program and Transit Plan states that MHCSD will work with the SMART

transit operators to commence service to the Mountain House Park-and-Ride lot once more than 1,000 homes have been occupied.

The Town Center will include a transit center for the transit system, and the twelve neighborhood centers will serve as the local focal points for passenger collection and distribution. Transfers between local and regional bus service will be accommodated at the Town Center Transit Center and the Mountain House Parkway/I-205 Park-and-Ride lot. The 1997 MHCSD TDM Program and Transit Plan states that the park-and-ride facility should be built to accommodate approximately 300 cars once 3,000 homes have been built and occupied. Transit service amenities, such as bicycle facilities, shelters, and telephones, will be located throughout the community to promote use of bus service and to enhance service accessibility. Bus stops will be located every one-quarter to one-half mile depending on land use density, street configuration, and other factors.

9.10.1.2 Specific Plan III Description

Planned transit service within SP III includes Regional bus transit service along Grant Line Road to Central Parkway to Mountain House Blvd, and along part of De Anza Blvd (see Figure 9-8: Local Transit routes Layout). Local bus service is planned to serve the neighborhood center and the two K-8 schools. Neighborhood transit stops are planned at the community college campus, employment/retail center, and K-8 schools. In addition, there will be transit service for K-8 students residing west of Central Parkway to minimize student crossings of this arterial street. The Community Park-and-Ride lot is located adjacent to the Mountain House Parkway/I-205 interchange outside SP III.

9.10.1.3 Implementation Measures

a. Bus stops shall be located, at a minimum, at all Neighborhood Centers (see Figure 9-8: Local Transit routes Layout) and shall be constructed consistent with the provisions of the TDM Program and Transit Plan. The MHCSD may revise the exact locations of bus facilities to respond to final development plans. Bus shelters and furnishings shall be designed according to the criteria in the Mountain House TDM Program and Transit Plan
b. MHCSD Transportation and Transit-Related Requirements. All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan (all chapters).
c. Coordination of Service. Provision of inter-city and inter-regional transit service shall be coordinated by the MHCSD and the San Joaquin Regional Transit District.

9.10.2 Rail Transit

9.10.2.1 Master Plan Summary

Master Plan provisions for rail transit are intended to support passenger rail transportation between Mountain House and nearby rail stations; and regional destinations, including passenger rail service on the Altamont and Mococo lines. The Union Pacific's "Mococo" branch line along Byron Road

runs from Tracy to Martinez. In addition, Altamont Commuter Express (ACE) operates passenger trains through Tracy, connecting the Central Valley and the Bay Area on the Altamont Line. The community is to participate in the implementation of the rail transit facilities on a “fair share” basis.

9.10.2.2 Specific Plan III Description

No rail service is proposed within SP III. However, Transit service will be provided to regional rail stations. The SP III planning area will participate in the implementation of the rail transit facilities on a “fair share” basis as will the rest of the Mountain House community.

9.10.2.3 Implementation Measures

a. MHCSD Transportation and Transit-Related Requirements. All implementing projects shall comply with the applicable provisions of the MHCSD Transit Demand Management and Transit Plan.
b. A proportionate “fair share” contribution, based upon projected ridership shall be made towards development of a new Altamont platform near I-580 at the time that service is implemented and at least 4,100 dwelling units have been occupied. This contribution will not be required if this platform is not built.

9.11 Phasing and Costs

9.11.1 Master Plan Summary

Development of in-tract roads will be the responsibility of individual builders. The phasing of transportation improvements will generally relate to the phasing of residential and non-residential land uses. The traffic monitoring program will result in annual updates to the Roadway Improvement Plan which will initially be prepared after approval of the Master Plan. Improvements will be developed on an as-needed basis to maintain the Level of Service standards identified in this chapter.

The implementation procedures include anticipated start-up events for construction of freeway and Arterial improvements. On-site roadways will be phased consistent with the amount and location of development. Phasing of County roads will be controlled by the County and coordinated with the community's Roadway Improvement Plan.
Bus transit and bicycle facilities will be provided incrementally throughout building out of the community, with transit stops, shelters, bicycle lockers and racks in each neighborhood.

9.11.2 Specific Plan III Description

SP III improvements will be financed with private funding in exchange for fee credits imposed through the MHCSD's TIF. In addition, some off-site (in-community) improvements will likely be required in order to maintain County standards for levels of service. All such improvements will be

further defined and required by the MHCSD as part of both the Traffic Impact Analysis prepared by the MHCSD's traffic consultant, and subsequent detailed engineering.

The implementation of SP III will generate, through the collection of local and regional traffic impact fees, funds to be collected by the County (TIMF) and MHCSD (TIF) to pay for future roadway and transportation program responsibilities of the project. Development of the various land uses will also generate tax revenue for the MHCSD that will fund specific transit services and programs identified by the MHCSD's TDM Program.

9.11.3 Implementation Measures

a. Phasing and Costs. All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, any Master Acquisition and Reimbursement Agreement between the MHCSD and SP III developers, any Development Agreement between San Joaquin County and SP III developers, MHCSD Capital Improvement Program, and applicable development fee Ordinances.

9.12 Operations and Maintenance

9.12.1 Master Plan Summary

Road maintenance will be provided by the MHCSD. Maintenance will conform to applicable MHCSD standards and may be funded by a combination of existing taxes and/or new service charges. Maintenance personnel, vehicles, and equipment may be shared with other maintenance crews to increase efficiency and decrease costs. Costs associated with road maintenance are included in the fiscal analysis in the Public Financing Plan (PFP).

9.12.2 Specific Plan III Description

The Master Plan requirements related to operations and maintenance of transportation facilities will be implemented by SP III through the implementation measure listed below.

9.12.3 Implementation Measures

a. Operations and Maintenance. All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, any Master Acquisition and Reimbursement Agreement between the MHCSD and SP III developers, any Development Agreement between San Joaquin County and SP III developers, MHCSD Capital Improvement Program, and applicable development fee Ordinances.

FIGURE 9-8: LOCAL TRANSIT ROUTES LAYOUT

CHAPTER TEN: AIR QUALITY AND TRANSPORTATION MANAGEMENT

10.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to air quality compliance and transportation demand management, and states both the Plan Description and Implementation for Specific Plan III (SP III).

Additional information is found in Chapter Three: Land Use, Chapter Eight: Energy and Telecommunications, and Chapter Nine: Transportation and Circulation. The Mountain House Community Services District (MHCSD) Transportation Demand Management (TDM) Program and Transit Plan contain requirements for transportation demand management.

In addition to being subject to the control and approval of the County, issues of air quality and transportation management at Mountain House are subject to the regulatory control of the San Joaquin Valley Air Pollution Control District (SJVAPCD), the San Joaquin Council of Governments (SJCOG) Congestion Management Plan, and State and Federal requirements.

10.2 TRANSPORTATION MANAGEMENT

10.2.1 Master Plan Summary

The primary issue affecting air quality is the impacts of transportation, especially single occupant vehicles and trucks that use diesel fuel. The Master Plan provides a range of requirements to reduce the normally expected number of automobile trips and thereby reduce air quality impacts associated with development of residential, employment, and other land uses at Mountain House. These include the promotion of telecommuting; encouragement of alternative transportation modes including walking, bicycling, transit, or cleaner fuels vehicles; community design that reduces internal trip lengths and creates a jobs/housing balance to reduce external trips; and reduction of air pollution from non-automobile sources.

10.2.2 Specific Plan III Description

SP III is bordered by I-205 to the south and Mountain House Parkway to the east which will carry large volumes of vehicles. In addition, I-205 carries substantial numbers of diesel powered trucks. According to a records search for stationary sources of Toxic Air Contaminants (TAC) monitored by the SJVAPCD, no stationary sources of toxic air contaminants were found within one-quarter mile of the project site. (ARB 2004b; San Joaquin County 1991; U.S. EPA 2004b.)
Development of the land uses proposed within SP III and the related Tentative Maps will be subject to all requirements of the SJVAPCD, MHCSD Standards and Programs, including the MHCSD's

TDM Plan and Construction Truck Management Plan. Specifically, the projects as proposed, will implement the following:

- Telecommunications systems will be implemented per the requirements of the MHCSD, and individual service line extensions will be installed in every home and business.
- Pedestrian, bicycle, and transit facilities will be constructed per the Master Plan and Specific Plan, and/or funded by fees collected by the MHCSD.
- SP III and the related Tentative Maps will also provide employment related land uses, as called for in the Master Plan, thereby facilitating the Master Plan's goals of jobs to housing balance and a reduction in automobile trips.
- Vehicle miles traveled is expected to be achieved through community design to reduce internal trips lengths and create a jobs/housing balance to reduce external trips

10.2.3 Implementation Measures

a. Telecommuting shall be promoted in order to reduce automobile trips.
b. The MHCSD shall provide free transit service to new residents of the Mountain House community for the first three months of occupancy.
c. The project shall incorporate facilities to support and offer connections to alternative transportation modes including walking, bicycling, transit.
d. The project shall be subject to all requirements of the SJVAPCD, MHCSD Standards and Programs, including the MHCSD's TDM Plan and Construction Truck Management Plan.
e. The offering by employers in SP III employment areas of alternative work weeks, such as four 10-hour days or nine 9-hour days in a two-week period, should be encouraged to reduce vehicle trips.

10.3 CLEANER FUELS

10.3.1 Master Plan Summary

The Master Plan encourages the reduction of emissions from public, fleet or private vehicles through the use of cleaner fuel vehicles, and states that the community will develop and promote the use of natural gas, the cleanest of the fossil fuels. In addition, programs to encourage the use of cleaner fuel vehicles will be developed.

Programs to encourage the use of cleaner fuel vehicles shall be developed by the County and MHCSD in conjunction with Mountain House businesses. The programs shall identify long term infrastructure requirements for supporting increased use of alternative fuel vehicles. Offstreet parking facilities shall provide preferential parking for cleaner fuel vehicles and all school and transit vehicles as established in the TDM Program.

All Mountain House CSD owned service and maintenance vehicles and all school and transit vehicles should be cleaner fuel vehicles (i.e., Compressed Natural Gas (CNG), methanol, or electric) to the extent economically feasible. In addition, individuals and business shall be encouraged by the MHCSD to consider alternative fuel vehicles for personal and fleet use.

10.3.2 Specific Plan III Description

Cleaner fuel requirements of the Master Plan are implemented in the Planning Area through MHCSD programs. The *Development Title* requires preferred parking for carpools and/or cleaner fuel vehicles to be located near the main employee entrances.

10.3.3 Implementation Measures

Parking facilities throughout the community shall provide preferential parking for cleaner fuel vehicles and all school and transit vehicles as established in the MHCSD TDM Program.

10.4 CONSTRUCTION PROGRAM FOR AIR QUALITY

10.4.1 Master Plan Summary

To mitigate air quality impacts due to construction activities, the Master Plan requires that generation of dust and emissions will be controlled during the pre-construction and construction phases; emissions from operating equipment will be controlled; and construction equipment and traffic will be considered in air quality control.

10.4.2 Specific Plan III Description

The construction air quality standards and requirements of the Master Plan are implemented in the Planning Area through MHCSD programs and requirements to mitigate construction emissions.

10.4.3 Implementation Measures

a. Generation of dust and emissions shall be controlled during the pre-construction and construction phases to meet all SJVAPCD requirements.
b. Construction practices shall comply with: Regulation VIII Control Measures of the SJVAPCD and applicable measures in Table 6-3 of the SJVAPCD Guide for Assessing and Mitigating Air Quality Impacts, January 10, 2002.

10.5 HOUSES AND BUILDINGS

10.5.1 Master Plan Summary

To reduce air emissions from Mountain House, the following emissions will be targeted for reduction: emissions resulting from routine usage of gasoline appliances such as lawn maintenance equipment and barbecues, Nitrogen Oxides emissions resulting from water heaters, and emissions resulting from fireplace usage.

10.5.2 Specific Plan III Description

The residential air quality standards and requirements of the Master Plan are implemented in the Planning Area through Development Title requirements and conditions of approval to provide lower pollution fireplace and water heater facilities and outdoor electrical hookups.

10.5.3 Implementation Measures

The following shall be required as conditions of Tentative Map approval:

- Natural gas lines outlets shall be provided to backyards to encourage usage of natural gas barbecues.
- 220 volt electrical outlets for recharging electric automobiles shall be provided in each garage. Electrical outlets shall be located on the outside of single family homes to accommodate electric lawn maintenance equipment and electric barbecues.
- Low nitrogen oxide (NO2) emitting and/or high efficiency water heaters shall be required for all dwelling units.
- Each single family residence shall have no more than one fireplace. If fireplaces are designed to be natural gas heating appliances of a zero clearance design, there is no limitation on the number of fireplaces per unit.

CHAPTER ELEVEN: NOISE

11.1 INTRODUCTION

Mountain House is located adjacent to several identified noise sources, primarily transportation related (roadway traffic and railroad operations). In addition, a new airport is being constructed approximately five miles to the northwest of the project site, with the main runway aligned with the southwest corner of the community.

This chapter summarizes Master Plan provisions related to noise, and states both the Plan Description and Implementation Measures for Specific Plan III (SP III). Chapter Nine: Transportation and Circulation provides additional information on roadway traffic and transportation facilities.

The following assumptions about noise impacts are used for this Specific Plan:

a. The Noise Chapter of the San Joaquin County General Plan establishes a policy to limit exterior noise levels to 65 dB Ldn (a composite 24-hour average noise level descriptor) for residential developments, and 60 dB Ldn for schools, group care facilities, and hospitals, in order to provide an acceptable environment for outdoor activities.
b. Standard construction practices under the current Uniform Building Code (UBC) are expected to provide an exterior to interior noise level reduction of at least 20 dB, therefore achieving an interior noise level of 45 dB Ldn with the windows in the closed position.
c. The Noise Chapter of the San Joaquin County General Plan also requires an acoustical analysis for development of residential or other noise sensitive land uses in areas where the exterior noise level is predicted to exceed 60 dB Ldn.
d. Noise-sensitive land uses include residential, education, and hospital uses.

11.2 MOBILE SOURCE NOISE IMPACTS

11.2.1 Master Plan Summary

The Master Plan requires a variety of measures to mitigate noise from mobile sources. Berms, barriers, soundwalls, setbacks, landscaping, or some combination of these measures will be used adjacent to transportation noise sources to reduce indoor and outdoor noise exposure to acceptable levels. Where excessive sound wall heights would be necessary, a combination of setbacks and berms or sound walls will be considered. Setbacks will be used in conjunction with noise barriers where necessary to achieve acceptable levels of noise.

On school sites and other noise-sensitive land uses, any outdoor instructional areas or areas which require speech audibility will be located outside the 60 dB Ldn noise contour or shielded from mobile noise in excess of 60 dB Ldn.

Noise studies prepared by EDAW have identified noise-reducing barriers sufficient to meet the needed mitigation for noise generated from major and minor Arterials. Noise levels in primary outdoor use

areas of new residential development will not exceed an Ldn of 60 dB unless the project design includes reasonable mitigation measures to reduce noise in outdoor activity areas to as close to an Ldn of 60 dB as possible. Where it is not possible to reduce noise in outdoor activity areas to an Ldn of 60 dB or less using practical application of the best available noise reduction measures, an exterior noise level of up to an Ldn of 65 dB may be allowed. Under no circumstances will interior noise levels exceed an Ldn of 45 dB.

11.2.2 Specific Plan III Description

As part of this Specific Plan, a noise analysis was prepared to identify expected noise levels and appropriate mitigations and sound wall locations and heights. Existing noise-sensitive land uses within the planning area include 49 residences in the northwest portion of the project site (Grant Line Village), four residences in the central portion of the site, and one residence in the northern portion of the project site along the south side of Grant Line Road. The sound barriers identified in Table 11-1: Predicted Road Traffic Noise Levels Under 2025 Plus Specific Plan III Buildout Conditions and Figure 11-1: Soundwall Locations, will reduce exterior noise levels at the residences along Grant Line Road to below 65 dBA Ldn/CNEL. This mitigation shall be funded through fair-share payments by the applicants for development within SP III.

The existing noise environment on and within the vicinity of the SP III project site is influenced primarily by surface transportation noise emanating from vehicular traffic on area roadways, such as I-205, Mountain House Parkway, and Grant Line Road. Agricultural activities within and adjacent to SP III also contribute to the existing background noise levels.

SP III is also influenced by aircraft flyover noise from the Byron Airport located approximately five miles to the northwest in Contra Costa County. Portions of Neighborhoods A/B, and D fall within the area of potential noise impact from Byron Airport. See Figure 11-2: Byron Airport Aircraft Overflight and Potential Noise Impact Zone. Light plane operations to and from the airport would produce minimal noise impacts on the SP III area as most of these aircraft would pass over the SP III area at heights that make their presence largely unnoticeable. Nonetheless, SP III implements the Master Plan requirement that home buyers in the airport overflight zone area shall be provided a disclosure that indicates that the property offered for sale is located in an area subject to aircraft flyover noise.

The SP III project includes edge treatments that would prevent noise from off-site agricultural operations near the eastern and western boundaries of the SP III site. The edge treatment and 100-foot setback along the west edge would address the areas where residential uses would directly abut the County line, where the nearest agricultural activities could occur. The treatment along the east edge of the SP III project site would be defined by the Mountain House Parkway right-of-way plus a minimum 32-foot additional setback which will reduce off-site agricultural noise as perceived at proposed Specific Plan III noise-sensitive land uses. The industrial, office, and commercial land uses proposed along the west side of Mountain House Parkway would provide additional noise shielding, though these land uses are likely not to be developed until after the SP III's residential neighborhoods are developed and inhabited. Agricultural operations could also continue to occur on undeveloped portions of the SP III project site while development occurs. However, interim agricultural buffers required of new developments will help reduce these noise effects.

Table 11-1: Predicted Road Traffic Noise Levels Under 2025 Plus Specific Plan III Buildout Conditions

		Noise Level (dBA CNEL) 50 Feet from Centerline of Near Travel Lane			
Road Segments along Proposed Sensitive Receptors	**Sound wall proposed as part of SP III**	**Cumulative + Project (Year 2025) without Sound Wall**	**With 7-foot Sound Wall**	**Exceedance of 65 dB Ldn/CNEL without Sound Barrier?**	**Exceedance of 65 dB Ldn/CNEL with Sound Barrier?**
Central Pkwy. south of Grant Line Rd.	no	69.16	N/A	Yes	**N/A**
Central Pkwy. along proposed Community Park and Delta College Campus	no	65.53	N/A	Yes	**N/A**
Central Pkwy. west of De Anza Blvd. (and south of Grant Line Rd.)	no	67.79	N/A	Yes	**N/A**
De Anza Blvd. between Mascott Blvd and Grant Line Rd.	yes, along west side of road	66.52	59.82	Yes	**No**
De Anza Blvd. between Grant Line Rd. and Central Pkwy.	yes, along west side of road	67.59	60.89	Yes	**No**
Grant Line Rd. between Prosperity and De Anza Blvd.	yes, along south side of road	68.79	62.04	Yes	**No**
Grant Line Rd. between Central Valley Pkwy. and Prosperity and De Anza Blvd.	yes, along south side of road	71.36	64.53	Yes	**No**
Road Segments along Existing Sensitive Receptors		**Noise Level (dBA CNEL) at Nearest Residence**			
	Sound wall proposed as part of SP III	**Cumulative + Project (Year 2025) without Sound Wall**	**With 7-foot Sound Wall**	**Exceedance of 65 dB Ldn/CNEL without Sound Barrier?**	**Exceedance of 65 dBA Ldn/CNEL with Sound Barrier?**
Grant Line Rd. along existing Grant Line Village (north side of road in SPII)	Proposed as part of SPII	72.59	65.43 (or 64.11 with and 8-foot sound wall)	Yes	**Yes**
Grant Line Rd. along existing Grant Line Village (south side of road)	yes, along south side of road	**69.89**	**63.31**	**Yes**	**No**

Source: Specific Plan III DEIR, 2005.

FIGURE 11-1: SOUNDWALL LOCATIONS

Map does not reflect changes to road alignments and land use designations. Underlying land plan shown here is Mountain House Master Plan (1994) and does not reflect proposed SP III Land Plan.

FIGURE 11-2: BYRON AIRPORT AIRCRAFT OVERFLIGHT AND POTENTIAL NOISE IMPACT ZONE

Source: Mountain House Master Plan

11.2.3 Implementation Measures

a. On school sites and other noise-sensitive land uses, any outdoor instructional areas or areas which require speech audibility will be located outside or shielded from the 60 dB Ldn noise contour.

b. Noise levels in primary outdoor use areas of new residential development shall not exceed an Ldn of 60 dB unless the project design includes reasonable mitigation measures to reduce noise in outdoor activity areas to as close to an Ldn of 60 dB as possible. Where it is not possible to reduce noise in outdoor activity areas to an Ldn of 60 dB or less using practical application of the best available noise reduction measures, an exterior noise level of up to an Ldn of 65 dB may be allowed. Under no circumstances will interior noise levels exceed an Ldn of 45 dB. Compliance shall be verified prior to the issuance of building permits.

c. All implementing projects shall comply with the applicable noise provisions of SP III and the San Joaquin County Development Title.

d. A noise study shall be prepared for all noise sensitive areas where the exterior noise level is predicted to exceed 60 dB Ldn and shall identify specific noise-reducing barriers, taking into account the final design and grading of the subdivision, sufficient to meet the needed mitigation for noise generated from arterial roadways. The applicant shall submit the noise study to the Community Development Department (CDD) prior to approval of Development Permits.

e. The applicant shall provide a disclosure by deed notice that property within the Byron Airport overflight zone is located in an area that may be subject to aircraft flyover noise. The following shall be noted on the Final Map:

   "The deed of each lot shall contain a recording notification that Village X (A/B or D as appropriate) lies within Byron Airport's potential aircraft noise impact area, defined as Zone D of the Contra Costa Airport Land Use Compatibility Plan, Compatibility Map (Figure 4B)."

f. Before the approval of building permits for each individual subdivision, CDD shall evaluate the building permits for compliance with the San Joaquin County Development Title. Where individual projects do not clearly comply with interior noise standards included in these guidelines, mitigation measures such as use of dual-pane-windows, mechanical air systems, exterior wall insulation, and other noise-reducing building materials and methods shall be required as appropriate to reduce interior noise exposure to 45 dBA $L_{dn,}$ (Table 4.13-3). Where individual projects do not clearly comply with exterior noise standards of the San Joaquin Development Title (Table 4.13-3), mitigation measures, such as use of noise barriers, buildings for screening, and setbacks between noise sources and receptors, shall be implemented as appropriate to minimize exterior noise levels. Where there is a question regarding pre-mitigation or post-mitigation noise levels in an area, site-specific noise studies may be conducted to determine compliance or noncompliance with County guidelines. Any and all noise studies and mitigation required by the above shall be fully funded by the College Park developers.

Title 24 of the California Code of Regulations requires the preparation of an acoustical analtsis for multifamily residences that demonstrates how interior noise levels will achieve a 45 dBA

L_{dn}/CNEL in locations where the exterior noise levels exceed 60 dBA L_{dn}/CEL. As a result, a Title 24 ananlysis shall be prepared as part of the final design of any proposed multifamily residential dwellings. To the exeent necessary, noise control measures shall be designed according to the type of building construction and specified sound rating for each building element to achieve an interior noise level of 45 dBA L_{dn}/CNEL.

For any subdivisions for which the Building Division of the CDD and/or associated noise studies discussed above determine that agricultural noise from existing agricultural operations could exceed the County's interior and exterior noise standards of 65 dBA L_{dn}/CEL amd 45 dBA L_{dn}/CEL, respectively, a disclosure statement shall be included in the sales or rental documents for residences indicating that the residence could potentially be subject to periodic agricultural activity noise above County Standards.

11.3 STATIONARY SOURCE NOISE IMPACTS

11.3.1 Master Plan Summary

To control stationary noise sources (such as industrial, commercial, or utilities that create a constant or periodic noise in a fixed location), the Master Plan requires that daytime and night-time hourly Noise Equivalent Level (Leq) standard will be used to evaluate stationary noise sources at receiving residential land uses. To provide noise level standards that account for stationary noise sources, new development of noise sensitive uses will not be allowed where the noise levels due to stationary noise sources will exceed the community's noise level standards set forth in the Master Plan.

11.3.2 Specific Plan III Description

SP III takes into account stationary noise impacts by the siting of the general land use types. Actual control of noise from individual stationary sources will be the responsibility of the developer. In addition, design and operational standards shall be established to minimize noise generated by loading dock activities from adversely affecting planned and existing off-site noise-sensitive land uses.

11.3.3 Implementation Measures

a. The industrial, commercial, or public facility land uses proposed as part of the SP III project shall be designed to ensure that outdoor equipment does not result in an exceedance of 55 dB Leq during daytime hours (7 a.m. to 10 p.m.) or 50 dB Leq during night-time hours (10 p.m. to 7 a.m.) at off-site noise-sensitive receptors. These noise levels shall be lowered by five dB for simple tone noises or for noises consisting primarily of speech or music.

b. Commercial, Office, and Industrial Uses

Industrial and commercial land uses proposed as part of the College Park project shall be designed to ensure that outdoor equipment does not result in an exceedance of 55 dBA L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.) or 50 dBA L_{eq} during nighttime hours (10:00 p.m. to 7: a.m.) at off-site noise-sensitive receptors. In addition, design and operational standards shall be established to minimize noise generated by loading dock activities from adversely affecting planned and existing off-site noise-sensitive land uses. Design and operational measures may include:

- Enclose outdoor noise-generating equipment and/or set back from the property line.
- Locate buildings and structures such that they shield off-site sensitive receptors from on-site noise sources, including loading dock activity.
- Enclosed loading dock areas.
- Limit loading dock activity, including delivery truck arrivals and departures, to between 7:00 a.m. and 10:00 p.m. at those loading docks with direct line of site of noise-sensitive receptors within a distance of 1,000 feet. Activity at all other loading docks shall be limited to the hours between 5:00 a.m. and 10:00 p.m.

Noise studies, including on-site sound level measurements, shall be conducted to ensure that these thresholds are not exceeded. The noise studies shall be funded by the College Park developers and approved by CDD before construction.

Landscape Maintenance

The following measures shall apply to noise-generating activities associated with landscaping and maintenance of school grounds, neighborhood parks, community parks, and open space.

- On-site landscape maintenance equipment shall be equipped with properly operating exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications. For maintenance areas located within 320 feet of noise-sensitive land uses, the operation of on-site landscape maintenance equipment shall be limited to the least noise-sensitive periods of the day, between the hours of 7:00 a.m. and 10:00 p.m.

CHAPTER TWELVE: POTABLE WATER

12.1 Introduction

This chapter summarizes Master Plan provisions related to the potable water system and states the plan description and implementation measures for Specific Plan III (SP III). This chapter also mentions provisions related to the possible use of raw water for landscape irrigation purposes on the Delta College and Community Park sites. The potable water supply will be utilized for human consumption, landscape irrigation and other uses within the residential, commercial, industrial, school, public and open space areas of the Mountain House community. The criteria used to plan and design the potable water supply facilities meets or exceeds that established by the Mountain House Community Services District (MHCSD) and the State of California (State) guidelines and standards. A brief summary of the criteria is as follows:

Water Demand: Demand is calculated based on the boundaries and land use plan detailed in SP III and water consumption factors per the MHCSD Development Standards. The estimated amount of water required for the entire Community at buildout with conservation measures, but without reclamation, is estimated to be 20 million gallons per day (mgd), maximum day demand. This includes existing homes within the community that are currently serviced by private wells (i.e., Grant Line Villages and the Homesite Parcels).

Water Storage: The location and amount of storage is based on the MHCSD Potable Water System Master Plan, as currently amended (see Figure 12-1: Specific Plan III Potable Water Facilities).

Water Treatment: The present treatment facility and future expansions has met or will meet the requirements of the State of California, Department of Health Services.

Water Distribution: Design based on the MHCSD Potable Water System Master Plan, as currently amended, and the MHCSD Development Standards.

FIGURE 12-1: SPECIFIC PLAN III POTABLE WATER FACILITIES

12.2 Potable Water System

12.2.1 Master Plan Summary

The Master Plan provides that the Mountain House community will have an adequate year-round water supply through a service agreement between the MHCSD and Byron-Bethany Irrigation District (BBID). The agreement specifies the quantity, cost and conditions of water service.

The portions of the Mountain House project area that do not currently lie within the BBID service area shall be annexed to BBID, unless riparian water sources are used for these properties. SP III will reevaluate the adequacy of the confirmed water supply for the Specific Plan Area in light of any potential or adopted restrictions on water diversion by BBID or the State of California Department of Water Resources (DWR). The Specific Plan shall not be approved unless it can be demonstrated that the confirmed water supply is sufficient to serve the Specific Plan Area through build-out.

Future Requirements (MP). If in the future, because of actions or conditions beyond the control of the County or the MHCSD, there is insufficient water for build-out of the community, then measures shall be undertaken to obtain an additional supply of water, to implement more extensive conservation measures, or to revise the Master Plan.

12.2.2 Specific Plan III Description

From the September 2000 Final Potable Water System Master Plan (WSMP), the average day water demand with conservation is 8.8 million gallons per day (mgd), with the maximum day demand of 17.1 mgd. Per the Mountain House New Community Master Plan (MHMP), chapter 12, the amount of water to be supplied by BBID to Mountain House is 8.4 mgd (9,413 acre-feet per year). The Master Plan estimated the total average demand to be 8.8 mgd (9,849 acre-feet per year), with the difference to be made up by acquiring riparian water (the rights to some 2.3 mgd (2,600 acre-feet per year) of riparian water within the Mountain House boundary are owned by Trimark). The WSMP estimate of water demand is considered low by the current West Yost and Associates Water System Master Plan Update (August 2003), which estimates the average day demand to be 9.1 mgd with the maximum day demand to be 20.0 mgd. While it is apparent that there are varying estimates of the demand, of importance to the community is the ability to adjust supply.

12.2.3 Implementation Measures

a. Annexation to BBID (MP). For any area outside the boundaries of BBID that will require delivery of BBID water for urban use as a specific condition of commencement of construction, annexation to BBID shall be required. Annexation to BBID shall be required prior to the recordation of the Final Map.
b. Land use within the SP III area shall generally conform to the approved land use plan and the type and number of dwelling units and square footage of industrial or commercial uses tabulated for

the plan. Deviations from the approved land use plan which are projected to increase water demand above MHMP levels shall not be permitted unless additional sources of water are secured.

c. Water use shall be monitored continuously and adjustments to supply made as necessary as directed by the MHCSD.

d. An agreement between BBID and Delta College for delivery of non-potable water for landscape irrigation purposes must be approved prior to the annexation of the college to MHCSD, or

e. The existing agreement between MHCSD and BBID must be amended to include the delivery of non-potable water for landscape irrigation purposes on the Delta Community College site and in the Community Park.

12.3 Potable Water Demand

12.3.1 Master Plan Summary

To provide a safe, reliable and sufficient water supply for the community, the Master Plan directs that development within Mountain House shall consume less water than in similar communities, and less than that assumed in current County standards.

SP III will include a comparison of actual water demand for the community with the projected water demand used in the Master Plan. If water use specified in the Master Plan is exceeded, the Plan shall specify additional actions that would be implemented to reduce consumption to meet Master Plan requirements, with continued or additional water conservation measures. If further conservation measures do not appear to be possible, then the Master Plan will be revised, if necessary, prior to approval of SP III to reflect new projected water demand and revised infrastructure facilities to permit increased water usage. Further, the Plan will identify measures to be incorporated into the project to ensure that the demand would not exceed the confirmed supply.

12.3.2 Specific Plan III Description

Water demand for the SP III area was calculated using the water use factors recommended by West Yost and Associates (WYA) in the August 2003 Potable Water System Master Plan Update. The water use factors determined by WYA are based on recent actual demands in the county and include less conservation than those used in the Mountain House Water System Master Plan (WSMP, September 2000). Generally, the WYA water use factors are higher for residential, commercial and industrial land uses and lower for parks and open space. A comparison of the water demands between SP III and the WSMP, both calculated using the same factors, indicates the SP III land uses will require less water than the Master Plan land uses within the same area. The reason that the SP III water demand calculation is lower than the original WSMP water demand projection is that the Delta Community College proposes to use irrigation water supplied by BBID for all non- domestic uses. The actual demand within the entire community will require monitoring and adjustments to supply will be required if the proposed conservation measures do not adequately limit water use. Delta College must secure an agreement with BBID prior to annexation to the MHCSD.

Also it is possible that the Community Park may be irrigated by non-potable water from BBID, further reducing the SP III potable water requirements. A pump station and underground pipeline from existing BBID canal facilities at the County line will need to be installed in Grant Line Road easterly to Central Parkway, thence south in Central Parkway to the Delta College and Community Park sites (see figure 12-2: Potable Water Distribution System (Preliminary)). The non-potable water demand for Delta College is projected to be approximately 175 acre-feet/year. For the 20.0 acre Community Park, the annual demand for full non-potable water use is approximately 80 acre-feet. The existing water supply agreement between BBID and MHCSD would require amendment to secure the additional supply needed to serve the Community Park with non-potable water.

12.3.3 Implementation Measures

Water Demand (MP). Water demand is estimated per the values presented in Table 12-1: Water Demand for Specific Plan III.

LEGEND:

• WATER SYSTEM NODE OR JUNCTION – USED TO INDICATE PIPE JUNCTIONS OR PLACES WHERE WATER PIPE SIZE CHANGES

NOTE: WATER SYSTEM IMPROVEMENTS DEPICTED HERE ARE PRELIMINARY & ARE BASED ON THE AUGUST 2003 WEST YOST & ASSOCIATES POTABLE WATER SYSTEM MASTER PLAN UPDATE. THE SYSTEM SHALL BE UPDATED AS NECESSARY WITH NEW INFORMATION FROM ANY CURRENT AMENDMENTS TO THE POTABLE WATER SYSTEM MASTER PLAN UPDATE & INFORMATION DEVELOPED DURING FINAL DESIGN OF THE WATER DISTRIBUTION SYSTEM.

0' 800' 1600' 3200'

Note: Only oversize water trunk lines are shown. Site specific water lines required within each phase are not shown.

FIGURE 12-2: POTABLE WATER DISTRIBUTION SYSTEM (PRELIMINARY)

Table 12-1: Water Demand

Table 12-1: Potable Water Demand for SP III

LAND USE		Gross Area in Acres	Expected Units (DU)	Comments	Base Demand Level Using County Standards		Base Demand Level Without Conservation Without Reclamation		Base Demand Level With Conservation Without Reclamation	
					Average Annual Water Use (gpd)	Total Annual Water Use (AF/YR)	Average Annual Water Use (AF/YR/AC)	Total Annual Water Use (AF/YR)	Average Annual Water Use (AF/YR/AC)	Total Annual Water Use (AF/YR)
RESIDENTIAL (du/ac)										
R/VL	Residential/Very Low	48.7	3	2,3	450	2	1.50	73	1.30	63
R/L	Residential/Low	112.4	444	2,3	450	224	2.50	281	2.00	225
R/M	Residential/Medium	252.2	1,574	2,3	450	793	3.00	757	2.50	631
R/MH	Residential/Medium High	20.8	140	2,3	450	136	3.50	73	3.00	62
R/H	Residential/High	16.9	338	2,3	450	170	4.00	68	3.50	59
R/H	Residentail/High (I-205)		-							
	SUBTOTAL	**451.0**	**2,499**			**1,325**		**1,251**		**1,040**
COMMERCIAL										
C/N	Neighborhood	1.5		2,4	2,000	3	1.50	2	1.30	2
M/X	Mixed Use (I-205)	16.0		2,4	2,000	36	1.50	24	1.30	21
C/O	Office/Commercial	16.7		2,4	2,000	37	1.50	25	1.30	22
	SUBTOTAL	**34.2**				**77**		**51**		**44**
INDUSTRIAL										
I/L	Limited Industrial	54.3		2,4	1,800	109	1.50	81	1.30	71
	SUBTOTAL	**54.3**				**109**		**81**		**71**
OPEN SPACE										
NP	Neighborhood Park	16.5		2	4.50	74	4.50	74	4.00	66
CP	Community Park	20.0			4.50	90	4.50	90	4.00	80
OS/RC	Wetland / Resource Conservation	2.0		1	0.0	0	0.0	0	0.00	0
OS/O	Trails, Transmission Line/Gas Corridors	28.5			4.50	128	4.50	128	4.00	114
	SUBTOTAL	**67.0**				**293**		**293**		**260**
SCHOOLS										
P	K-8	15.5		2	2.00	31	2.00	31	1.80	28
P	Community College	107.9		2	2.00	216	2.00	216	1.80	194
	SUBTOTAL	**123.4**				**247**		**247**		**222**
PUBLIC										
P	Public Facilities, Other (private)	9.5			0.50	5	0.50	5	0.50	5
p	Major Arterial Street Right-of-Way	78.6			1.00	79	1.00	79	1.00	79
	SUBTOTAL	**88.1**				**83**		**83**		**83**
TOTALS		**818.0**	**2,499**			**2,134**		**2,006**		**1,721**

Comments:

1) Assumed to be non-irrigated acreage.

2) Assumed to have only a demand for potable water.

3) County demands expressed in gallons per day per dwelling unit.

4) County demands expressed in gallons per day per acre.

5) Dwelling units are Expected Units, within the permitted density ranges, between minimum and maximum densities.

12.4 Water Conservation

12.4.1 Master Plan Summary

To utilize the community's water supply efficiently, the Master Plan states that on-going water conservation shall be encouraged by the MHCSD through public information and education programs and by requiring certain on-going water conservation measures. In addition, the best beneficial use of reclaimed water shall be practiced. Master Plan implementation measures include:

a. Public Information. The residents and patrons of the Mountain House community shall be informed about the importance of water conservation and ways which water use can be reduced through the establishment of programs promoting the benefits of such water conservation.
b. Conservation Measures. The following conservation measures shall be required:

- Landscaping. Low-water-using landscaping (e.g. xeriscape) shall be incorporated into residential, school, commercial, industrial and other public areas within Mountain House.
- Wastewater Reuse. Effective wastewater reuse will be developed to the extent economically feasible to provide landscaping irrigation water. Current MHCSD policy does not provide for reclaimed water to be piped to the SP III area.
- Water Conserving Appliances. In addition to low flush toilets and shower heads as required by Title 24 of the California Code, MHCSD shall encourage the installation of water conserving appliances. The MHCSD will distribute literature on available water conserving appliances such as dish and clothes washers, and shall encourage or shall provide incentives for the installation of these appliances.

c. Water Rate (MP). A water rate structure shall be developed which will encourage water conservation.

12.4.2 Specific Plan III Description

The MHCSD has adopted an Ordinance for Water Conservation and Water Shortage Emergencies. Implementing projects within SP III shall adhere to the specific water conservation measures of this ordinance, which include:

a. Restrictions on types and timing of exterior irrigation.
b. Requirements for correction of leaks and malfunctions.
c. Restrictions on the use of water for wasteful purposes.
d. Provisions for water shortage emergencies.

12.4.3 Implementation Measures

a. All implementing projects shall comply with the MHCSD Water Conservation Plan, Standards and Ordinance and the MHCSD Development Standards (Section 4: Water System Design Standards).
b. All implementing projects shall comply with the applicable provisions of the MHCSD Potable Water Master Plan and Development Standards (Section 4: Water System Design Standards).

12.5 BBID Service to Interim Agricultural Operations

12.5.1 Master Plan Summary

The Master Plan requires that water service be maintained to lands outside Mountain House that are within the BBID service area, and that Mountain House provide permanent or interim facilities as needed, as each phase develops, that will assure continued service to BBID customers. Irrigation water service and drainage shall be maintained to lands under agricultural use. SP III will identify how water and drainage services to the land east of the project and Mountain House Parkway within the BBID service area would be affected. They will identify the infrastructure needed to maintain these services and when construction of these facilities would need to be completed (schedule may be expressed in terms of when certain parcels are developed).

12.5.2 Specific Plan III Description

Several BBID and private-property owned farm irrigation facilities traverse the SP III area. BBID is open to reasonable proposals to maintain water to lands remaining in agriculture during all development phases. Installation of permanent and temporary pipes, pumps, canals, etc, are options, as well as agreements with West Side Irrigation District (WSID) if found workable for all parties involved. If pipes are used to replace either canal, the size of these pipes would be about 36”. The 120 canal terminates within the Parcel P property and provides water to most of that property. A small part of the southern part of the Parcel P property gets water from the 155 canal in a pipeline that runs from south to north. The Parcel P property could conceivably be served from the 155 canal if the 120 canal is eliminated. If the 155 canal is also eliminated, it may be possible to serve this property from the WSID pipeline if agreement with WSID is reached. Parcel M may likewise be able to be served by WSID by separate agreement. A “Farm Irrigation and Drainage Report” will be required with Tentative Maps to address how the irrigation needs of lands remaining in agricultural use will be accommodated. The college has tentatively proposed to serve some of their irrigation needed with water from the 155 canal. The cost of any temporary facilities needed to serve agriculture would be the responsibility of the developers.

Under the SP III development scenario, in conjunction with the proposed development of the Parcel M Business Park (a part of Specific Plan I), all of the existing agricultural land will be converted to residential, commercial and industrial land uses. Also, the Delta Community College proposes to use irrigation water for all of their landscaping needs, so a permanent irrigation pipeline route from the 155

canal will need to be established. The Community Park in SP III may also get non-potable service.

12.5.3 Implementation Measures

a. Farmland Irrigation. All implementing projects shall comply with the applicable requirements of the Mountain House Development Title including the requirement to perform detailed farmland irrigation conversion and impacts studies (See Requirements for Application, Major Subdivision).
b. Relocation of Agricultural Service Canals. All necessary easements required to relocate existing agricultural canals shall be secured prior to approval of final maps for the affected area.
c. Irrigation water service shall be maintained for properties within the SP III area that will remain in agricultural production.
d. Requirements for Agricultural Irrigation. To ensure an uninterrupted source of irrigation water to undeveloped land, development permits, as applicable, shall include a detailed assessment of how irrigation water and drainage services to land within the project site that has not been or is not immediately planned for development would be affected. The assessment shall include consideration of interruption of irrigation patterns, temporary interruptions in service due to installation of underground utilities, and access to farm fields by workers, equipment and trucks. A plan for constructing/modifying facilities to maintain irrigation water and drainage services and a schedule for constructing these facilities shall be included.
e. Farm Drainage Requirements. As part of the environmental assessment, development permits, as applicable, shall include a report on the existing impacted farm irrigation drainage. Such plans shall include a map of existing farm drains that flow through or drain the Specific Plan area. Any such drains are to be identified on the maps as to type, location and function. The report will include an analysis of the impacts on the drainage system and a determination of the planned dispossession of the system. If any portion of the system is to be abandoned, the pipes and drains shall be removed unless reusable. If the drainage system is usable for the control of the water table and/or storm runoff, it may be integrated into the storm system and be subject to the same conditions required for storm runoff. In conjunction with the physical removal of irrigation facilities, a formal abandonment of the BBID irrigation easement is also required, along with payment of a vacation fee to BBID.
f. Costs. Any costs associated with reconstruction or rerouting of irrigation waters caused by development shall be paid for by the individual development causing the reconstruction or rerouting subject to reimbursement if the first builder has to front larger area rerouting.

12.6 Water Treatment Plant

12.6.1 Master Plan Summary

The Mountain House water treatment plant, located within Neighborhood I, has been implemented according to Master Plan requirements to provide an adequate and safe potable water supply.

12.6.2 Specific Plan III Description

Water Treatment Plant: The MHCSD presently has an agreement with the BBID for the delivery of raw water from the BBID pumping plant located on the main intake canal to the State's main pumping plant on the California Aqueduct. The raw water is delivered through a 30-inch diameter pipeline to the Water Treatment Plant (WTP) site. The pumping facility and raw water pipeline are sized to have an ultimate capacity of 20 million gallons per day; enough to serve the full build out of the Mountain House Community. Hence, there is no expected need to construct an additional raw water pipeline. The pumping plant requires the installation of additional pumps as the capacity of the WTP is expanded.

The existing WTP (March 2004) has a capacity of 3.0 mgd, and at full build-out will have a capacity of between 17.1 mgd and 20 mgd. The 17.1 mgd is based on the aggressive water conservation assumptions in the Master Plan being met. 20 mgd is the current maximum day estimate by West Yost and Associates for maximum day demand, utilizing current water demand rates. Actual water demands rates may be higher and a larger WTP could ultimately be required. At the current rate of community development, the plant will need to be expanded soon. The plant capacity will be used up as Neighborhood G begins development.

To serve the water supply needs of the remainder of Neighborhood G, and the requirements of SP II and SP III, the plant will need to go through a major enlargement. One or two more phased expansions will be needed to bring the plant to its planned full build-out capacity of between 17.1 mgd and 20.0 mgd. Monitoring of actual water usage will take place as the community grows and the final capacity of the treatment plant may require adjustment.

The MHCSD is engaged in analyzing the current treatment process and to make recommendations for the type of treatment process to be constructed in future plant expansions.

Design for the plant expansion should begin in 2005, with construction beginning in the fall of 2005. It is expected that early 2007 will complete the plant improvements. Subject to MHCSD approval, package or portable water treatment units, to be funded by the developers, may be used to satisfy treated water demand on an interim basis.

12.6.3 Implementation Measures

The existing water treatment plant shall be expanded to serve the additional potable water demands

for SP III as estimated in this chapter. The existing treatment process will be utilized or modified as appropriate to produce potable water per the requirements of the MHCSD and applicable State and Federal standards.

The water treatment plant expansion shall be constructed and deemed operational, or interim water treatment facilities shall have been installed and deemed operational, with sufficient capacity to meet the projected demands for SP III, prior to the issuance of any occupancy permits for buildings within the SP III area.

All applicable implementing projects shall comply with the applicable provisions of the existing San Joaquin County Use Permit for the Water Treatment Plant.
All implementing projects shall comply with the applicable provisions of the MHCSD Potable Water Master Plan and Development Standards for provision of the required phased expansion of the treatment plant, and raw water pump station.
All expansions of the Water Treatment Plant shall comply with the applicable State and Federal Drinking Water Standards.

12.7 Water Storage

12.7.1 Master Plan Summary

The Master Plan requires that the Mountain House community be provided with adequate water storage facilities to ensure efficient system operation and “back up” supply in the event of an emergency or required system shutdown. Treated water storage facilities shall be provided to hold the required amount of operational, emergency and fire storage for the community at the various stages of development and at buildout of the community.

12.7.2 Specific Plan III Description

Water Storage: Tank storage for both Zones I and II will be required to be constructed as part of the SP III development. The proposed site location for the two tanks is on the Delta College site as depicted on Figure 12-1: Specific Plan III Potable Water Facilities.

Since the water storage tanks will be located on the proposed Delta Community College campus, their design shall be such as to minimize, as much as possible, the adverse visual and noise impacts from appurtenant pumping plant equipment on the adjacent community. The color of the storage tank shall be such as to minimize the visual impact on the adjacent land uses. Colors selected shall be generally neutral that will allow the facility to blend in with the visual character of the neighborhood. Landscaping, especially trees, shall be used to visually buffer the storage tank. Additional design considerations include:

- Design of tanks with the lowest possible profile consistent with sound economical engineering practices. Tanks shall be depressed below ground level as much as possible.

- Tanks shall be constructed to provide for Public Safety in the event of rupture.
- Tanks shall be screened from view to the greatest extent possible using a combination of grading, fencing, landscaping, walls, and tank color.

12.7.3 Implementation Measures

a. The Zone 2 water tank shall be constructed and deemed operational prior to the issuance of any occupancy permits for the construction of buildings within SP III.

b. All implementing projects shall comply with the applicable provisions of the MHCSD Potable Water Master Plan and Development Standards and Design Manual.

c. Water storage tanks shall be designed to minimize as much as possible the adverse visual and noise impacts on the adjacent community. The color of the storage tanks shall be such as to minimize the visual impact on the adjacent land uses. Colors selected shall be generally neutral that will allow the facility to blend in with the visual character of the neighborhood. Landscaping, especially trees, shall be used to minimize light impacts on adjoining properties. Water storage facilities shall be constructed with the lowest profile consistent with sound economical engineering practices. Tanks shall be depressed below ground level as much as possible.

12.8 Water Distribution System

12.8.1 Master Plan Summary

The Master Plan limits the area to be served by the water distribution system to the Mountain House community boundaries shown in the General Plan. The system will provide a reliable water distribution system that will provide optimum quality, a reasonable pressure range during maximum water demand periods, and adequate capacity to deliver water in cases of emergencies. It will be designed and constructed to assure a reliable and cost-effective water supply to the community.

The main water transmission pipelines shall be provided as indicated by the Master Plan. SP III shall include an analysis of the water treatment and transmission system to reaffirm the amount of facilities that will be needed, including storage, to adequately serve the Plan area.

12.8.2 Specific Plan III Description

Water Distribution: The size and location of the major water distribution mains are identified in the August 2003 West Yost & Associates report and reproduced here as Figure 12-2: Potable Water Distribution System (Preliminary). The majority of the SP III area lies within Zone II, with the area north of Grant Line Road being within Zone I. It will be necessary to extend both existing Zone I and Zone II mains located at Mascot Boulevard south to the SP III area. Extension of the water main system requires the formation of closed “loops” to provide pressure equalization and maintain water quality. It will be necessary to confirm the extent of water main construction required for each phase of development through system modeling and monitoring of actual pressures.

12.8.3 Implementation Measures

a. All water distribution improvements shall be designed and constructed in conformance with the current Water Master Plan, SP III and adopted MHCSD Development Standards. A supplemental analysis shall be performed of the distribution system to verify that suitable pressure will be provided as needed to adequately serve the proposed development area.
b. In conformance with the MHCSD Development Standards, to minimize the loading of heavy metal deposits in the MHCSD sewer treatment system, to the extent possible the MHCSD shall require that all water systems throughout the community, including all habitable structures, shall exclusively prohibit the use of metallic piping for all potable water conveyance and distribution systems on public and private properties and within structures. Exceptions can only be granted as determined by the MHCSD.
c. All implementing projects shall comply with the applicable provisions of the MHCSD Potable Water Master Plan.
d. All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards.

12.9 Siting Criteria

12.9.1 Master Plan Summary

The Master Plan requires that water treatment facilities have minimal aesthetic or other impacts on surrounding areas. The plant and related facilities will be sited, designed and landscaped to avoid negative impacts on surrounding areas, especially residential neighborhoods and wetlands. All buildings and structures will be low profile to the greatest extent practical.

12.9.2 Specific Plan III Description

The implementation of SP III will involve the expansion of the existing water treatment plant constructed as part of Specific Plan I and the construction of booster pump stations, storage tanks and a storage pump station.

The water treatment facility has already been permitted through full buildout of SP III through a Use Permit issued by the County. This Use Permit contains all applicable siting and screening requirements contained in the Community Approvals, most of which have already been installed at the plant facility. As expansions of the facility are designed and constructed, such facilities will be reviewed by the MHCSD and the County for conformance with applicable Community Approval and Use Permit requirements. Booster pump facilities will be constructed as part of the implementation of SP III, and such facilities will be designed to comply with applicable Community Approval requirements.

The storage tank and pump facilities will be designed as part of the implementation of SP III and will be designed and constructed in accordance with the requirements contained in the Community Approvals, specifically to minimize the visual and operational impacts of the facilities on adjacent areas of the Mountain House Community. When this facility is designed, these issues will be addressed as part of the design, approval and construction process.

12.9.3 Implementation Measures

All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards and Potable Water Master Plan.
Booster pump stations shall be located to conceal these facilities from public streets. Such facilities shall be fenced or otherwise enclosed with a masonry fence or structure in order to mitigate visual and/or noise impacts. The facility shall be landscaped and maintained in such a manner that will be compatible with the adjacent land uses.

12.10 Regulatory Requirements and Permits

12.10.1 Master Plan Summary

The Master Plan requires that the Mountain House water supply system meet all regulatory requirements set forth in Titles 17 and 22 of the California Code of Regulations, Chapter 7 of the California Health and Safety Code entitled, “California Safe Drinking Water Act” and the applicable sections of the Uniform Fire Code.

To obtain the initial operating permit, an application will be prepared and submitted to California Department of Health Services (DHS), and a technical report was will be prepared discussing the water system, including the following:

- Detailed plans and specifications for the proposed system;
- Water quality information; and
- Description of the proposed system.

12.10.2 Specific Plan III Description

The existing water treatment plant facility operating permit will be amended to include the required plant expansion(s) to be constructed in conjunction with development of the SP III area or concurrent development within other Specific Plan areas.

12.10.3 Implementation Measures

The MHCSD, as part of the existing permits to operate the water treatment plant, will coordinate with the State Department of Health Services to ensure that the phased expansions of the Water Treatment Plant are in compliance with the design and operational requirements of the State.

CHAPTER THIRTEEN: WASTEWATER COLLECTION AND TREATMENT

13.1 Introduction

This chapter summarizes Master Plan provisions related to wastewater collection, treatment and disposal, and states implementation for Specific Plan III (SP III). The treatment facilities will include aerated lagoons, preliminary treatment, activated sludge, filtration, disinfection, effluent storage, and if necessary, interim farmland irrigation. All of the land in SP III undergoing conversion from agricultural to urban uses will drain by gravity through a backbone collection system to the treatment plant. It is possible that portions of the existing Grant Line Villages area will have low areas that will require pump stations to lift sewerage flows into the gravity collection system. The design capacity of the treatment facility and all related components will be 5.40 MGD (average dry weather flow) at buildout. The treatment processes and facilities will be built in stages appropriate to serve one or more neighborhoods and a balanced amount of industrial/commercial and public uses.

The Mountain House Community Services District (MHCSD) Development Standards were used to provide conceptual planning estimates for SP III.

13.2 Wastewater Generation

13.2.1 Master Plan Summary

The Master Plan provides a total estimated daily volume of the sewage generated from the community with and without conservation. The calculation of sewage generated with the use of conservation techniques is not believed to be conservative and should be verified as the community is developed. The design capacity of the treatment facilities and all related components will be 5.40 mgd at buildout.

All Specific Plans except Specific Plan I will include an evaluation/assessment of actual wastewater generation compared to Master Plan assumptions. In addition, monitoring of sewage generation figures will be carried out by the MHCSD on a routine basis. Both of these evaluations will be used to determine whether adjustments to treatment and collection facilities need to be made and how this impacts the schedule of wastewater improvements and sizing.

If wastewater generation specified in the Master Plan is exceeded for a previous Specific Plan, subsequent Specific Plans will specify additional actions that would be implemented to achieve reduced wastewater generation. In addition, the Master Plan will be revised, if necessary, prior to approval of SP III to reflect new projected wastewater generation and revised infrastructure facilities to permit increased wastewater generation and disposal.

13.2.2 Specific Plan III Description

The Master Plan requires an evaluation of actual wastewater generation compared to Master Plan assumptions. Table 13-1: Generation of Wastewater by Land Use presents the wastewater generation for the SP III area versus the wastewater generation (average dry weather flow, with 14% conservation) identified in the Mountain House Master Plan (MHMP). The proposed college will generate more wastewater than the single family homeland use for the same area in the MHMP. The Delta College Center EIR utilized a wastewater generation rate of 12 gallons per capita per day (gpcd) (average dry weather flow, without conservation). For SP III, the wastewater generation rate for the college is being revised upward to 15 gpcd, per the direction of the MHCSD. Also, per the direction of the MHCSD, the total wastewater generation by the land uses within SP III cannot exceed the Master Plan. Therefore, the amount of wastewater generation allocated to the college is greater than the Master Plan, and wastewater generation from other properties within SP III have been correspondingly reduced. The existing sewer infrastructure downstream is therefore unaffected by the addition of the college land use.

13.2.3 Implementation Measures

MHCSD Generation, Design and Monitoring Requirements: All implementing projects shall comply with the MHCSD Development Standards.

13.3 Wastewater Collection System

13.3.1 Master Plan Summary

The Master Plan limits the area to be served by the wastewater trunk collection system to the limits of the Mountain House sphere of influence. The system is intended to transport wastewater from all areas within the community to the treatment plant and avoid any adverse impacts on public health and safety. Wastewater shall be conveyed to the treatment plant through a pipe network system in a fast and efficient manner. The collection facilities will be designed and constructed in such a manner that the health and safety of inhabitants of the community are not adversely affected.

13.3.2 Specific Plan III Description

A trunk pipeline system must be installed to adequately serve SP III. There are no additional facilities needed to serve future developments, as SP III is at the “upstream” extremity of the Mountain House Community. In no case will SP III development be forced to install trunk line extensions through completed Mountain House neighborhoods in order to secure service (see Figure 13.1: Sanitary Sewer).

Table 13-1: Generation of Wastewater by Land Use

LAND USE DESIGNATION		Gross Area in Acres	Expected Dwelling Units (DU)(4)	Daily Sewaage Generation Rate in gallons per dwelling unit (gal/du)(1)	Cumulative Sewage Generation Rate (gallons)
RESIDENTIAL (du/ac)					
R/VL	Residential/Very Low	48.7	3	312	936
R/L	Residential/Low	112.4	444	312	138,528
R/M	Residential/Medium	253.9	1,574	270	424,980
R/MH	Residential/Medium High	20.8	270	200	54,000
R/H	Residential/High	16.9	338	200	67,600
M/X	Mixed Use (I-205)		-		
	SUBTOTAL	**452.7**	**2,629**		**686,044**
COMMERCIAL					
C/N	Neighborhood	1.5		2,000	3,000
C/O	Office/Commercial	16.7		2,000	33,400
M/X	Mixed Use (I-205)	16.0		2,000	32,000
	SUBTOTAL	**34.2**			**68,400**
INDUSTRIAL					
I/L	Limited Industrial	54.3		1,600	86,880
	SUBTOTAL	**54.3**			**86,880**
OPEN SPACE:		Negligible and allowed for in other acreage estimates.			
SCHOOLS					
P	K-8	15.5		3,000	46,500
	SUBTOTAL	**15.5**			**46,500**
PUBLIC:		Negligible and allowed for in other acreage estimates.			
				TOTAL WITHOUT CONSERVATION	**887,824**
				Sewage Generation, gallons per capita per day (gpcd) (3)	**131**
				CONSERVATION SAVINGS (2)	**124,295**
				TOTAL WITH CONSERVATION	**763,529**
				Sewage Generation, gallons per capita per day (3)	**112**

Comments:

1) Based on San Joaquin County Public Works Standards.

2) Based on conservation savings of 14%.

3) Per capita is based on a Specific Plan III population of 6,797

4) Dwelling units are Expected Units, between the minimum and maximum densities.

FIGURE 13-1: SANITARY SEWER

Currently, a sanitary sewer main line exists in DeAnza Boulevard south of Mascot Boulevard near the northerly boundary of SP III (Parcel H). Ultimately, the existing 12-inch sewer main in DeAnza Boulevard between SP III and Mascot Boulevard will need to be paralleled or replaced to provide the equivalent capacity of a 15-inch sewer main. By the summer of 2004, a sanitary sewer main line may exist in Central Parkway to the south side of Mascot Boulevard. These two sewer main lines are required to be extended southward across Grant Line Road to serve the SP III area. Both southerly extensions require right-of-way to be obtained from Trimark in order to install the lines.

13.3.3 Implementation Measures

a. The wastewater trunk collection system shall be installed at the size and locations shown in Figure 13-1: Sanitary Sewer. The detailed design and construction of the facilities shall be in accordance with current MHCSD Development Standards and good engineering practices.
b. If in the future there are any revisions to the Land Use Plan, the wastewater generation assumptions, or MHCSD standards, a re-analysis of the trunk collection system shall be performed. The MHCSD will review any changes made to ensure that the overall system design continues to meet the minimum requirements of the Master Plan and County Standards.
c. All sanitary sewer collection system improvements shall be designed and constructed in conformance with the approved or currently amended Sanitary Sewer Collection System Study, this Specific Plan, and adopted MHCSD Development Standards.

13.4 Wastewater Treatment

13.4.1 Master Plan Summary

The Master Plan requires that expansion of the wastewater treatment plant be constructed and operational before development exceeds the existing capacity.

For Neighborhood F in Specific Plan I, the initial level of treatment was allowed to be secondary level treatment aerated lagoons or other higher-level treatment processes approved by the regulatory agencies. No later than at the buildout of Specific Plan I, a high-volume activated sludge or equivalent treatment process shall be constructed in phases to serve all future community wastewater treatment needs. The aerated lagoons will be replaced by new facilities. The decommissioned aerated lagoons will serve as storage reservoirs for the ultimate treatment process.

The Master Plan also requires that the feasibility of using reclaimed water for irrigation of the golf course(s) and other public open space areas such as parks be reevaluated as changes in wastewater treatment technology occur and shall be considered to the extent economically feasible by the MHCSD.

Wastewater Treatment Plant: The MHCSD has secured two discharge permits from the Central Valley Regional Water Quality Control Board (CVRWQCB), one to discharge to Old River 5.4 MGD on a year around basis, and the second to discharge on land 2.6 MGD. The land disposal permit is being used at

this time so that a history of effluent quality analysis can be established. This history is needed as part of a detailed analysis of effluent disposal to Old River that is required by the river discharge permit. The MHCSD expects to have the detailed analysis completed within the next two years.

As of March 2004, the present Wastewater Treatment Plant (WWTP) has a treatment capacity of 0.45 MGD. Tertiary treatment is achieved through aerated lagoons, and other enhanced treatment processes. Effluent is disposed on land directly north of the plant site.

The WWTP is currently (March 2004) being enlarged to a capacity of 3.0 MGD. The first two of the eventual four sequencing batch reactor (SBR) units are being constructed, and the MHCSD expects the project to be completed by January 1, 2005. The expansion is needed to keep pace with the residential development of the Mountain House community.

13.4.2 Specific Plan III Description

Phased expansion of the WWTP will be required to serve the Specific Plan II and SP III lands within the community. The scope and schedule of additional phases will be determined by the MHCSD in conjunction with the phased development of the SP III area.

As permitted under existing discharge permits granted by the CVRWQCB, either land discharge, Old River Discharge, or a combination of both will be utilized during the implementation of SP III. The existing land disposal permit is for use on property owned by Trimark; therefore, only to an extent to which agreement is reached with Trimark may any quantity of effluent generated by SP III be disposed of on these lands. Accordingly, GNK, the main developer of SP III, has secured the off-site Pombo property located at the southeast corner of Mountain House Parkway and Byron Road (see Figure 13-1: Sanitary Sewer). The Pombo property is being held for potential use as a reclamation site for SP III treated effluent, subject to agreements with other SP III landowners and approvals from MHCSD, CVRWQCB, the affected irrigation districts and other affected agencies.

SP III and related environmental analysis recognizes and by reference incorporates the findings, approvals and conditions of the East Altamont Energy Center (EAEC) by the California Energy Commission (CEC), including the CEC's requirements of the EAEC to construct conveyance pipelines and pumping facilities to connect the facility with the Mountain House Waste Water Treatment Plant, and the EAEC's requirement to convey and utilize Mountain House treated effluent for the EAEC's cooling and non-potable uses. This provision was specifically analyzed as part of the CEC's environmental review and approval process. In addition to the land and Old River Discharges allowed under existing CVRWQCB Discharge Permits, treated effluent from the Mountain House Wastewater Treatment Plant may be discharged to the EAEC facility as allowed for under the CEC's permit. Specific discharge options will be determined by the MHCSD during the phasing and implementation of SP III.

13.4.3 Implementation Measures

a. In order to be able to serve the additional development of SP III and Specific Plan II, a second WWTP expansion will be needed. Therefore, the engineering design process for the second expansion is now underway, and it is expected that the second expansion construction effort will begin soon after the first expansion construction is completed. It is planned that by early 2007, the WWTP will have the capacity to treat 5.4 MGD of wastewater.

b. The wastewater treatment plant shall be constructed and deemed operational, with sufficient capacity to meet the projected demands for SP III, prior to the issuance of any building permits for the construction of buildings within SP III.

c. All applicable implementing projects shall comply with the existing San Joaquin County Use Permit for the Wastewater Treatment Plant.

d. Subject to the terms of the Master Plan Development Agreement between San Joaquin County and Trimark Communities, LLC, and the Master Acquisition and Reimbursement Agreement between the MHCSD and Trimark Communities, LLC, treated effluent may be discharged through a variety of options, including, but not limited to one or a combination of the following:

e. The total treated wastewater generated by SP III may be discharged year-round into Old River, subject to the adopted standards of CVRWQCB Order 98-192 as amended.

f. Land reclamation, consistent with standards established by and subject to environmental clearance and obtaining the requisite permits from the CVRWQCB and MHCSD, may be used to dispose of treated effluent from SP III on the Pombo or other off-site properties.

g. The total treated wastewater generated by the entire community may be discharged to users outside the limits of the MHCSD as may be allowed by separate permit and environmental analysis, including the discharge and conveyance to the East Altamont Energy Facility in Alameda County.

h. MHCSD Design and Construction Requirements: All implementing public improvement projects shall comply with the applicable provisions of the MHCSD Development Standards.

13.5 Non-Residential Discharges

13.5.1 Master Plan Summary

In order to ensure that raw wastewaters discharged to the treatment facilities do not limit treated effluent disposal or reuse options, the Master Plan requires that nonresidential wastewater discharged to the treatment facilities will have characteristics similar to residential wastewater.

Sewer discharge and pretreatment standards shall be implemented by the MHCSD to regulate wastewater discharges to the plant prior to the issuance of a building permit to a user with discharges.

A public outreach and education program shall be implemented by the MHCSD to inform dischargers of what is allowed for discharge to the sewer, and to emphasize waste minimization concepts and techniques.

13.5.2 Specific Plan III Description

Non-residential uses will require pre-treatment measures as indicated below.

13.5.3 Implementation Measures

a. All implementing projects shall comply with the MHCSD Sewer Ordinance and applicable MHCSD-enforced Covenants, Conditions and Restrictions.
b. A permit to discharge is required by the MHCSD for certain categories of nonresidential dischargers. The criteria for such permits shall be established prior to the issuance of a building permit for a user with non-residential type discharges.
c. Discharge limitations shall be established, and pretreatment shall be required by the MHCSD of dischargers who otherwise would not meet these limits.

13.6 Sludge Disposal

13.6.1 Master Plan Summary

The Master Plan requires that, for all Specific Plans where wastewater treatment sludge requires disposal, the Specific Plans shall identify the proposed method(s) of sludge disposal for the duration of the plans.

13.6.2 Specific Plan III Description

The present method of sludge disposal by the MHCSD, trucking of sludge material to an approved landfill site, will be continued for ongoing wastewater treatment plant operations including subsequent plant expansions required to treat waste water from SP III or other Specific Plan areas being developed concurrently. The MHCSD is currently in the process of developing a Sludge Management and Disposal Plan to comply with applicable requirements, as part of the future expansion plans for the wastewater treatment plant. This plan needs to address the most economical and beneficial manner to dispose of the treated sludge. It will be developed in accordance with applicable regulations and will be implemented as part of the implementation of SP III.

13.6.3 Implementation Measures

a. Until sludge is classified, the sludge shall be disposed of by the MHCSD in the Foothill land fill or other acceptable landfill. Sludge shall meet non-hazardous classification and be dried for disposal in a landfill.
b. The sludge shall be assessed regularly by the MHCSD for waste classification and the alternatives of land application, dedicated land disposal and composting, shall be analyzed based on such factors as current regulations, sludge constituents, land availability, demand for compost and cost to implement.

c. Sludge disposal alternatives shall be evaluated and selected by the MHCSD at a six-month interval.

13.7 Capital Facility Cost and Phasing

13.7.1 Master Plan Summary

The Master Plan required that initial aerated lagoons and pumps be sized to satisfy the demands of the first neighborhood. They will be replaced with a higher volume treatment facility upon commencement of the second Specific Plan and will be expandable to accommodate future development phases. All line sizing will be engineered to handle through flows from successive neighborhoods in accordance with the Master Plan. Cost and phasing assumptions are discussed in more detail in the Public Financing Plan (PFP).

All implementing projects shall comply with the applicable requirements of the Public Financing Plan, which includes the Technical Report, any Master Acquisition and Reimbursement Agreement between the MHCSD and SP III developers, any Development Agreement between San Joaquin County and SP III developers, MHCSD Capital Improvement Program, and applicable development fee ordinances. As may be required, such additional financing plans, technical reports, agreements and amendments to existing agreements and ordinances shall be developed to facilitate the permitting and construction of additional wastewater treatment and disposal facilities required to serve the needs of SP III.

13.7.2 Specific Plan III Description

The developers of SP III shall arrange financing and coordinate with the MHCSD for the required special studies, design, approval and construction of wastewater collection system and treatment plant capital improvements. The SP III developers shall enter into agreements with MHCSD and Trimark Communities to provide financing and pay their fair share of all required wastewater infrastructure, both existing facilities and that proposed for SP III and other Specific Plan areas developing concurrently.

13.7.3 Implementation Measures

None.

MOUNTAIN HOUSE SPECIFIC PLAN III, CHAPTER 14, HAS BEEN DELETED

Chapter 14 was deleted in the adopted Mountain House Master Plan, adopted November 10, 1994 and this Specific Plan is following that format.

The wastewater discussion occurs in Chapter 13.

CHAPTER FIFTEEN: STORM DRAINAGE AND FLOOD PROTECTION

15.1 Introduction

This chapter summarizes Master Plan provisions related to the community's storm drain collection system and states implementation for Specific Plan III (SP III).

The analysis and preliminary design of the storm drain collection system is based on the Mountain House Community Services District (MHCSD) Development Standards and the California Storm Water Quality Best Management Practice Handbook. The watershed and primary storm drain facilities are analyzed using the United States Army Corps of Engineers rainfall/runoff model HEC-1.

All storm drainage, flood protection and terminal discharge improvements necessary for each development phase will be approved by the MHCSD, with applicable review and approval as necessary by San Joaquin County Flood Control and any State or Federal agencies having jurisdiction over any of the improvements.

MHCSD may elect to construct improvements, update any plan including the Master Plan or any Specific Plan, or require that a developer construct improvements or create/reuse drainage plans.

15.2 Off-Site Watersheds

15.2.1 Master Plan Summary

To the southwest of Mountain House are several watersheds that drain through the community. The Master Plan requires that drainage from these off-site watersheds is considered in the design of the community storm system and is safely conveyed through the community.

Adequate storm transport systems shall be provided to ensure that all off-site drainage from watersheds shall be safely conveyed to terminal drains. Off-site drainage may be merged with urban runoff as a means of conveyance to terminal drains providing that the urban runoff has been treated according to Best Management Practices (BMP) as provided for by applicable water quality control regulations.

Detailed studies for each watershed area shall be prepared and utilized in the design of each segment of storm facilities required for SP III and shall be completed and approved prior to the approval of the Plan.

15.2.2 Specific Plan III Description

Neighboring offsite watersheds have been defined previously by the Master Plan and the MHCSD Storm Water Master Plan and updates. The definitions of these watersheds contained in these documents have been reviewed by MHCSD and are still valid for utilization as the basis for all off-site watershed and on-site conveyance systems. The runoff from neighboring off-site basins designated B, D, and E is considered “clean” water since the runoff is generated from undeveloped lands or is treated prior to entry into Mountain House (see Figure 15-1: Storm Drain Trunk System). Should development occur within these off-site watersheds, the MHCSD will work with the permitting agencies with jurisdiction to require BMP’s prior to releasing runoff from such areas which may enter into Mountain House. The existing “clean” runoff from these off-site basins will be conveyed through Neighborhood A north to Grant Line Road. It is proposed to convey urban runoff from within the SP III area in a “parallel” pipe system and to provide a water quality control pond to capture and treat the low flows and “first flush” runoff volume. After the urban runoff from the SP III area is treated in the water quality control pond, the onsite flows will be combined with “clean” runoff from the offsite basins and will be conveyed north through Neighborhood C and thence to Mountain House Creek.

a. The conveyance system through Neighborhood A carrying the “clean” flow from off-site Basin B will be sized to convey the 100-year, 24-hour runoff. The separate pipe system to carry “urbanized” runoff to the water quality control pond will be sized to carry the 10-year, 24-hour runoff.
b. The conveyance system through Neighborhoods B and D is designed to convey the 10-year, 24-hour design storm with runoff in excess of the pipe capacity flowing within the street right-of-way as overland release.
c. The storm water runoff from Neighborhoods B & D, as well as offsite water from south of Watershed B, flows through existing Water Quality Basin #1 (WQB1), located north of Byron Road. WQB1 may require enlargement, depending on the criteria adopted for storm water quality volume requirements to be adopted by the MHCSD.

15.2.3 Implementation Measures

a. Each segment of the storm drainage system shall be designed as needed to provide protection for each phase of development.
b. The MHCSD shall coordinate with the agencies having jurisdiction over Mountain House off-site watersheds areas to ensure that any future development projects do not alter the existing volume, velocity and quality of storm water runoff discharged downstream to the Mountain House Project.

All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update and addenda and the Development Standards.

FIGURE 15-1: STORM DRAIN TRUNK SYSTEM

15.3 Primary Storm Drain Collection System

15.3.1 Master Plan Summary

The primary storm drainage system at Mountain House provides for the conveyance of all off-site and on-site precipitation, plus any urban runoff, to Old River as a terminal drain. The primary storm drain collection system includes trunk storm drain lines, secondary storm drains lines, major open-channels (Mountain House Creek) and water quality basins.

The Master Plan requires that on-site and off-site drainage generated by precipitation and urban run-off be jointly considered and conveyed safely through the community. On-site drainage shall not impact property owners adjacent or within the community, or downstream property owners. Discharge of sediments to creeks, ditches and Old River shall be minimized.

Trunk line pipes, the water quality basin, and major open-channels within Neighborhood A shall be designed and constructed to transport the 100-year volumetric flow rate. Trunk pipelines within Neighborhoods B and D shall be designed to transport the 10-year runoff flows, with the 100-year storm runoff to be conveyed within the street right-of-way (DeAnza Boulevard). Trunk line pipes shall be designed for gravity flow conditions.

Should temporary open channels be required for construction phasing, erosion shall be minimized by designing and constructing open-channels to convey storm water runoff at or below the allowable maximum velocity, and by using appropriate streambed protection and/or energy dissipaters at transitions from supercritical to sub critical flow, at the confluence of channels, at the downstream location of culverts, and at channel transitions. Streambed protection shall include appropriate species of plants.

The ultimate point of terminal discharge for all drainage shall be Old River. Terminal discharge will occur by gravity flow.

15.3.2 Specific Plan III Description

The existing storm water master plan describes how the entire Mountain House Project, including SP III, is divided into watersheds. Runoff from these watersheds is to be collected and conveyed by underground pipe systems and flow to Mountain House Creek and thence ultimately to Old River. For the southerly part of Mountain House, the design of the underground drainage system is comprised of essentially two north-south arteries: Central Parkway and DeAnza Boulevard. This overall drainage concept governs the design of the drainage infrastructure for the SP III area. The SP III area is broken up into east and west watersheds, similar to the Mountain House Master Plan Neighborhoods A and B and the eastern third of Neighborhood D. The western area, corresponding to Neighborhood A, is designed to flow northward to a piped system in Central Parkway. The eastern area, or Neighborhood B and the eastern portion of Neighborhood D, are designed to flow northward to pipe systems in DeAnza Boulevard and Mountain House Parkway. The preferred land use plan resulting from the SP III planning process is divided into drainage areas that closely resemble those already identified in the earlier drainage studies. Also, the amount of runoff from the SP III areas must be limited to less than or equal to that previously determined for the areas.

Therefore, the storm water runoff from the land uses proposed for SP III closely resembles the quality and quantity indicated in the MHCSD Storm Water Master Plan Update.

15.3.3 Implementation Measures

a. Where the facility is exclusively used for storm drainage purposes, the site shall be fenced per MHCSD Development Standards in order to bar entry to the facility by the public. Where ponds interface with public streets or adjacent land developments, a buffer of landscaping shall be installed that will visually hide the facility from the adjacent land uses.
b. Temporary storm drainage retention/detention basins shall be exempt from the siting criteria noted above, except for those relating to health and safety.
c. Prior to submittal of any development permit a will-serve letter for storm drainage and flood control, will be obtained from the MHCSD. The MHCSD will condition the will serve letter to require the construction of necessary drainage facilities prior to occupancy of any structure or facility within the proposed development.
d. All implementing storm drain projects shall comply with the applicable provisions of the:
   - MHCSD Development Standards.
   - Mountain House Storm Water Master Plan Update and addenda.
   - Best Management Practices Handbook.

15.4 Secondary Storm Drain Collection System

15.4.1 Master Plan Summary

The Master Plan requires that on-site drainage occurring over the community be safely conveyed by the secondary storm drain collection system to the primary storm drain collection system. The secondary storm drain collection system shall be used to collect and convey on-site drainage to the primary storm system safely with adequate flood protection. The design and construction of the secondary storm drain collection system shall be based on the 10-year storm event.

15.4.2 Specific Plan III Description

The secondary storm drain collection system is primarily located within the local and collector streets and consists of local private property BMP site collection and conveyance facilities, localized drainage swales, street gutters, field inlets, catch basins, catch basin laterals and underground pipes. These facilities transport on-site drainage to trunk lines or to water quality basins. The secondary storm drain collection system will be designed and constructed per the requirements of the MHCSD.

15.4.3 Implementation Measures

All storm drain improvement projects shall comply with the MHCSD Development Standards.

15.5 Mountain House Creek Improvements

15.5.1 Master Plan Summary

The Master Plan requires that Mountain House Creek be developed as a multi-use corridor for conveyance of off-site and on-site drainage through the community and for a wildlife habitat and recreation corridor (see Chapter Seven for recreational and park requirements). Mountain House Creek shall be used as an open channel to convey off-site and on-site drainage through the community with adequate flood protection. The creek shall discharge into Old River, but the deposition of sediment into the river shall be minimized by causing sediment deposition to occur in the Mountain House Creek channel. Mountain House Creek shall be designed to minimize erosion.

15.5.2 Specific Plan III Description

Mountain House Creek, constructed as part of Specific Plan I, was designed and constructed according to the design criteria contained within the Community Approvals, as well as a Nationwide 27 Permit issued by the United States Army Corps of Engineers under the Federal Clean Water Act. These improvements were sized to convey the 100-year flood.

Outfalls to the improved Mountain House Creek channel were constructed as part of the Specific Plan I project by Trimark. Existing trunk storm drain lines in Central Parkway and DeAnza Boulevard that ultimately drain to Mountain House Creek are “stubbed” to the south side of Mascot Boulevard to accept runoff from the southerly areas of the project, Neighborhoods A through D, which includes all of the SP III area. Therefore, SP III does not contemplate further improvements to Mountain House Creek.

15.6 Best Management Practices

15.6.1 Master Plan Summary

The Master Plan requires that the storm drain system be designed to reduce the quantity of storm water pollutants as close to the point of origin as possible, and to incorporate cost effective BMP treatment processes. To this end, site specific and regional treatment BMP’s shall be incorporated into the design of all improvements including all structures and infrastructure.

15.6.2 Specific Plan III Description

A water quality control pond is proposed for the developments within Neighborhood A/B area. The proposed pond will be located at the southwest corner of the intersection of Grant Line Road and Central Parkway. This will be an area-wide facility for the western watershed. The existing Water Quality Basin, WQB1, north of Byron Road treats runoff from Neighborhoods B and D, the areas that drain to DeAnza Boulevard and Mountain House Parkway.

In addition, per the requirements of the MHCSD Storm Water Master Plan, Manual for Best Management Practices and applicable ordinances, all private property runoff from non-residential areas will be pretreated on-site prior to discharge into the MHCSD public storm water collection

system. All such non-residential users will be required to demonstrate compliance with all applicable MHCSD requirements as part of building permit issuance.

15.6.3 Implementation Measures

All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards.

All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update and addenda and Manual for Best Management Practices.

A material management plan for each business with potential pollutants shall be approved by the MHCSD prior to the issuance of building permits for commercial or industrial uses to control the use, storage and disposal of chemicals that could pollute runoff.

An illicit connection regulation shall be enforced by the MHCSD to prevent connections to the storm drainage system that discharges material except rainfall runoff into the drainage system. All connections to the storm drainage system shall be approved by MHCSD.

15.7 Flood Protection

15.7.1 Master Plan Summary

The Master Plan requires that the entire Mountain House community be protected from a 100-year flood. On-site dams, levees and berms protecting the County and the Mountain House community from flooding shall be monitored by the MHCSD to identify potential problems.

The Master Plan also provided a design for a levee system to be constructed immediately adjacent to but structurally separate from any existing substandard levees. Both the existing substandard levees and the proposed levee would be developed as regional public recreational parks and/or wildlife habitat areas subject to levee encroachment standards established by the agency responsible for the operation and maintenance of the new levee system.

15.7.2 Specific Plan III Description

All work associated with the levees is considered to be a part of the scope of work for Specific Plan II. In the event that Specific Plan II does not move forward, SP III must then be amended to cover the scope of work related to levee improvements.

15.8 Siting Criteria

15.8.1 Master Plan Summary

The Master Plan requires that drainage facilities be sited to perform efficiently while minimizing visual, safety, or other impacts.

15.8.2 Specific Plan III Description

A water quality pond is proposed for the western portion of the SP III area. The basin is to be located at the southwest corner of the intersection of Central Parkway and Grant Line Road. The basin will be designed to have a perimeter berm to obscure views into the basin. For safety concerns, the basin will be required to be completely fenced and will not be accessible to the public. The berm and fence will be screened by appropriate landscape planting. Full maintenance access to the basin perimeter and basin bottom will be required.

15.8.3 Implementation Measures

a. All implementing projects shall comply with the applicable provisions of the MHCSD Development Standards.
b. All implementing projects shall comply with the applicable provisions of the MHCSD Storm Water Master Plan Update and Manual for Best Management Practices.

CHAPTER SIXTEEN: IMPLEMENTATION

16.1 Introduction

This Chapter summarizes Specific Plan provisions related to implementation of public services and infrastructure within Mountain House and Specific Plan III (SP III). The chapter proceeds to address how SP III implements the Master Plan development program for its planning area and phases in the necessary public infrastructure and services to support development.

16.2 Public Service and Infrastructure Provisions

16.2.1 Master Plan Summary

The Specific Plan establishes a framework for public services to provide Mountain House residents with urban services and facilities in a cost-efficient manner that does not have adverse fiscal impacts on the County. Public services shall be provided in a manner consistent with the Public Financing Plan and the Master Plan. The County shall ensure that the actions of the Mountain House Community Services District (MHCSD) are consistent with County plans, policies, standards, ordinances and programs relative to Mountain House. Agreements regarding public services for Mountain House shall be consistent with the applicable Master and Specific Plan provisions. The civic and public administration buildings will be located in the Town Center.

To provide an adequate urban level of public services for Mountain House residents, annexation into the MHCSD shall be required for all new development in the Mountain House community. Those lands improved with existing structures shall not be obligated to annex to the MHCSD unless they elect to join the CSD in order to obtain a higher level of services, in which case, a Will-Serve Letter from the MHCSD shall be required as part of the development application submittal. As a condition of a development permit, land zoned Agriculture-Urban Reserve may or may not be required to annex to the MHCSD, at the MHCSD's discretion. If annexation to the MHCSD is required, it shall be completed prior to establishment of the use, issuance of building permit, or recording of a map, whichever occurs first.

16.2.2 Specific Plan III Description

Public services and infrastructure to serve development within SP III is described in Chapters 5, 6, 7, 8, 9, 12, 13 and 15. The public services and infrastructure described in these chapters will be provided or constructed in four main phases over 10 years according to the phasing plan for SP III. Figure 16-1: Phasing Plan shows the areas of development slated for phased development from 2005 to 2015.

FIGURE 16-1: PHASING PLAN

The MHCSD provides a range of municipal services at Mountain house, including recreation, utilities and facilities maintenance; while San Joaquin County provides land use planning, criminal justice, human services, and police protection under agreement with the MHCSD. The Tracy Rural Fire Protection District provides fire protection services under contract to the MHCSD.

The provision and funding of public services at Mountain House are summarized in Table 16-1: Service Provision. As shown in Table 16-1: Service Provision, the MHCSD will provide services to the residents and businesses of SP III, and annexation into the MHCSD is required for the provision of services, including connection to the utility services provided by the MHCSD.

No net funds will be required from County general fund or any enterprise funds to finance any operations and maintenance of infrastructure or public facilities at SP III. A fiscal impact report assesses the impact of development of SP III on the County's general fund. See Appendix __ (not determined yet). The MHCSD will evaluate the fiscal impact of SP III on the MHCSD and ensure that the fees set for other parts of Mountain House will be sufficient for SP IIII. As of December 2004, the fee stood at $39.41 per 100 square feet of structure and $6.86 per 100 square feet of land on residential property for parcels under 6000 square feet and $1.09 per 100 square feet for parcels over 6000 square feet. The MHCSD conducts fiscal analysis for the entire Mountain House community on an ongoing basis to ensure that MHCSD revenues are sufficient to provide the required services to Mountain House and adjusts the fees accordingly.

A variety of public and capital facilities will also be required to support the development of SP III and enable it to achieve a balance of convenience, civic life, housing diversities and the many other development objectives outlined in this Specific Plan. The majority of the land to be developed in SP III is currently farmland, and therefore has no utility infrastructure or other improvements necessary for development. Connections to utility providers are being provided as part of the overall Mountain House development, and the developers of SP III will pay a fee for annexation into the MHCSD to allow connection to utilities. Development also necessitates a complete road network to allow easy access to all parts of SP III and connections to other parts of the Mountain House Master Plan. The plan also calls for a large Community Park that will serve not only SP III but neighboring areas in Specific Plans I and II, as well.

All public infrastructure necessary for development of SP III will be provided from the resources of the project. Some facilities, such as roads, parks, and utility transmission facilities, will be constructed with funds internal to the project. The required funds will come from a number of potential sources, including infrastructure bonds, private capital, funding obtained through rates and fees, fee credits and grants and tax credits. Once the infrastructure and development plans are finalized, a financing plan will be prepared that will detail the sources and uses of funds for the specified capital improvements and amenities. The financing plan will also match the availability of funding to project needs over time through a phasing plan.

Table 16-1: Service Provision

Municipal Service	Provider	
	Management and Funding	Actual Provider
General Government		
Governing Body	County of San Joaquin/ MHCSD	County of San Joaquin/ MHCSD
Administration	County of San Joaquin/ MHCSD	County of San Joaquin/ MHCSD
Legal	County of San Joaquin/ MHCSD	County of San Joaquin/ MHCSD
Clerk/Finance	County of San Joaquin/ MHCSD	County of San Joaquin/ MHCSD
Public Protection		
Law Enforcement	County of San Joaquin/MHCSD	San Joaquin County Sheriff
Traffic Control	County of San Joaquin/MHCSD	San Joaquin County Sheriff
Accident Investigation	MHCSD	California Highway Patrol
Fire Protection	MHCSD	Tracy Rural Fire Protection District
Animal Control	County of San Joaquin	Count of San Joaquin
Community Services		
Recreation Programs	MHCSD	MHCSD
Local Parks/Recreation Facilities	MHCSD	MHCSD
Regional Park Services	County of San Joaquin	County of San Joaquin
Library	County of San Joaquin/ MHCSD	City/County Library System
Public Works/Public Utilities		
Streets and Highways	MHCSD	MHCSD
Domestic Water	MHCSD/Rate Payers	MHCSD
Wastewater Treatment/Disposal	MHCSD /Rate Payers	MHCSD
Solid Waste Management/Disposal	MHCSD /Rate Payers	County of San Joaquin
Flood Control	MHCSD	MHCSD
Road & Local Drainage Maintenance	MHCSD	MHCSD
Drainage	MHCSD	MHCSD
Street Lighting	MHCSD	MHCSD
Public Education		
K-9 Grade Levels	Lammersville School District	Lammersville School District
High School	Tracy Unified School District	Tracy Unified School District
Other Services		
Electricity	MHCSD/Rate Payers	MHCSD/MID
Gas	MHCSD/Rate Payers	MHCSD/PG&E
Cable Television	User	MHCSD/Charter Communications

Other public facilities that are not located within SP III but have been constructed in part to serve SP III, such as the water and wastewater treatment plants and associated pipes and facilities, will be constructed in part with funds from SP III through payments to the MHCSD.

Details of the costs of infrastructure and public facilities necessary for SP III are presented in Table 16-2: Uses of Funds for Capital Improvements and Public Facilities. These costs are currently estimated to total $125.5 million. The costs include:

- Roads
- Community Parks
- Regional Park
- Open Space Corridors
- Utility Transmission Facilities, such as water, wastewater and storm water lines

The majority of public infrastructure improvements will be financed through private financing obtained by developers and landowners at SP III and assessment bonds or other public finance secured by property tax revenue. Some facilities, such as utility infrastructure, will be constructed with funds from the utility provider, which in turn are financed through connection charges, development fees and rates charged to end users. Some capital facilities have also been constructed by the MHCSD. Table 16-3: Sources of Funds for Capital Improvements and Public Facilities, summarizes the sources of funds anticipated for the capital improvements detailed in the Specific Plan, which total $125.5 million. The bulk of the funding, approximately $64.2 million, will come from private financing. An additional significant source of funding will be fees collected for traffic mitigation and infrastructure constructed elsewhere at Mountain House, as shown on Table 16-3: Sources of Funds for Capital Improvements and Public Facilities. As the financing plan is developed and the details of public financing mechanisms finalized, an additional analysis will be conducted to ensure that the total fees, assessments and taxes on the project do not render the project economically infeasible.

16.2.2.1 Schools

One K-8 school is designated within SP III. This school will be owned and operated by the Lammersville Unified School District (LUSD). A high school will be constructed in Neighborhood D outside the SP III boundary. The high school will be owned and operated by the LUSD. Funding and provision of school sites, facilities and services shall maintain pace with development and enrollment on a neighborhood basis according to the school funding agreements between the school districts and the developers within SP III. Timing requirements for phased provision of new school facilities shall be tied to residential development, enrollment experienced, and projected enrollment equaling a percentage of the ultimate school design capacity as approved by the School District. Phased permanent core facilities and classrooms may also be supplemented by relocatable classrooms according to State and School District standards and needs.

Table 16-2: Uses of Funds for Capital Improvements and Public Facilities

Cost Category		Amount
Infrastructure		
Water System		$3,872,386
Streets		$14,332,082
Storm		$6,300,906
Sewer		$1,567,157
Joint Trench/BBID Undergrounding		$5,357,948
Subtotal		$31,430,479
Public Facilities and Regional Fees		
Community Facilities Fee (1)		$16,628,219
Regional Transportation Fee (1)		$33,675,023
San Joaquin County Traffic Impact Fee		$6,567,066
Schools (2)		$0
Open Space Landscaping		$2,286,764
Parks		$18,318,010
Public Facilities (3)		$5,193,712
Subtotal		$82,668,795
Contingency	10.00%	$11,409,927
Total		**$125,509,201**

(1) Fee Estimates Scaled up by acreage from estimates prepared for Kamilos Development.
(2) Schools assumed funded from CFD.
(3) CSD Facilities, Police, Fire, Capital Equipment, etc.

Sources: MacKay & Somps; Lynn Sutton; Economic & Planning Systems, Inc.

Table 16-3: Sources of Funds for Capital Improvements and Public Facilities

Source	Amount (5)
Private Capital (1)	$64,192,137
Rate-based utility financing (2)	$5,983,497
Public Financing (3)	TBD
MHTIF (4)	$37,042,526
MHCSD Fees (4)	$18,291,041
PLEP Credits	$0
Total	**$125,509,201**

(1) Private financing and land sales proceeds
(2) Financing will be based on utility rates.
(3) Bond proceeds less closing costs and debt service reserve. Amount TBD.
(4) These fees will be paid by developers as a condition of annexation/building permit.
(5) Includes 10% contingency.

Sources: Mountain House Community Services District, Economic & Planning Systems, Inc.

A detailed breakdown of school facility costs and phasing assumptions is provided in the Public Financing Plan (PFP). Operational costs for schools serving Mountain House will be the responsibility of the School Districts. The costs of school planning and construction will be funded by new development, largely through annexation into the Community Facilities District already created for that purpose in the rest of Mountain House but may be decreased by revenues obtained from the State and other sources. Initial K-8 planning costs shall be advanced by the developers, subject to subsequent reimbursement.

Although subsequent mitigation agreements with School Districts will determine specific mitigation and phasing requirements.

16.2.2.2 Parks

A variety of parks and open spaces occur within SP III including a Community Park, two Neighborhood Parks, open space corridors and open spaces within residential areas. Parks will be a central feature in each residential neighborhood and in the planning area as a whole. Therefore, park development will occur on a continual basis as growth takes place to keep up with, or precede, the demand from residents.

The Community Park will be developed in phases. The initial grading and landscaping of the park will take place at the same time as adjacent residential areas are developed. Facilities within the park will be constructed as demand arises or as specified by the MHCSD consistent with its Parks, Recreation and Leisure Plan. Additionally, joint use facilities provided by the community college will be provided as the community college is constructed consistent with agreements between the college district and the MHCSD.

All Neighborhood Parks are scheduled for development to commence half-way through the residential development of each neighborhood. The initial grading and landscaping of the Neighborhood Parks will take place at the same time as adjacent schools or residential areas are developed. Facilities within the Neighborhood Parks will be constructed as demand arises or as specified by the MHCSD consistent with its adopted Parks, Recreation and Leisure Plan.

Open space areas will be provided as adjacent development proceeds. Maintenance of public parks and recreational facilities will be provided by the MHCSD. Open space areas not dedicated to the MHCSD will be maintained through developer or homeowner agreements with the MHCSD, by a maintenance district or homeowners association.

All In-tract landscaping and utility right of way areas and all other landscape areas that were not in the original Master Plan as defined by MHCSD within SP III will require a funding mechanism. These areas will require establishment of a maintenance entity or financing mechanism acceptable to the MHCSD to provide funding for maintenance of, and if necessary, replacement at the end of the useful life of improvements. These improvements include, but are not limited to, landscaping, pathways, walls, and all improvements serving or for the special benefit of SP III. The financing mechanism shall be completed and adopted by the Board of Directors prior to the filing of the Final Map.

16.2.2.3 Storm Drains

Storm drainage and flood protection facilities will be constructed at the same time as the streets and other major infrastructure and will be maintained by the MHCSD. A maintenance and operation plan for the detention basin and flood protection facilities shall be prepared and accepted by the MHCSD prior to the approval of the first final map in Neighborhood A/B. Maintenance personnel, vehicles, and equipment may be shared with other facility maintenance crews to achieve staffing efficiency and cost reductions. These maintenance costs have been incorporated in the fiscal analysis presented in the PFP and the MHCSD Fiscal Analysis.

16.2.2.4 Energy and Communications

Electrical power distribution will be installed on an as-needed basis as part of the on-site roadways. The initial service line extensions will require accelerated planning and construction to coincide with the start of residential development.

Natural gas will also be provided on an as-needed basis as part of the on-site roadways. However, the relocation of the existing gas line from Mountain House Parkway to Central Parkway will require detailed planning and phasing. Telecommunications will also be provided on an as-needed basis and will be developed along with on-site roadways.

16.2.2.5 Potable Water

The water treatment plant (WTP) north of Byron Road will be expanded to accommodate the projected demand of development within the planning areas of Specific Plans II and III. The existing WTP has a capacity of 3.0 mgd, and at full build-out will have a capacity of between 17.1 mgd and 20 mgd. One or two more phased expansions will be needed to bring the plant to its planned full build-out capacity. Storage tanks are assumed to be phased in three increments after the first Specific Plan. Water storage tanks for both Zones I and II will be required to be constructed as part of the SP III development. The proposed tank site location alternatives are depicted on Figure 12-1: Specific Plan III Potable Water Facilities.

16.2.2.6 Wastewater

The Wastewater Treatment Plant (WWTP) north of Byron Road will be expanded to accommodate the projected demand of development within the planning areas of Specific Plans II and III. The present WWTP has a treatment capacity of 0.45 MGD and is currently being enlarged to a capacity of 3.0 MGD. In order to accommodate development within Specific Plan II and III, the engineering design process for the second expansion is now beginning. It is planned that by early 2006, the WWTP will have the capacity to treat 5.4 MGD of wastewater, its planned buildout capacity under the Master Plan. See Chapter 13.

16.2.2.7 Streets and Street Frontage Improvements

Street improvements for SP III include widening of existing arterial streets, and construction of new arterial, collector, and local streets and alleys. Phasing of transportation improvements will generally relate to the phasing of residential and non-residential land uses. Construction and widening of arterial streets will be directed by the MHCSD and will generally be the responsibility of the applicant that triggers the need for such improvements. In some cases the applicant will pay the applicable Mountain House Transportation Improvement Fee (MHTIF) where the improvement is not yet needed or has already been constructed in order to reimburse the entity that does construct the improvement. Development of local and collector roads within a subdivision will be the responsibility of the applicant and individual builders (See Figure 16-2: Phasing Plan – Streets and Infrastructure). The traffic monitoring program will result in annual updates to the Roadway Improvement Plan which will initially be prepared after approval of the Master Plan. Improvements will be developed on an as-needed basis to maintain the LOS standards identified in Chapter 9 and the EIRs for the Master Plan and SP III.

The implementation procedures discussed in Sections 9.2: Freeway Improvements, to 9.5: On-Site Roadway Circulation and Design, include anticipated start-up events for construction of freeway and arterial improvements. On-site roadways will be phased consistent with the amount and location of development. Phasing of San Joaquin County roads outside the community will be controlled by the County.

Bus transit and bicycle facilities will be provided incrementally throughout build-out of the community, with transit stops, shelters, bicycle lockers and racks in each neighborhood.

Road maintenance will be provided in a manner consistent with Section 9.6 of this Master Plan, by the MHCSD. Maintenance will conform to applicable MHCSD standards and may be funded by a combination of existing taxes and/or new service charges. Maintenance personnel, vehicles, and equipment may be shared with other maintenance crews to increase efficiency and decrease costs. Costs associated with road maintenance are included in the fiscal analysis in the Public Finance Plan and the MHCSD Fiscal Analysis.

16.3 PLEP and Cost Reimbursement Analysis

In accordance with the County's Mountain House Public Land Equity Program (PLEP) and Ordinance, the Tentative Map proposals will include the delineation of a series of public land areas including roadways, entry monument areas, K-8 school sites, neighborhood, community and regional park sites, and public facility sites. This delineation may be modified during the application review and approval process, as well as the subsequent final map process when specific engineering plans are prepared. Under the PLEP program, applicants are responsible for dedicating public lands identified in the PLEP. There is a compensation mechanism that reimburses landowners that dedicate more than their fair share for such public lands, through fees and/or land transfers by landowners with less than their fair share of public lands.

SP III allows the developers to use the following measures to provide the necessary improvements.

- Direct Participation: Participation directly by the developers via cash payments, land dedications, public financing districts, or payment of impact fees applicable to the community.
- Participation in Programs: Participation in the County's TIF or the COGs Regional Transportation Improvement Fee (RTIF) program to the extent applicable to the community.
- Participation in Improvement District: Participation in conjunction with the County or other jurisdictions in improvement districts.

"Mitigation offsets or exchanges" means that the County would allow the developer to accept responsibility for certain improvements or portions of improvements which under the fair share definition are the responsibility of other jurisdictions in exchange of the relief of responsibility of fair share improvements in the other jurisdictions. The developer shall not be responsible for more than their overall fair share for improvements.

FIGURE 16-2: PHASING PLAN – STREETS AND INFRASTRUCTURE

16.4 Implementation Measures

a. All implementing projects shall comply with the applicable provisions of the MHCSD Plans, Programs and Ordinances. If the property shown on the Tentative Map is to be developed in phases, then a subdivision agreement and appropriate bonding shall be executed between the MHCSD and the developer for each phase prior to the approval of the first Final Map.
b. All implementing projects shall comply with the applicable provisions of the MHCSD Annexation Ordinance and other applicable Reimbursement Policies, Programs and Ordinances.
c. All implementing projects shall comply with the applicable provision of the San Joaquin County Master Specific Plan and SP III Reimbursement Ordinances.
d. All implementing projects shall comply with the applicable provision of the San Joaquin County Public Land Equity Program and Ordinance.
e. Those lands improved with existing structures as generally cited in Section 3.2.4: Pre-Existing land uses within the Mountain House Community Boundaries, of the Master Plan shall not be obligated to annex to the MHCSD unless they elect to join the MHCSD in order to obtain a higher level of services, in which case, a Will-Serve Letter from the MHCSD shall be required as part of the development applications submittal. Lands zoned Agriculture-Urban Reserve shall not require a Will-Serve Letter for application submittal and may or may not require annexation to the MHCSD.
f. All implementing projects shall comply with the applicable requirements of the Public Financing Plan and Technical Report, MHCSD Capital Improvement Program, and applicable development agreements and development fee ordinances.
g. Prior to the approval of Final Maps, excluding “Preliminary Maps”, the area contained within such map areas shall first be annexed to serve both the MHCSD and BBID.
h. Before approval of the first final subdivision map in SP III, SP III shall be annexed into the existing Lammersville Unified School District Community Facilities District (CFD) already established for Specific Plans I and II. Alternatively, a new CFD may be formed for SP III that fulfills the same function.

Glossary of Definitions

A

Above Moderate Income Household
A household whose income exceeds 120% of the AMI, with adjustments for smaller or larger families.

ACE
Altamont Commuter Express

ADEIR
Administrative Draft Environmental Impact Report

ADT
Average Daily Trips

Affordable Housing Impact Fee
The fee assessed against all residential development in Mountain House, except Density Bonus Units, Additional Town Center Units, and Second Unit Dwellings, which is used to generate revenues for the Mountain House Housing Trust Fund (MHHTF).

Agency
A public entity empowered to provide those services necessary to support a particular development.

Alley
A secondary means of access to property which is located at the rear or side of the property.

Area Median Income (AMI)
The estimated San Joaquin County median household income provided by the United States Department of Housing and Urban Development (HUD).

Assignment Agreement
The reapportionment of housing units from one property to another keeping to infrastructure limitations; such as wastewater allocation.

Assignment Application
Application through San Joaquin County to approve Assignment Agreement.

B

Basin, Detention
A drainage pond with metered outlet facilities for terminal drainage capable of storing a required stormwater runoff volume and emptying through the outlet facilities over a specified time.
Basin, Retention

Drainage pond with no outlet facilities for terminal drainage which is capable of storing the required storm water runoff volume and of emptying through percolation and evaporation over a specified time.

BBID
Byron Bethany Irrigation District

Best Management Practices (BMP's)
Accepted industry methods to improve water quality standards of storm runoff to the maximum feasible level.

Bike Lane
A Class II bikeway consisting of a separate, marked lane within a roadway, with guide signs and pavement markings.

Bike Path
A Class I bikeway consisting of a path separated from the roadway or vehicular network.

Bike Route
A Class III bikeway consisting of a route that is signed only, with the cyclist sharing right-of-way with motorists.

Bikeway
An area either within or outside the right-of-way of a dedicated street where bicycle travel is the designated use. "Bikeway" includes bike paths, bike lanes, and bike routes.

Board of Supervisors or Board
The Board of Supervisors of San Joaquin County.

C

CATV
Charter Communications Television

CDD
Community Development Department

CDE
California Department of Education

CDFG

California Department of Fish and Game

(C)DHS
California Department of Health Services

CEC
California Energy Commission

CECR
Community Energy Conservation Report

CEQA
California Environmental Quality Act

Child Care Center
Any facility, of any capacity, in which non-medical care and supervision is provided for children in a group setting for less than twenty-four (24) hours per day.

CNEL
Community Noise Equivalent Level

CNG
Compressed Natural Gas

COG
Council of Governments

Community Approvals
All prior and future County and MHCSD discretionary approvals and permits, and implementation ordinances and actions taken for the Mountain House community. This also includes the subsequent plans and programs that were prepared as required by the Master Plan and the Master Plan Development Agreement between the County and Trimark Communities, LLC.

Community Wall
Walls which adjoin major public streets, parks, public use areas and community entrances. Community walls are intended to provide protection from roadway and other noise, privacy and security. Community walls are constructed of masonry or other permanent, durable, low maintenance materials.

County
The County of San Joaquin.

CRHR

California Register of Historic Resources

D

DCC
Delta Community College

DCRC
Design Consistency Review Committee

Density Bonus Unit
Density Bonus Unit means an additional residential dwelling unit which is not included in the calculations of residential densities specified by the Mountain House Master Plan or by any of the various Specific Plans for the Mountain House Community and which is part of a residential development that meets the requirements for receiving a density bonus specified by the County's Development Title.

Density, Maximum Neighborhood
The ratio of the maximum number of residential units by land use category to the total number of acres in that land use category.

Density, Minimum Neighborhood
The ratio of the minimum number of residential units by land use category to the total number of acres in that land use category.

Density Range, General Plan
The range of density allowed for individual project within a given land use district.

Development
The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; excavation, or land disturbance; and any use or extension of the use of the land.

Development Agreement
Contracts established between the County and the master developer or other developers of Mountain House.

Development Permit
Any ministerial or discretionary permit required for a project, excluding General, Master or Specific Plans or amendments, Special Purpose Plans or amendments, ordinance text changes, and rezonings. (Note: See Chapter Seventeen: Implementation for exceptions to the term First Development Permits).

Development Title

Title 9 or the Ordinance Code of San Joaquin County which contains regulations regarding development, such as use restrictions, subdivision creation, and infrastructure provision.

Director
The director of the San Joaquin County Community Development Department.

Discretionary Permit
A development permit requiring environmental review (as opposed to a "Ministerial" permit which is not subject to environmental review) and involving some discretion on the part of the review authority to approve, deny, or to attach conditions to the permit.

DOE
Department of Energy

Dwelling Unit
Any building or portion thereof containing living facilities, including provisions for sleeping, eating, cooking, and sanitation for no more than one family, and having only one (1) kitchen.

DWR
Department of Water Resources

E

EAEC
East Altamont energy Center

EIR
Environmental Impact Report.

EMF's
Electric Magnetic Fields

ESA
Environmental Site Assessment

F

Fair Share
The community's financial obligation for a study, service, or improvement that is necessary to accommodate the development of Mountain House.

Final Map

The map or recording instrument for Major Subdivisions of land as described in Chapter 9-910. The final map must be in substantial compliance with the approved tentative map. A final map filed with the County Recorder may also be used to effect an approved tentative map for a Minor Subdivision at the option of either the subdivider or the County.

Flood Hazard
The danger of damage to persons or property from overflow water resulting from a one hundred (100) year flood or from the accumulation or flow of water determined to be hazardous by the Floodplain Administrator.

Floodway
The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the one-hundred (100) year flood without cumulatively increasing the water surface elevation more than one (1) foot. Floodway also means the floodway shown on the Flood Insurance Maps.

FWS
Fish and Wildlife Service

G

General Plan (GP)
The official document consisting of maps and text adopted by the County as a policy guide to decisions pertaining to the physical development of the County. It is the County's statement of goals, policies, and actions necessary for orderly development and growth and thereby serves as a guide for many public decisions, especially land use changes, preparation of capital improvement programs, enactment of development regulations, and imposition of impact fees.

General Plan Amendment (GPA)
An amendment to the adopted General Plan, requiring a formal application and subject to the County's public hearing process.

Goal
A statement that sets an overall direction for planning efforts and represents an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed.

H

HCP
Habitat Conservation Plan
HMP

Habitat Management Plan

Home Occupation
Any occupation which is conducted within a dwelling, is clearly incidental and secondary to the use of the dwelling for dwelling purposes, and does not change the residential character or use of the dwelling.

Homeowner's Association (HOA)
A community association, composed of individual owners of a development which is created for the purpose of holding title to common property, managing and maintaining the common property, and enforcing certain covenants and restrictions for the overall benefit of its members.

Housing Trust Fund
The mechanism created to apply fee revenues to the affordable housing needs in Mountain House. An affordable housing fee assessed against all residential development in Mountain House will generate revenues for the trust fund.

I

Implementation Measure
An action, procedure, program or technique that carries out a policy. Implementation Measures typically spell out required actions or approvals, programs, timing, or similar requirements.

Improvement Plans
Plans, profiles, specifications, and engineer's estimates of improvement cost, and all necessary details of the improvement proposed for installation or modifications.

Improvements
Infrastructure facilities required to serve development projects, and buildings, structures, landscaping or other elements constructed as part of a development project. Improvements shall also mean such specific facilities the installation of which is necessary or desirable to ensure conformity to or implementation of the County General Plan or Specific Plans.

Infrastructure
Facilities needed to sustain industrial, residential, and commercial activities, including water, drainage, and sewer lines; streets and roads; communications; and public facilities and other underground utilities. Roadway improvements may include, but not be limited to, grading, pavements, curbs and gutters, sidewalks, driveways bridges, traffic signals, roadway lighting, signs, or roadway landscaping. Drainage improvements may include, but not be limited to, main pipelines, culverts, drainage inlets, connector pipes, manholes, channels, ponds, ditches, and appurtenances. Wastewater improvements may include, but not be limited to, wells, main pipelines, service laterals, manholes, cleanouts, and appurtenances. Water improvements may

include, but not be limited to, main pipelines, service laterals, valves, meters, hydrants, and appurtenances.

J

Jobs/Housing Ratio
The ratio of required housing to available housing.

K

L

LESD
Lammersville Elementary School District

Ldn
Day-Night Average Sound Level

Leq
Noise Equivalent Level

LOS
Level of Service

Low Income Household
A household whose income is between 51% and 80% of the AMI, with adjustments for smaller and larger families.

Lower Income Household
A household whose income does not exceed 80% of the AMI, with adjustments for smaller and larger families.

M

Master Plan
The Mountain House Master Plan, a policy document which presents policies, requirements and standards for the entire Mountain House community and guides the preparation of subsequent Specific Plans, Tentative Maps, and other approvals required to implement the proposed project.

Median
The portion of a divided roadway separating the traveled way for traffic in opposite directions. A median may be raised, landscaped or painted.

MHMP
Mountain House Master Plan

MID
Modesto Irrigation District

Minimum Parcel Size
The smallest unit of land permitted through subdivision within a zoning designation, as outlined in this Title.

Minimum Ratio
The ratio of required housing to available housing, where housing in a given year is compared to available housing three years earlier.

Ministerial Permit
A Development Permit which must be approved by the review authority if the applicant meets specified standard requirements. A ministerial permit is not subject to environmental review.

MMP
Mitigation Monitoring Program

Moderate Income Household
A household whose income is between 81% and 120% of the AMI, with adjustments for smaller and larger families.

Mountain House Community Services District (MHCSD)
The Mountain House Community Services District established to administer and to provide certain services and infrastructure for the inhabitants of Mountain House.

Mountain House Development Title
The addendum to the San Joaquin County Development Title, which adds provisions to or amends provisions of the San Joaquin County Development Title in order to implement the Master Plan, Specific Plans, and Special Purpose Plans of Mountain House.

Mountain House Housing Trust Fund
The fund established by the County to receive revenues generated by applying the Affordable Housing Impact Fee to residential units that are to be constructed in Mountain House.

N

Neighborhood
One of the 12 areas planned for residential developments and for residential-serving uses that may include a K-8 school, a Neighborhood Park, a Neighborhood Commercial area, a Community Commercial area or Village Center, and a Community Park.

Neighborhood Centers
The area located near the center of each family neighborhood, and the Neighborhood K mixed active adult and family neighborhood, and designated for a K-8 school, a Neighborhood Park, Neighborhood Commercial, and other neighborhood-serving facilities.

NPDES
National Pollutant Discharge Elimination System

O

Objective
Language describing a specific end condition that represents an intermediate step to achieving a goal. In the context of this Master Plan, Objectives identify the end condition to be achieved through the application of Policies and Implementation Measures.

ORV
Off Road Vehicles

OSHA
Occupational Safety and Health Administration

P

Parkway
The area adjoining the outer edge of the roadbed, extending to the right-of-way line in which sidewalks, plantings, utilities, bank slopes and related facilities may be located.

PEA
Preliminary Environment Assessment

Pedestrian Way
A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind. A pedestrian way may be located within or outside of street right-of-way, at grade, or grade separated from vehicular traffic.

Phase
Phase, in the context of the first phase of development within the community, means the first Specific Plan within Mountain House.

Planning Agency
The San Joaquin County Board of Supervisors, the Planning Commission, or the Community Development Department.

Planning Commission
The Planning Commission of San Joaquin County.

Planning Director
The director of the San Joaquin County Community Development Department.

PLEP
Public Land Equity Program

Policy
A specific statement that guides decision-making. Each distinguishable topic of importance is introduced with one or more specific policies. These policies are the guidelines upon which the implementation measures are based. As guidelines they may be general or specific in nature, but in all cases they form the basis for interpreting and adding implementation measures. As a policy they are subject to interpretation by the Board of Supervisors in developing current and future implementations.

Population Serving Jobs
Jobs that will be generated simply because the residential population demands certain services, estimated at 52% of all permanent jobs created in the community.

Preliminary Map
Any lot line adjustment, merger, or tentative subdivision map that is sought only for the purpose of financing, land sale or exchange, or planning area segregation, after which a more definitive map will be submitted for approval before construction permits could be obtained for the mapped or affected area.

Program
Any formally written procedure, process, plan(s), or standards comprising a systematic approach to implementing an objective or policy.

Project Build-out
Build-out of all expected residential units, all commercial and industrial areas, and all public facilities.

Property Owner
The party that owns the land affected by an implementation measure at the time the measure must be implemented.

Public Facilities
Any of the following:
(a) Public buildings, including schools and related facilities;
(b) Facilities for the storage, treatment, and distribution of non-agricultural water;
(c) Facilities for the collection and disposal of storm waters for flood control purposes;
(d) Facilities for the generation of electricity and the distribution of gas and electricity;
(e) Transportation and transit facilities including, but not limited to, streets, roads, ports, airports, and related facilities;
(f) Parks and recreation facilities:
(g) Police stations and fire stations; and
(h) Hospitals.

Public Financing Plan (PFP)
The companion document to the Master Plan that identifies the financing needed to provide public services, and facilities, and identifies funding alternatives to implement the Master Plan. The PFP is based upon the policies, land use data, public facility and service standards, cost estimates and phasing plans identified in the Master Plan.

Public Services
Public services and public facilities, and the establishment, operation and maintenance of such services and facilities.

Q

R

Recreation Facility
Any building, structure, development, or improvements constructed or used for recreational purposes, whether or not located in a recreation area.

Recycling
The process by which waste products are reduced to raw materials and transformed into new and often different products. As it pertains to Chapter 9-1050 only, recycling means redirecting or utilizing a hazardous waste or substance from a hazardous waste, and includes recovery of resources from a hazardous waste.

Regional Jobs
Jobs that provide products or services to regional or worldwide populations estimated at less than half of the permanent jobs created in Mountain House.

Residential
Places where people live and sleep. The term includes, but is not limited to, single-family dwellings, apartments, institutions, mobile homes, group quarters, hotels and motels, convalescent hospitals and rest homes.

Residential Development
A project containing residential dwellings, including mobile homes, consisting of one (1) or more dwelling units, or a subdivision for the purpose of constructing one or more residential dwelling units. Residential development includes, but is not limited to, a preliminary or final development plan, tentative parcel map, use permit, or any other discretionary permit for new residential use.

Revision of Approved Actions
An application of the Community Development Department (CDD) to revise the terms of an approved action.

Right-of-Way
An easement for the use of roads, water and wastewater facilities, flood and drainage works, overhead and underground utilities, or any related improvements.

Riparian Corridor
A strip or generally contiguous area of riparian habitat.

Riparian Habitat
The banks and other terrestrial environs of fresh water bodies, watercourses, estuaries, and surface waters whose conditions provide soil moisture sufficiently in excess of that otherwise available through local precipitation to support the growth of mesic vegetation.

Road
Streets and highways, both public and private. The terms streets, roads, roadways, and highways are used interchangeably. Road includes the roadbed, all slopes, shoulders, side ditches, curb, gutters, sidewalks, and all other related facilities within the right-of-way.

Road System

The classification of streets and highways by their diverse functions and design. The General Plan and the Master Plan describe the hierarchy of roads in the County.

RTIF
Regional Transportation Improvement Fee

RWQCB
The State Regional Water Quality Control Board for a region as specified in Section 13200 of the Porter-Cologne Water Quality Control Act.

S

SBC
Southwest Bell Corporation

School Districts
All school districts located in whole or in part within the unincorporated areas of San Joaquin County.

Screening
A method of visually shielding or obscuring one abutting or nearby structure from another by fencing, walls, berms, or densely planted vegetation.

Second Unit Dwelling
A detached or attached dwelling unit, not including a mobile home, that is located on the same parcel as a primary single family dwelling, is clearly subordinate in size to said primary single family dwelling, and is subject to the requirements specified in the Mountain House Development Title.

Sediment
Any material transported or deposited by water, including soil debris or other foreign matter.

Service Provider
An agency designated by the County, the State, or the Local Agency Formation Commission to provide a specified public service to Mountain House.

Shall
Indicates an unequivocal directive.

Should
Signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations.

Sign
Any device, structure, or fixture using graphics, symbols, and/or written copy designed specifically for the purpose of advertising, directing attention, or identifying any establishment, product, goods, services, or entertainment.

Site
Any lot or parcel of land or combination of contiguous lots or parcels of land, whether held separately or joined together in common ownership or occupancy, where grading is to be performed or has been performed.

Site Furnishings
Exterior furnishings including but not limited to bus shelters, newspaper stands, benches, drinking fountains, trash urns, mailboxes or other elements.

SJDCCD
San Joaquin Delta Community College District

SJVAPCD
San Joaquin Valley Air Pollution Control District

Specific Plan
A plan prepared pursuant to Government Code Section 65450 for the systematic implementation of this Master Plan. At Mountain House, the Specific Plan represents a step in the land use entitlement approval process between the Master Plan and the Tentative Map.

Specific Plan Amendment
An amendment, prepared in accordance with the procedures specified in the Development Title, that modifies any of the Specific Plans adopted for the systematic implementation of the Mountain House Master Plan.

Specific Plan Area
The physical area that is included within the boundaries of a Specific Plan.

Special Purpose Plan
A plan prepared pursuant to Chapter 9-815 of the County Development Title to facilitate implementation of the General Plan and provide a greater level of detail than is contained in the General Plan. At Mountain House, Special Purpose Plans are required for Focus Areas (see definition) and are expected to address site planning including building locations, parking, circulation, relationship to adjacent areas, landscape design, signage, lighting, site furnishings, and transit facilities.

SP I
Specific Plan I

SP II
Specific Plan II

SP III
Specific Plan III

State
The State of California.

Storm Drainage System or Drainage Facility
Any device or structure used to control the flow of storm water, including, but not limited to, pipes, culverts, ditches, berms, channels, detention basins, retention basins, gutters, curbs, inlets, outlets, outfalls, pavement, and appurtenances.

Storm Water Runoff
Water that results from precipitation which is not absorbed by the soil, evaporated into the atmosphere, or entrapped by ground surface depressions and vegetation, and which flows over the ground surface.

Sub area
A portion of a neighborhood area with a common focus, housing type, use, or development plan.

SWPPP
Storm Water Pollution Prevention Plan.

T

TAC's
Toxic Air Contaminants.

Tentative Map
A map submitted for approval as a Major Subdivision or a Minor Subdivision.

TIF
Transportation Improvement Fee.
TIMF
Traffic Impact Mitigation Fee.

Transportation Demand Management (TDM)
Transportation planning strategies aimed at reducing vehicular travel demand and reducing congestion.

U

UBC
Uniform Building Code

USACE
U.S. Army Corps of Engineers

Use
The purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.

Use, Accessory
A subordinate use customarily incidental to and located upon the same lot occupied by a main use.

Utility
Electric, communication, natural gas, and cable television facilities including, but not limited to, poles, wires, transformers, conduits, conductors, guys, pipes, meters, vaults, and all necessary appurtenances Utility may also mean the company owning these facilities.

V

Variance
A permit granted to an applicant pursuant to the County Development Title, to allow the applicant's project to depart from the literal requirements of said Title.

Very Low Income Households
A household whose income is 50% or less than the AMI, with adjustments.

Vesting Tentative Map
Any tentative map that, when filed with the County, has conspicuously printed on its face the words Vesting Tentative Map. Such a map shall be processed pursuant to the County Development Title.

W

Wastewater
Any and all waste substances, liquid or solid, associated with human habitation, or which contains or may be contaminated with human or animal excreta or any feculent matter.

Wastewater Disposal, System
Any and all portions of a facility which is used or intended to be used for the collection, transport, treatment, and disposal of wastewater.

Wastewater Treatment Plant
Those lands, structures and equipment necessary for the processing and disposal of wastewater. It does not include a septic tank.

Water Main or Water Line
The water supply pipe conveying potable water for public use.

Water Quality
The chemical, physical, radiological and biological characteristics of water with respect to its suitability for a particular purpose. The same water may be of good quality for one purpose or use, and bad or poor for another, depending upon its characteristics and the requirements for the particular use.

Water System
All wells, pumps, tanks, filters, water treatment equipment, valves, water mains, water service lines, water storage tanks, fire hydrants, fire hydrant piping, and all appurtenances to the system.

Wetland
An area where either naturally or artificially one or more of the following attributes exist:
(a) At least periodically, the plants supported by the land are predominantly hydrophytes.
(b) The substrata is predominantly undrained hydric soil.
(c) The substrata is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.

WSID
West Side Irrigation District

WSMP
Water System Master Plan

WTP
Water Treatment Plant

WYA
West Yost and Associates

X

Y

Yard
Yard, except as otherwise provided in the Development Title, means an open space, other than a court, on a lot also occupied by a building. A yard is unoccupied and unobstructed from the ground upward and does not include any portion of any road or alley or road right-of-way.

Yard, Front
A yard extending across the front of the lot between the side lot lines, measured from the front lot line to a depth required by the zone in which the lot is situated.

Yard, Rear
A yard extending along the back of the lot between the side lot lines, measured from the rear lot line to a depth required by the zone in which the lot is situated.

Yard, Side
A yard extending from the front yard to the rear yard, measured from the side lot line to a width required by the zone in which the lot is situated.

Yard, Street Side
A yard along a side street extending from the front yard to the rear yard, measured from the side lot line to a width required by the zone in which the lot is situated.

Z

Zone
A specifically delineated area or district of the unincorporated area of San Joaquin County within which regulations and requirements specified by the Development Title uniformly govern the use, placement, spacing, and size of land and buildings.

APPENDIX A

Table A-1: Public/Private Land Acreage Calculations by Assessor Parcel Number Excluding Homesite Parcels and Grant Line Village

Assessor Parcel Number	Acreage
A 209-080-17	114.3
B 209-060-41	8.25
C 209-060-40	11.4
D 209-080-03	33.14
E 209-060-31	19.36
F 209-060-32	19.36
G 209-060-33	20.01
H 209-060-05	96.98
I 209-060-25	20.97
J 209-060-26	0.81
K 209-060-11	36.79
L 209-080-02	135.69
M 209-080-21*	169.12
N 209-070-25	3
O 209-070-26	12.73
P 209-060-08	148
Q 209-070-24	31.17
Total	**881.08**

* Assessor Parcel Number 209-080-21 includes acreage outside Specific Plan III boundaries.

Table A-2: Public/Private Land Acreage Calculations by Assessor Parcel Number With Homesite Parcels and Grant Line Village

Assessor Parcel Number	Acreage
Homesite Parcels	
209-060-42	2
209-060-34	1.63
209-060-36	1.67
209-060-35	1.67
Subtotal	6.97
Grantline Village	
209-070-46	1.61
209-070-27	1
209-070-55	0.94
209-070-49	1
209-070-50	0.08
209-070-56	0.48
209-070-68	1.89
209-070-67	1.1
209-070-42	5.7
209-070-40	0.85
209-070-30	0.69
209-070-31	1.28
209-070-32	1.21
209-070-41	0.37
209-070-33	3.52
209-070-59	0.57
209-070-58	1.57
209-070-20	2.03
209-070-25	2.58
209-070-28	1.29
209-070-15	1.36
209-070-64	0.86
209-070-61	1.68
209-070-34	0.5

Table A-2: Public/Private Land Acreage Calculations by Assessor Parcel Number With Homesite Parcels and Grant Line Village (Cont.)

209-070-44	0.69
209-070-01	0.87
209-070-36	0.59
209-070-62	0.68
209-070-63	0.36
209-070-14	1.4
209-070-65	0.93
209-070-66	2.03
209-070-18	0.72
209-070-51	0.72
209-070-19	0.9
209-070-37	0.38
209-070-54	1.38
209-070-48	2.69
209-070-53	0.98
209-070-57	0.48
209-070-43	0.69
209-070-17	1.18
209-070-13	1.57
209-070-60	0.54
Subtotal	53.94
Total	**60.61**

* Assessor Parcel Number 209-080-21 includes acreage outside Specific Plan III boundaries.

APPENDIX B

Pacific Gas and Electric Company

Bob Jones
Land Agent

Corporate Real Estate
Land Services
P.O. Box 930
Stockton, Ca. 95201

Office: (209) 942-1447
Fax: (209) 942-1697
E-mail: blj8@pge.com

March 10, 2005

MacKay & Somps
5142 Franklin Dr., Suite B
Pleasanton, Ca. 94588-3355

Attn: Peter Quady

Subject: General Guidelines For Use of PG&E's Tower Line Easements

Dear Peter,

The following are some general guidelines to consider when planning the possible use of PG&E's Tower Line Easements.

First, all proposed uses of PG&E's Tower Line easements need to be reviewed by this Company's Grid Maintenance and Construction Department and your plans should be forwarded to this company at least six months in advance of any proposed construction. All proposed uses are reviewed on an individual basis, meaning that an accepted use in one area may not be accepted in another.

Second, all of PG&E's tower line easements area building restricted. This means that there can be no buildings or structures of any kind within the easement. Generally this would mean any livable or non-livable building, storage or equipment sheds, bench, table or covers of any kind would not be allowed. Play Ground equipment, if properly grounded to PG&E's specifications, could be accepted. Again, this use would need to be reviewed, PG&E also, does not want nor would accept the enclosing of individual towers in your proposed development by fencing of any kind. PG&E can install climbing guards on these towers at a cost that would be at your or the developers expense.

Third, landscaping, for the most part, is an acceptable use. The landscaping, however, could not include trees or bushes that at maturity would reach a height of greater than fifteen (15) feet. Lawn areas and ground covers are generally acceptable. Sidewalks and parking areas could also be an acceptable use. Lighting and the use of light poles or standards could be acceptable, however there will be a height restriction on these standards or poles and you will not be allowed to install the poles or standards directly under the wires of the tower line.

Thank you for your cooperation in this matter, if you have any questions please feel free to call me at (209) 942-1447.

Sincerely,

Bob Jones

Bob Jones
Land Agent