

habitat or wetland areas. Typical uses conducted within a Nature Preserve may include the following: hiking, picnicking, swimming, boating, or fishing. Activities and uses under the Recreation: Parks; Recreation: Outdoor Entertainment, Large Scale; Recreation: Outdoor Entertainment, Small Scale; Recreation: Marinas; sub use types are excluded. This proposed Text Amendment will allow for the utilization of the proposed open space areas in Neighborhoods J & K to be used as similar recreational uses and facilities found elsewhere in the community.

Based on the attached Initial Study, it has been found that the project will not have a significant effect on the environment.

Date: *June 4, 2019*

Contact Person: John Funderburg

Phone: (209) 468-3160

INITIAL STUDY/NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Mountain House Developers

PROJECT TITLE/FILE NUMBERS: PA-1800039 (MP); PA-1800040 (SPI); PA-1800041(SPII); PA-1800042(SPIII); PA-0600237 (SU-RAA); PA-1000267 (SU-RAA); and PA-1800217 (TA)

PROJECT DESCRIPTION: The project consists of a Master Plan Amendment (PA-1800039), a Specific Plan I Amendment (PA-1800040), a Specific Plan II Amendment (PA-1800041), a Specific Plan III Amendment (PA-1800042), a Revisions of Approved Action to Major Subdivision Application (PA-06000327), a second Revisions of Approved Actions Application to Major Subdivision Application (PA-1000267), and a Mountain House Development Title Text Amendment (PA-1800217).

The Master Plan Amendment and Specific Plan II Amendment primarily focus on changes to the map figures and text of these documents to conform to the proposed final maps for Neighborhoods J and K. A summary of the proposed modifications will include:

- Minor adjustment to land uses, acreages and boundaries; such as the configuration of K-8 School;
- Modifying the C/R land use designation by including nature preserves, and the R/MH land use designation by including detached single family units;
- Repurposing the golf course and replacing it with nature preserves and open space recreational uses i.e. water dependent uses, hiking and walking trails; and
- Adjustments to the traffic circulation system to support additional points of connection to Central parkway from Neighborhood J and to support pedestrian movement between Neighborhoods J and K.

The Specific Plan I Amendment and Specific Plan III Amendment focus on ancillary changes to these documents to conform to, and be consistent with, changes proposed by PA-1800039 (MP), and PA-1800042 (SPII), and to be consistent with the proposed final maps for Neighborhoods J and K.

The Revisions of Approved Actions to the two existing approved Major Subdivisions in Neighborhoods J & K are to amend the conditions of approval and bring the Community Development Departments conditions of approval into consistency with the proposed final maps for Neighborhoods J and K.

The proposed Mountain House Development Title Text Amendment adds the Recreation: Nature Preserve sub-use type to Section 9-115.535M of the Mountain House Development Title. The proposed text will read as follows, 'Recreation: Nature Preserve. Outdoor areas used for limited impact recreational activities, which involve large amounts of land in its agricultural, natural, or semi-natural state. The Nature Preserve may also include wildlife habitat or wetland areas. Typical uses conducted within a Nature Preserve may include the following: hiking, picnicking, swimming, boating, or fishing. Activities and uses under the Recreation: Parks; Recreation: Outdoor Entertainment, Large Scale; Recreation: Outdoor Entertainment, Small Scale; Recreation: Marinas; sub use types are excluded.

This proposed Text Amendment will allow for the utilization of the proposed open space areas in Neighborhoods J & K to be used as similar recreational uses and facilities found elsewhere in the community.

ASSESSOR PARCEL NOS.: 258-030-01, -02, -03; 258-040-01

ACRES: 723.49

GENERAL PLAN: M-X (Mixed Use)/C-C (Community Commercial)/ R-H(High-Density Residential)/ R-MH (Medium High Density Residential)/R-M(Medium-Density Residential)/ R-L(Low-Density Residential)/P(Public)/OS/PR (Parks and Recreation)

ZONING: M-X (Mixed Use)/C-C (Community Commercial)/ P-F(Public Facilities)/R-H(High-Density Residential)/ R-MH (Medium High Density Residential)/R-M(Medium-Density Residential)/R-L(Low-Density Residential)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):

723.49-acre Mixed Use, Commercial, Nature Preserve, Parks and Recreation, and Residential land use project

SURROUNDING LAND USES:

NORTH: Old River/Agriculture

SOUTH: Residential/Byron Road

EAST: Mountain House Pkwy/Agriculture/Mountain House Creek Park

WEST: Water Treatment Park/Agriculture

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc. Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (note date); staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (note report title, date, and consultant).

GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?

Yes No Nature of concern(s): _____

2. Will the project require approval or permits by agencies other than the County?

Yes No Agency name(s): Mountain House Community Services District

3. Is the project within the Sphere of Influence, or within two miles, of any city?

Yes No City: City of Tracy

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gases Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


PREPARED BY: John Funderburg

TITLE: Principal Planner

DATE: June 4, 2019

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a–d) The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions for Neighborhoods J & K will not affect the existing visual character or quality of the site and its surroundings. The proposed residential, recreation, public, and commercial land use improvements for the project site area (Neighborhoods J & K) are subject to Design Review and the Mountain House Community Services District Parks and Recreation Leisure Plan to ensure the character and quality envisioned for the community are maintained. Therefore, there will be a less than significant impact on aesthetics from the proposed amendments and revisions.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agriculture use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion:

- a-e) The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions will not affect adjacent agricultural uses, agricultural zoning within or adjacent to Mountain House. Therefore, the proposed application request(s) will have no impact on agriculture and forestry resources.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-e) The proposed amendments and revisions would facilitate the development of Neighborhoods J&K. These development areas (Neighborhoods J & K) are similar to the approved project design as provided for in the existing Master Plan and Specific Plan II documents. The project area for Neighborhoods J & K are within the San Joaquin Valley Air Basin, which has been classified as "non-attainment" for ozone and fine particulate matter - dust (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. The District maintains permit authority over stationary sources and the proposed project may be subject to District Rules and Regulations. Based on information provided to the District, the proposed project would equal or exceed 50 residential dwelling units and the proposed project is subject to District Rule 9510 (Indirect Source Review). Mountain House Developers has indicated that they will comply with District 9510 and mitigate the project's impact on air quality through product design elements or by payment of applicable off-site mitigation fees.

Therefore, as a result of the project applicant complying with the rules and regulations of the San Joaquin Air Pollution Control District, the projects impact on air quality standards will be reduced to less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant	Less Than Significant Impact	No Impact
		With Mitigation Incorporated		

IV. BIOLOGICAL RESOURCES

Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Impact Discussion:

a-e) Referrals have been sent to the San Joaquin Council of Governments (SJCOG) and SJCOG determined that the Major Subdivision application is subject to and may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). If the applicant chooses to participate, then the proposed project is consistent with the SJMSCP, as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and

certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. If the applicant chooses not to participate, then the applicant will be required to participate in a similar mechanism that provides the same level of mitigation.

c) A number of wetland delineations have been conducted that have documented the types, locations, and areal extent of waters of the U.S. within the Mountain House Community. The current repurposing project for Neighborhoods J & K avoids any disturbances or discharges to any jurisdictional areas and uses the park and detention basins as exclusive areas for stormwater treatment. Therefore, there will be a less than significant impact on wetlands.

f) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because the project applicant will participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a – d) The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions will have no impact on Cultural Resources. All development approval of the Major Subdivision applications include conditions of approval and mitigation measures to avoid potential impacts to cultural resources. In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5).

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-e) The geology of San Joaquin County is composed of high organic alluvium, which is susceptible to earthquake movement. The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GASES EMISSIONS				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The San Joaquin Valley Air Pollution Control District (SJVAPCD) has published the “Guidance for Assessing and Mitigating Air Quality Impacts”, that would be used to analyze air quality and greenhouse gas (GHG) impacts associated with the project. With the rules and regulations of the San Joaquin Air Pollution Control District added to the Conditions of Approval for the project, the impact of the proposed application request on greenhouse gas emissions will be less than significant.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a–h) The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions for the Major Subdivision applications will not create or induce hazards and associated risks, since they do not affect emergency response and use, exposure to or risk of hazards.

During project construction, minor amounts of hazardous materials would be transported through the project area. Construction activities typically involve the use of potentially toxic substances, such as paints, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid the potential health and safety risks associated with hazardous materials. Furthermore, a Stormwater Pollution Prevention Plan (SWPPP) is required and will outline methods to protect against the accidental release of construction-related chemicals into site runoff.

The J & K Neighborhoods are located within the Specific Plan II Planning area for Mountain House. All but one of the six existing fuel-related pipelines that traverse the Specific Plan II area would remain in their existing alignments. The 6- and 8-inch diameter PG&E gas pipeline that runs northwest through Neighborhood J would be rerouted to follow future MHCSD arterial roadway alignments. All development would conform to state and local regulations for proximity to gas and petroleum lines.

The J & K Neighborhoods are not located within the boundaries of an airport land use plan. The nearest airport is the Byron Airport, located approximately 5 miles northwest of the project site. A project referral has been sent to the Contra Costa ALUC for review.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year floodplain hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-j) The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions for Neighborhood J & K will have a less than significant impact on hydrology and water quality. Hydrology and water quality impacts of the underlying Neighborhoods J& K projects will be reviewed to ensure any impacts are reduced to less than significant.

The proposed underlying Major Subdivisions for Neighborhoods J & K would not result in, create or induce hazards and associated risks to the public. Construction activities for the project typically involve the use of toxic or hazardous materials such as paint, fuels, and solvents. Construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid potential health and safety risks associated with hazardous materials. No significant impacts are anticipated related to the transport, use, or storage of hazardous materials during construction activities are anticipated.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in land use/operational conflicts between existing and proposed on-site or off-site land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-d)

Application(s) and Project Summary

The proposed amendments (applications) primarily focus on changes to Neighborhoods J & K residential layout and traffic circulation system, with a repurposing of the Golf Course to a Nature Preserve to allow for outdoor recreation uses consisting of hiking, picnicking, swimming, boating, or fishing. The revised design respects the underlying land plan but improves the spatial diversity of home sites, enhances the relationship of homes and people to open space and recreation areas. The overall approved site area acreage and the existing approved land use plan for neighborhood commercial, retail, recreation, parks, open space and residential for Neighborhoods J & K will not be affected by these proposed amendments and applications.

Master Plan Amendment Summary

The Master Plan Amendment will make changes to the Master Plan in order to bring it into consistency with the proposed final maps for Neighborhoods J and K (*see attachment, Table A*); the proposed changes include:

- a) Converting the golf course in Neighborhoods I & J to nature preserves (which retain the lakes of the original golf course as amenities & drainage basins; open space which provides walking trails, picnicking, & other passive recreational activities;

- b) Modifying the C/R (Recreation Commercial) land use designation by including nature preserves, and the R/MH (Medium High Density residential) land use designation by including detached single family units;
- c) Requiring R/MH (Medium High Density residential) projects consisting of single family detached units to provide second unit dwellings (at a rate of at least 6.5% of total (primary) project units);
- d) Changing Neighborhood J from an age-restricted neighborhood centered on the golf course, to a mixed "active adult" and family neighborhood centered on the proposed nature preserve;
- e) Changing Neighborhood K from a family neighborhood to a mixed active adult and family neighborhood;
- f) Revising the number of original Neighborhood K age-restricted (i.e., active adult) dwelling units and redistributing said units between the proposed Neighborhood J and Neighborhood K mixed active adult and family neighborhoods;
- g) Allowing the K-8 school in Neighborhood K to serve both the proposed Neighborhoods J & K mixed active adult and family neighborhoods;
- h) Adjusting the Arterial roadway system by providing an additional intersection on Central Parkway to support pedestrian movements (e.g., for school-age children) between Neighborhoods J & K;
- i) Modifying the internal roadway systems in Neighborhoods J & K, including the addition of a second Collector street in Neighborhood J;
- j) Eliminating the 2.5-acre Community Park in Neighborhood K and combining said area with the adjacent M/X area;
- k) Revising other Neighborhood K land use designations, as follows: changing 5.0 acres, located in the Northwest corner of Central Parkway and Old River Regional Park, from R/MH to R/H; changing 4.7 acres, located on the east side of Central Parkway and on the lake, from R/MH to M/X;
- l) Eliminating the centrally located Neighborhood Park in Neighborhood J and replacing it with a 5.0 acre Neighborhood Park located on the east side of the neighborhood; and
- m) Revising the size of Village Centers from 15-20 acres to 10-20 acres; and
- o) Make changes to text (Sections 2.1, 2.2, 2.3, 3.1.3, 3.2.6, 3.3.4, 3.4.1, 3.6.2, 3.6.3, 3.9.3, 5.1.2, 5.1.3, 5.1.4, 7.2.6, 7.2.9, 7.2.11, and 7.5.1), map figures (Figures 3.2, 3.3, 3.5, 3.6, 4.1, 4.3, 4.18, 4.24, 7.1, 7.2, 7.6, 7.7, 9.3, 9.4, 9.30, 9.32, and 9.33), and tables (Tables 3.1, 3.2, 3.3, 5.1, 5.2, 7.1, and 9.4)

In summary, the proposed Master Plan Amendment will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. As such, the underlying development project is consistent with all applicable Master Plan, Specific Plan(s), land use policies and regulations of the County Development Code and 2035 General Plan and will not result in land use/operational conflicts between existing and proposed on-site or off-site land uses.

Specific Plan II Amendment Summary

Specific Plan II Amendment makes changes to the Specific Plan II (*see attachment for Figure 8*) document in order to bring it into consistency with the proposed final maps for Neighborhoods J and K; proposed changes include:

- a) Converting the golf course in Neighborhoods I & J to nature preserves (which retain the lakes of the original golf course as amenities & drainage basins; provides walking trails, picnicking, & other passive recreational activities; and alters both the size and shape of the original golf course for the nature preserves);
- b) Modifying the C/R land use designation by including nature preserves, and the R/MH land use designation by including detached single family units;
- c) Requiring R/MH projects consisting of single family detached units to provide second unit dwellings (at a rate of at least 6.5% of total [primary] project units);
- (d) Changing Neighborhood J from an age-restricted neighborhood centered on the golf course, to a mixed "active adult" and family neighborhood centered on the proposed nature preserve;
- e) Changing Neighborhood K from a family neighborhood to a mixed active adult and family neighborhood;
- f) Redistributing most of the Neighborhood K age-restricted (i.e., active adult) dwelling units between the proposed Neighborhoods J & K mixed active adult and family neighborhoods;
- g) allowing the K-8 school in Neighborhood K to serve both the proposed Neighborhoods J & K mixed active adult and family neighborhoods;
- h) Adjusting the Arterial roadway system by providing an additional intersection on Central Parkway to support pedestrian movements (e.g., for school-age children) between Neighborhoods J & K;
- i) Modifying the internal roadway circulation system in Neighborhoods J & K to accommodate the lotting revisions and other changes of the proposed final maps for Neighborhoods J & K, including the addition of a second Collector street in Neighborhood J;
- j) Eliminating the 2.5-acre Community Park in Neighborhood K and combining said area with the adjacent M-X area;
- k) Revising other Neighborhood K zoning designations, as follows: changing five acres, located at the Northwest corner of Central Parkway and Old river Regional Park, from R-MH to R-H; changing 4.7 acres, located on the east side of Central Parkway and on the lake, from R-MH to M-X; and relocating the Neighborhood Commercial area in Neighborhood K to a location at the entry of Neighborhood K, on Central Parkway;
- l) Eliminating the (centrally located) Neighborhood Park in Neighborhood J and replacing it with a 5.0 acre Neighborhood Park located on the east side of the neighborhood;
- m) Modifying the language regarding Mixed Use areas by adding the following to its description:
 'Residential uses may be accommodated within vertically integrated, mixed use buildings or as stand alone structures. Residential density shall be the same as that for R-H areas'; and
- n) Makes changes to text (Sections 2.1.1, 2.1.2, 2.2.1, 2.2.2, 3.3.1, 4.3.3, 4.5, 4.6, 4.7, 5.2, 7.2.1, 7.2.3, 7.2.5, 7.2.6, 7.2.7, 9.5, and 9.6), map figures (Figures 1.1, 1.2, 3.1, 3.2, 3.3, 3.6, 3.7, 3.8, 4.2, 4.5, 4.6, 4.18, 4.20, 4.24, 4.26, 4.27, 7.1, 7.2, 7.5, 7.7, 7.8, 9.1, 9.2, and 9.3), and tables (Tables 3.1, 3.2, 3.4, 3.5, 5.1, and 5.2)

The Specific Plan II Amendment would make changes to the existing Specific Plan II document to conform to the proposed Master Plan changes and to conform to the proposed Final Map for Neighborhoods J & K . The proposed amendments would not create any transportation and circulation issues or conflicts with existing or proposed uses either on-site in the project area or off-site.

The proposed amendments would not conflict with any existing 2035 General Plan goals and polices regarding Transportation and Mobility or the Master Plan (Chapter 9-Transportation and Circulation policies).

Specific Plan I and Specific Plan III

The Specific Plan I and Specific Plan III Amendments have been included by the Community Development Department to ensure conformity and continuity with changes to the Master Plan and Specific Plan II planning documents and with other planning documents for the Mountain House Community. This request by staff will ensure consistency with existing approved Mountain House documents.

Revisions of Approved Actions (Neighborhoods I & J)

The Revisions of Approved application request revises Community Development Department 'CDD' and Mountain House Community Services District 'MHCS D' Conditions of Approval "COA", and is primarily a clean-up and clarification to the conditions of approval to ensure consistency with existing community approvals and community design manuals regarding the following:

- Development of Neighborhoods I & J as age-restricted (aka 'active adult') neighborhoods for seniors, by applying the active adult restriction to Neighborhood I only and by clarifying that Neighborhood J shall be developed as a mixed active adult and family neighborhood
- Infrastructure and transportation triggers for roadway improvements
- Second unit dwellings
- Public Lands acreage(s) determination
- View fencing standards for residences abutting Nature Preserves and Trails
- Fire Station construction
- Police Substation construction
- Traffic signal improvement plans for Central Parkway and Great Valley Parkway
- Railroad crossings and at grade improvements Great Valley Parkway, Central Parkway and Byron Road
- Byron Road widening
- Nature Preserves and Parks within Commercial Recreation zones.
- MHCS D Parks, Recreation, and Leisure Plan and Design Manual updates

Again, the above revisions to CDD and MHCS D COA are to bring them into consistency with the proposed final maps for Neighborhoods J and K. [*Note: See attachment for related Tables A, B, C, and D*]

Revisions of Approved Actions (Neighborhood K)

The Revisions of Approved application request revises Community Development Department 'CDD' and Mountain House Community Services District 'MHCS D' Conditions of Approval "COA", and is primarily a clean-up and clarification to the conditions of approval to ensure consistency with existing community approvals and community design manuals regarding the following:

- Development of Neighborhood K that have been set aside as active adult housing for seniors shall include restrictions which specifically prohibit school age persons from living in housing units within said areas
- Second unit dwellings
- Public Lands acreage(s) determination
- Changing the minimum number of R-H units from 84 to 69
- View fencing standards for residences abutting Nature Preserves and Trails
- Neighborhood Commercial site shall be generally reserved for retail uses may be waived for child care centers is at least one (1) acre in size.
- Traffic signal improvement plans for
- Old River Regional Park – Implementation and Park Improvements
- Mountain House Creek – Implementation and Crossings
- North Community Park- Implementation and Construction
- Nature Preserves and Parks within Commercial Recreation zones.
- Commercial, Office, and Industrial Design Manual updates

Again, the above revisions to CDD and MHCSO COA are to bring them into consistency the CDD COAs into consistency with the proposed final maps for Neighborhoods J and K. [Note: See related Tables A, B, C, and D]

Mountain House Development Title Text Amendment

Adds the Recreation: Nature Preserve sub-use type to Section 9-115.535M of the Mountain House Development Title (as a modification of the Recreation: Nature Preserve sub-use type of the County Development Title), to read as follows: 'Recreation: Nature Preserve. Outdoor areas used for limited impact recreational activities which involve large amounts of land in its agricultural, natural, or semi-natural state. The Nature Preserve may also include wildlife habitat or wetland areas. Typical uses conducted within a Nature Preserve may include the following: hiking, picnicking, swimming, boating, or fishing. Activities and uses under the Recreation: Parks; Recreation: Outdoor Entertainment, Large Scale; Recreation: Outdoor Entertainment, Small Scale; Recreation: Marinas; sub use types are excluded.'

Adds 'Nature Preserves' as a use/use-type to Table 9-305.2M (Uses in Residential Zones), Table 9-405.2M (Uses in Commercial Zones), Table 9-505.2M (Uses in Industrial Zones), Table 9-605.2M (Uses in Agricultural Zones), and Table 9-705.2M (Uses in Other Zones); 3) adds the C-R Commercial Zone to the commercial zone headings in Table 9-405.2M; and 4) allows the following uses/use types in the C-R Commercial Zone of Table 9-405.2M: Petting Zoo (Use Permit); Child Care Centers (Use Permit); Crop Production (Permitted); Eating Establishments (Use Permit); Petroleum and Gas Extraction (Use Permit); Public Services: Essential (Site Approval); Recreation: Outdoor Entertainment , Small Scale (Site Approval); Recreation: Nature Preserves (Site Approval); and Utility Services: Minor (Improvement Plan).

Land Use Planning Summary discussion

Land Uses for Neighborhoods J & K would consist of mixed uses i.e. office, retail, recreation, residential, and public facilities. Specific Plan II, Chapter 4 contains implementation measures that addresses Neighborhoods J & K overall character, building design, landscaping, streets, and other aspects of the development in the area. The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions are consistent with the goals, objectives, and implementation measures of the 2035 General Plan and of the Mountain House Master Plan and will ensure consistency with the existing language and land uses already adopted for these documents.

Again, many of the changes are minor updates to graphics, tables and figures for these existing approved Neighborhoods. Therefore, the proposed amendments and applications will have a less than significant impact on existing land use planning policies and plans. [*Note: See attachment for related Figures and Tables*]

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion:

- a, b) The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions relate to the proposed land use map configurations and final maps for Neighborhoods J and K. No known mineral resources are located within the Neighborhood J & K project site. The 2035 General Plan Volume II, Chapter 10-Mineral Resources, Figure 10-9 does not identify any mineral resources in the Mountain House Community project area. The project will have no impact on the availability of mineral resources within the region and the Mountain House Community.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-f) The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions for Neighborhood J & K will not affect noise generation or exposure in general, since they do not change approved noise standards or density. The underlying projects may have equipment utilized in the grading of the site that will temporarily increase the area's ambient noise levels. Underlying projects when approved will be required to comply with Development Title Section 9-1025.9 (c) (3) which states that:

Noise sources associated with construction are exempt from the provisions of the Noise Ordinance provided such activities do not take place before 6:00 a.m. or after 9:00 p.m. on any day.

As such, noise generation from the proposed underlying projects will be reduced to less than significant with this added condition.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-c) 1,751 residential units are anticipated as part of the final buildout for Neighborhoods J & K and Mountain House was a Master Planned Community with a mix of residential, commercial, and industrial land uses and to be a “self-contained community, thus to minimize growth-inducing impacts.

Also, because the capacity of the onsite water and wastewater plants would serve no more than the projected onsite population as specified in the existing community approvals this would eliminate the potential growth-inducing impact.

Additionally, the proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions for Neighborhood J & K will have no impact or necessitate the construction of replacement housing or reduce the amount of available second-unit dwelling housing as permitted within the Mountain House Community.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The proposed amendments to the Master Plan, Specific Plan, Development Title documents and revisions to the approved conditions for Neighborhood J & K will have a less than significant impact on public services. The proposed underlying project is for a 1,757 family residential project and this is substantially the same residential development potential assumed under the existing approved Specific Plan II document. The Mountain House Community Services District will provide sewer, storm drainage and water services to the neighborhood project sites. Therefore, the underlying project would result in a less than significant impact on public services and no additional mitigation measures are necessary.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-b) The proposed request would repurpose the existing approved acreage for the Golf Course into a Nature Preserve that would include outdoor areas used for limited impact recreational activities, that involve large amounts of land in its natural, or semi-natural state. Typical uses for the project site include hiking, picnicking, swimming, boating, or fishing. Utilization of these lands as Nature Preserve and Open Space recreational uses will not result in any discernible changes in the overall implementation of the Master Plan, Specific Plan Parks and Open Space Plan objective, goals, and policies. Master Plan Chapter 7, Recreation and Open Space, 7.2.5 Overall Objectives and Policies, Objectives a) and b) state:

- a) To provide a full range of recreational facilities and open space areas that exceed minimum County standards, and are made available to residents in a timely manner.
- b) To provide the community with both public and private open space areas that reflect the needs and desires of the community.

The repurposing of the golf course to a nature preserve for recreational community open space uses to include and walking trails will provide greater community value and will not conflict with already approved recreational uses identified in the Master Plan e.g. Old River Regional Park, Mountain House Creek Community Park or approved Recreation and Open Space Plan. Again, this proposed repurposing project will allow for the utilization of the proposed open space areas in Neighborhoods J & K to be used as similar recreational uses and facilities found elsewhere in the community e.g. Mountain House Creek Park. Additionally, as a condition of approval the Mountain House Community Services District is requiring that the MHCS District Parks, Recreation and Leisure Plan be amended to include the proposed repurposing project of the Golf Course to a Nature Preserve. Therefore, the proposed project amendments and revisions to existing Master Plan text, tables, figures to include a Nature Preserve and Open Space with trails for hiking, picnicking, etc. will have a less than significant impact on existing and proposed recreational facilities within the community.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-f) Master Plan Chapter Nine, Transportation and Circulation addresses the expected traffic volumes and anticipates the need for and timing of circulation improvements required to serve the community and project area through buildout. The proposed project is within the scope of the existing Transportation Demand Management approval for the Mountain House Community; and the conditions of approval include all applicable mitigation measures and policies of the Master Plan and Specific Plan II documents. Additionally, a traffic analysis for the proposed layout (final maps) of Neighborhoods J and K was conducted by TJKM on June 22, 2018 with an evaluation of the traffic control needed at each intersection.

The intersections are located on Great Valley Parkway and Central Parkway arterials. The traffic analysis identified that the proposed final map layouts and revisions are not in conflict with any existing community approvals and all intersections would operate acceptably at the County's level of service (LOS) when signalized and that a one-way stop sign is recommended at Great Valley Parkway and I Street. Also, through the collection of local and regional traffic impact fees, the project would generate funds to be collected by the County Transportation Impact Mitigation Fee (TIMF) and MHTIF to pay for future roadway and transportation program responsibilities of the project. Therefore, the proposed residential project, amendments, and revisions to approved conditions are not in conflict with any adopted policies or plans and will have a less than significant impact on existing traffic and roadway levels of service.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-g) The project site will be served by the Mountain House Community Services District for sewer, water and terminal storm drainage. The utility infrastructure consisting of a water distribution system, a sanitary sewer drain system, and storm drainage system and these systems would be extended to the proposed project site. An updated technical memorandum of the utilities and services system was prepared by Carlson, Barbee, and Gibson (CBG) on June 3, 2019. The memorandum included a review and analysis to determine if the adjustments to the proposed land plans for Neighborhoods I, J, and K will impact the following:

- Wastewater Generation and Wasterwater Treatment Plan Capacity
- Domestic Water Demand and Water Storage Capacity
- Existing Sanitary Sewer and Water Facilities previously constructed

The review determined the changes to the land plans for Neighborhoods I, J, and K would not result in any impacts on existing or future facilities. Therefore, the project would not result in significant impacts on utilities and service systems and no additional mitigation measures are necessary.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Discussion:

- a-c) The proposed amendment and applications will have no impact on a number of areas: Agriculture, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Hazards and Hazardous Materials, and Mineral Resources.

ATTACHMENTS (MAPS, LOTTING PLANS, AND FIGURES)

TABLE A: J & K Proposed Final Map Comparisons with Community Approvals

MASTER PLAN V. SP II COMPARISON						
Neighborhood	Master Plan Expected units	SP II units	Difference	MP Population	SP II Population	Difference
K	1,175	1,176	1	3,055	3,058	3
J	1,197	1,197	-	3,112	2,155	(958)
Total	2,372	2,373	1	6,167	5,212	(955)
MASTER PLAN V. APPROVED TMAP COMPARISON						
Neighborhood	Master Plan Expected units	TMAP Units	Difference	MP Population	TMap Population	Difference
K	1,175	1,126	(49)	3,055	2,928	(127)
J	1,197	1,083	(114)	3,112	1,949	(1,163)
Total	2,372	2,209	(163)	6,167	4,877	(1,290)
Assumes 1.8 persons per household for active adults & 2.6 for family housing						
MASTER PLAN V. PROPOSED FINAL MAP COMPARISON						
Neighborhood	Master Plan Expected units	Final Map Units	Difference	MP Population	Final Map Pop	Difference
K	1,175	1,099	(76)	3,055	2,297	(758)
J	1,197	1,100	(97)	3,112	2,385	(727)
Total	2,372	2,199	(173)	6,167	4,681	(1,486)
SPECIFIC PLAN II V. PROPOSED FINAL MAP COMPARISON						
Neighborhood	Specific Plan Expected units	Final Map Units	Difference	MP Population	Final Map Pop	Difference
K	1,176	1,099	(77)	3,058	2,297	(761)
J	1,197	1,100	(97)	3,112	2,385	(727)
Total	2,373	2,199	(174)	6,170	4,681	(1,488)
APPROVED TMAP V. PROPOSED FINAL MAP COMPARISON						
Neighborhood	Approved Tmap Units	Final Map Units	Difference	Approved Tmap Pop	Final Map Pop	Difference
K	1,126	1,099	(27)	2,928	2,297	(631)
J	1,083	1,100	17	1,949	2,385	435
Total	2,209	2,199	(10)	4,877	4,681	(196)

Table B: Neighborhood J Approved Tentative Map versus Proposed Final Map

J Approved vs Proposed

	ZONING	LOT DIMENSION	APPROVED		PROPOSED		VARIANCE	
			UNITS	ACRES	UNITS	ACRES	UNITS	ACRES
	RM	48 x 100	350	86.4			-350	-86.4
	RL	58 x 100	348	68.4			-348	-68.4
	RL	68 x 100	167	33.3			-167	-33.3
	RL	75 x 100	78	15.5			-78	-15.5
	RL	60 x 100			116	26.7	116	26.7
	RL	55 x 100			87	19.1	87	19.1
	RL	55 x 100			54	12.3	54	12.3
	RM	50 x 100			109	20.6	109	20.6
	RL	45 x 85			87	13.5	87	13.5
	RL	60 x 100			86	21.6	86	21.6
	RL	55 x 100			50	13.2	50	13.2
	RM	50 x 100			27	5.2	27	5.2
	RL	45 x 90			64	12.5	64	12.5
	RL	55 x 100			29	6	29	6
	RL	50 x 100			33	6.6	33	6.6
	RM	45 x 90			68	10.3	68	10.3
	RL	50 x 100			51	8.4	51	8.4
	RL	55 x 100			45	9.4	45	9.4
	RL	60 x 100			50	11.6	50	11.6
SUBTOTAL			943	203.6	956	197	13	-6.6
	RMH		140	11.7	168	14	28	2.3
	RH							
	Golf/OS			99.2		98.9		-0.3
	Parks			1.1		5.3		4.2
	K-8							0.0
SUBTOTAL			140	112.0	168	118.2	28	6.2
TOTAL			1,083	315.6	1,124	315.2	41	-0.4

Table C: Neighborhood K Approved Tentative Map versus Proposed Final Map

Nh K Approved vs Proposed

	ZONING	LOT DIMENSION	APPROVED		PROPOSED		VARIANCE	
			UNITS	ACRES	UNITS	ACRES	UNITS	ACRES
	RM	40 X 90			61	10.93	61	
	RL	42 X 85	104				-104	
	RM	45 X 90			82	13.46	82	
	RM	45 X 80	104				-104	
	RM	45 X 100	79				-79	
	RM	45 X 90			87	15	87	
	RL	60 x 100			55	12.57	55	
	RL	50 x 90	126				-126	
	RL	50 x 100			136	26.09	136	
	RL	55 x 95	64				-64	
	RM	48 x 90			107	18.81	107	
	RL	50 X 100	115		97	20.71	-18	
	RL	55 x 100	121				-121	
	RL	65 X 100	50		71	16.52	21	
	RL	60 x 100	51		99	22.66	48	
SUBTOTAL			814	150.8	795	156.75	-19	5.9
	RH		72	4.0	176	8.98	104	5.0
	RMH		240	20.0	219	15.63	-21	-4.4
SUBTOTAL			312	24.0	395	24.61	83	0.6
	CC			15.0		9.88		-5.1
	NC			1.2		1.73		0.6
	MX			14.0		18.35		4.3
	PF			6.0		5.99		0.0
	Lakes			47.3		48.32		1.0
	Parks			47.6		48.07		0.4
	School			16.0		16.04		0.0
SUBTOTAL				147.2		148.38		1.2
TOTAL			1,126	322.0	1,190	329.74	64	7.8

Table D: Neighborhood J & K Approved Tentative Map versus Proposed Final Map

ZONING	LAND USE	NEIGHBORHOOD J						NEIGHBORHOOD K					
		APPROVED		PROPOSED		VARIANCE		APPROVED		PROPOSED		VARIANCE	
		UNITS	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS	ACRES
RL/RM	Single-Family	943	203.6	956	197.0	13	-6.6	814	150.8	795	156.8	-19	5.9
RMH	Duplex/Town homes	140	11.7	168	14.0	28	2.3	240	20.0	219	15.6	-21	-4.4
RH	Apartments							72	4.0	176	9.0	104	5.0
CC	Commercial								15.0		9.9		-5.1
NC	Commercial								1.2		1.7		0.6
MX	Mixed Use								14.0		18.4		4.3
PF	Public Facilities								6.0		6.0		0.0
OS	Lakes								47.3		48.3		1.0
OS	Golf/OS		99.2		99.0		-0.2						
OS	Parks		1.1		5.3		4.2		47.6		48.1		0.4
K-8	School						0.0		16.0		16.0		0.0
TOTAL		1,083	315.6	1,124	315.3	41	-0.3	1,126	322.0	1,190	329.7	64	7.8
NEIGHBORHOOD J & K COMBINED													
ZONING	LAND USE	APPROVED		PROPOSED		VARIANCE							
		UNITS	ACRES	UNITS	ACRES	UNITS	ACRES						
RL/RM	Single-Family	1,757	354.4	1,751	353.8	(6)	(1)						
RMH	Duplex/Town homes	380	31.7	387	29.6	7	(2)						
RH	Apartments	72	4.0	176	9.0	104	5						
CC	Commercial		15.0		9.9		(5)						
NC	Commercial		1.2		1.7		1						
MX	Mixed Use		14.0		18.4		4						
PF	Public Facilities		6.0		6.0		(0)						
OS	Lakes		47.3		48.3		1						
OS	Golf/OS		99.2		99.0		(0)						
OS	Parks		48.7		53.4		5						
K-8	School		16.0		16.0		0						
TOTAL		2,209	637.53	2,314	645.0	105	7.51						

Table E: Neighborhood J & K Age-Restricted Reallocation

		NEIGHBORHOODS J + K ACTIVE-ADULT MARKET RATE REALLOCATION								
		NEIGHBORHOOD J			NEIGHBORHOOD K			J&K Combined		
		Approved	Proposed	Variation	Approved	Proposed	Variation	Approved	Proposed	Variation
RL/RM	SF Active-Adult	943	453	-490	0	239	239	943	692	-251
RMH	Active-Adult	140	168	28	0		0	140	168	28
Subtotal		1083	621	-462	0	239	239	1083	860	-223
RL/RM	Family/Market	0	503	503	814	556	-258	814	1059	245
RMH	Family/Market	0	0	0	240	219	-21	240	219	-21
Subtotal		0	503	503	1054	775	-279	1054	1278	224
TOTAL		1,083	1,124	41	1,054	1,014	(40)	2,137	2,138	1
ACTIVE ADULT		J		K		J&K Combined				
		Acres	Units	Acres	Units	Acres	Units			
RL		78.7	366	52.74	239	131.44	605			
RM		13.5	87	0	0	13.5	87			
RMH		14	168			14	168			
		106.2	621	52.74	239	158.94	860			
FAMILY/MARKET RATE										
RL		82	371	45.81	219	127.81	590			
RM		22.8	132	58.2	337	81	469			
RMH				15.63	219					
RH		0	0	8.98	176	8.98	176			
		104.8	503	128.62	951	233.42	1454			
TOTAL		211	1124		1190	392.36	2314			

Table F: Neighborhood J & K Jobs Comparison

	APPROVED			PROPOSED		Job Diff
	Acres	Jobs/ac	Jobs	Acres	Jobs	
Commercial	15	24	360	9.9	237.6	-122.4
Commercial	1	24	24	1.7	40.8	16.8
Mixed Use	14	51	714	18.4	938.4	224.4
Public Facilities	6	5	30	6	30	0
TOTAL			1,128		1,247	118.8

Figure 3: Neighborhood J Revised Lotting Study

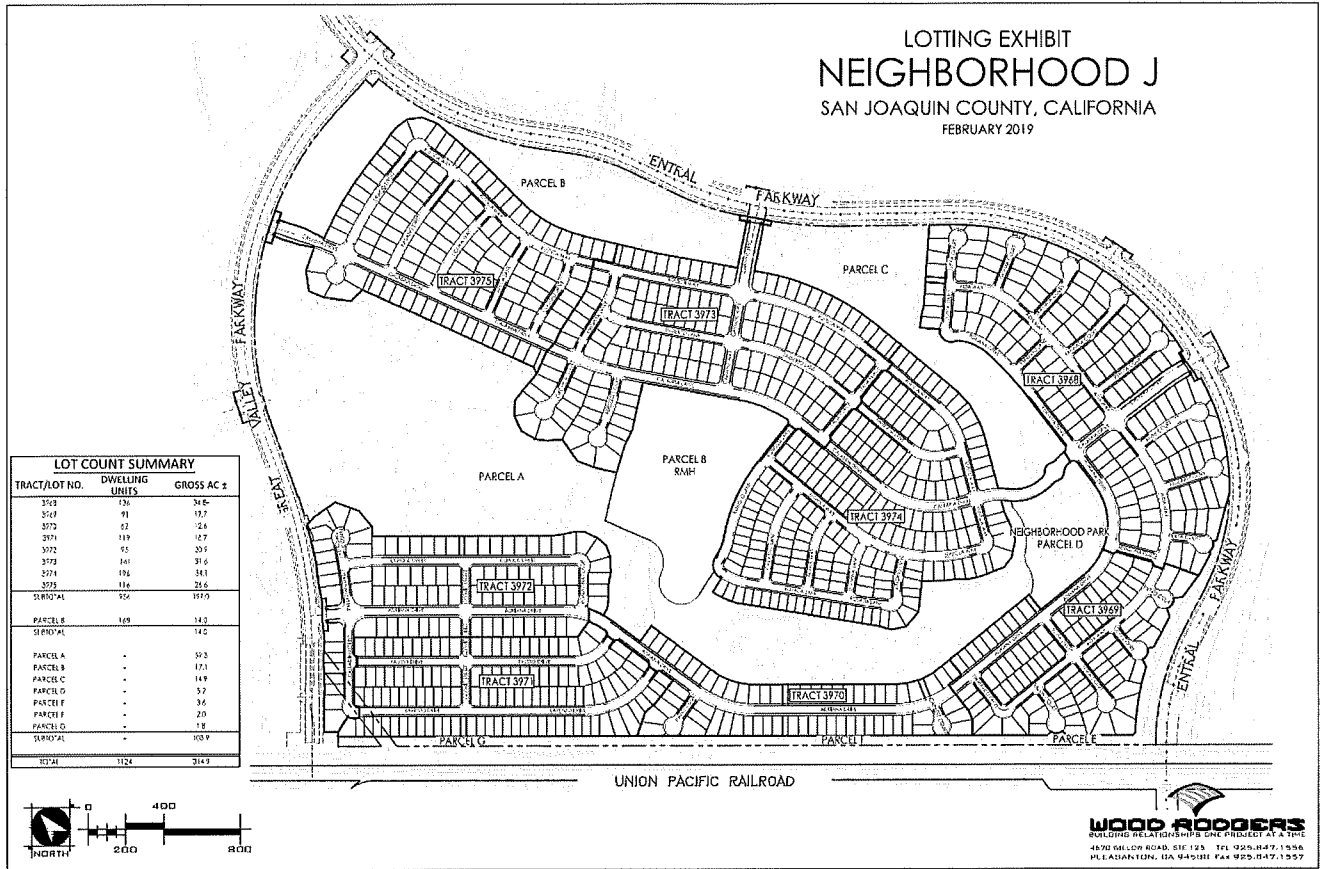
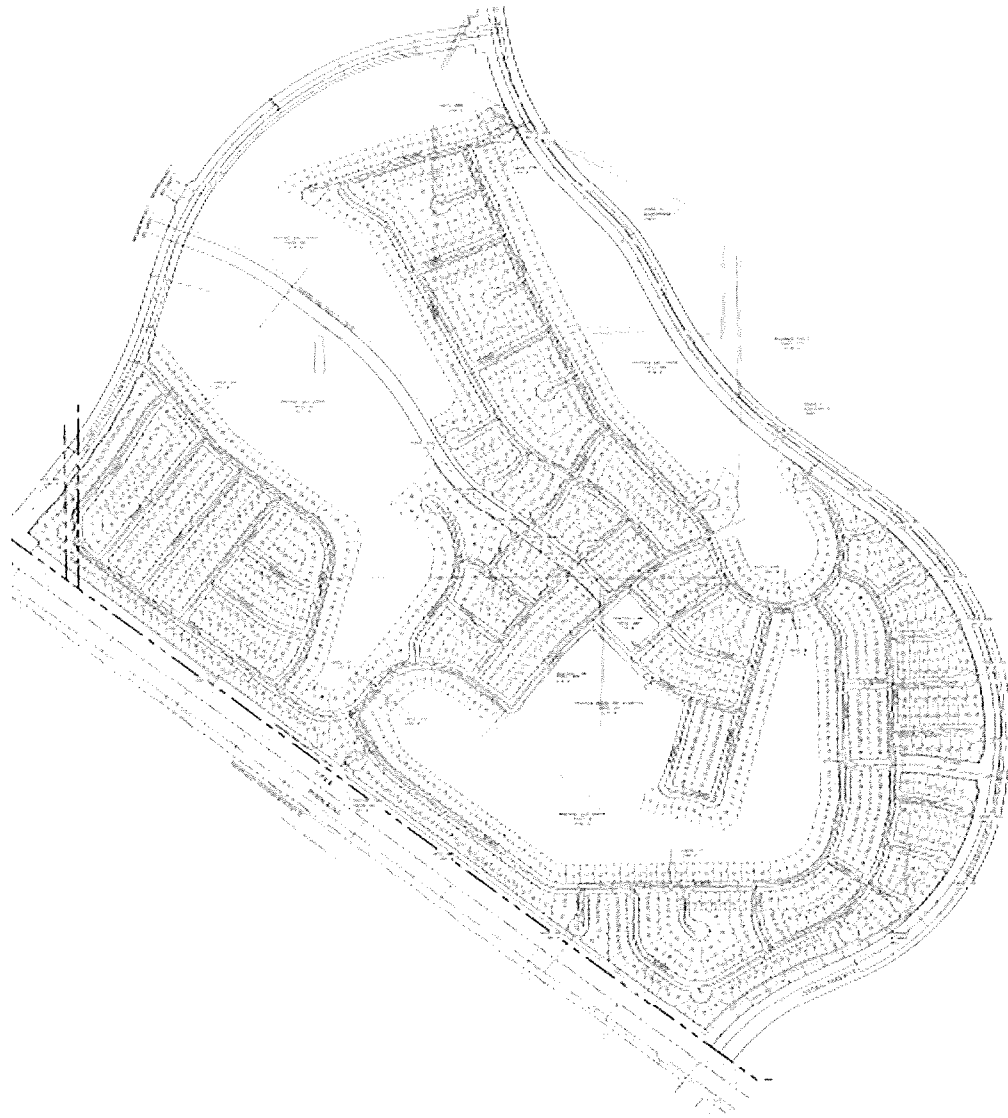


Figure 4: Neighborhood J Approved Lotting Study



PROPOSED SUBDIVISION MAP
TRACT
MOUNTAIN HOUSE
NEIGHBORHOOD 'I' & 'J'
UNAPPORTIONED PARCELS & ADDRESS

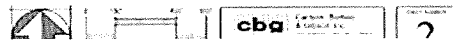


Figure 5: Neighborhood K Revised Lotting Study

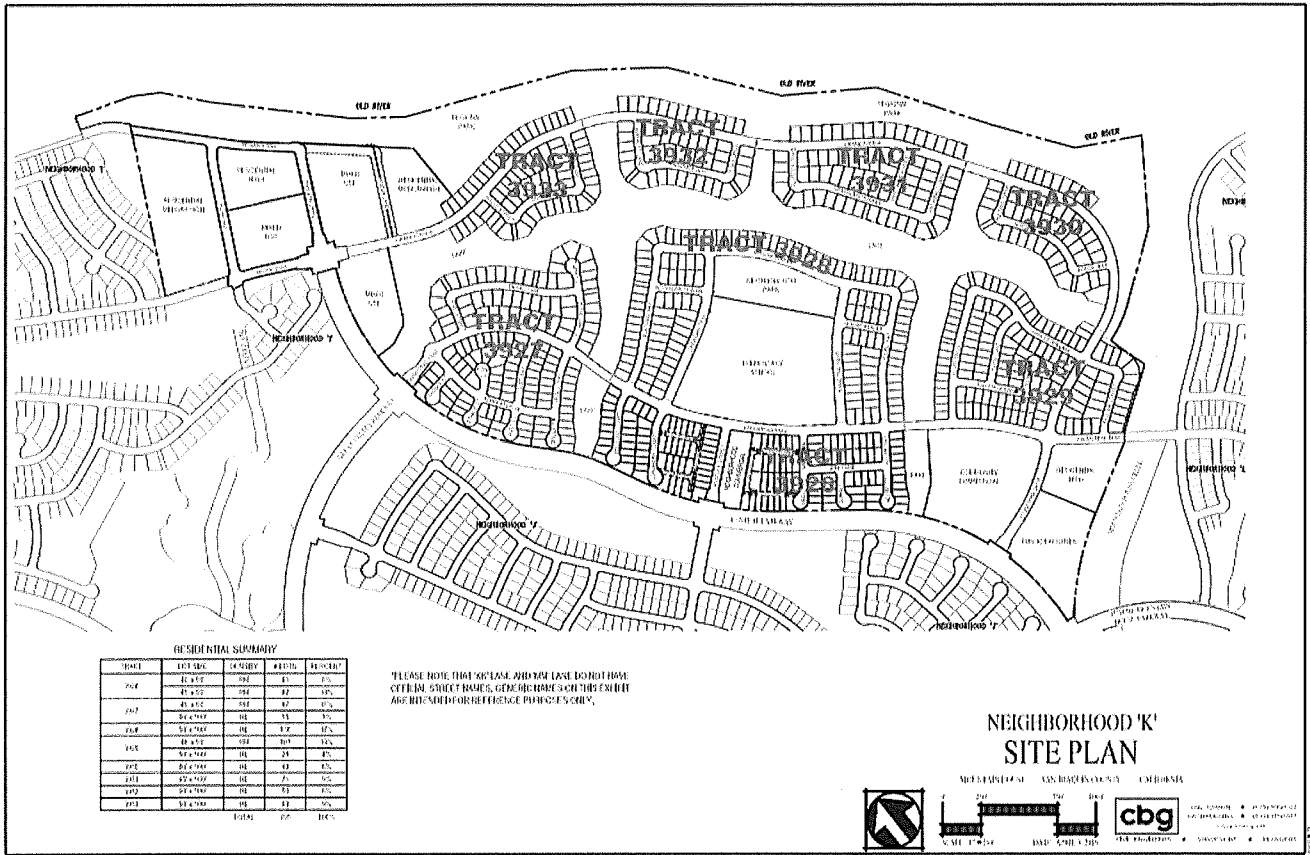


Figure 6: Neighborhood K Approved Lotting Study

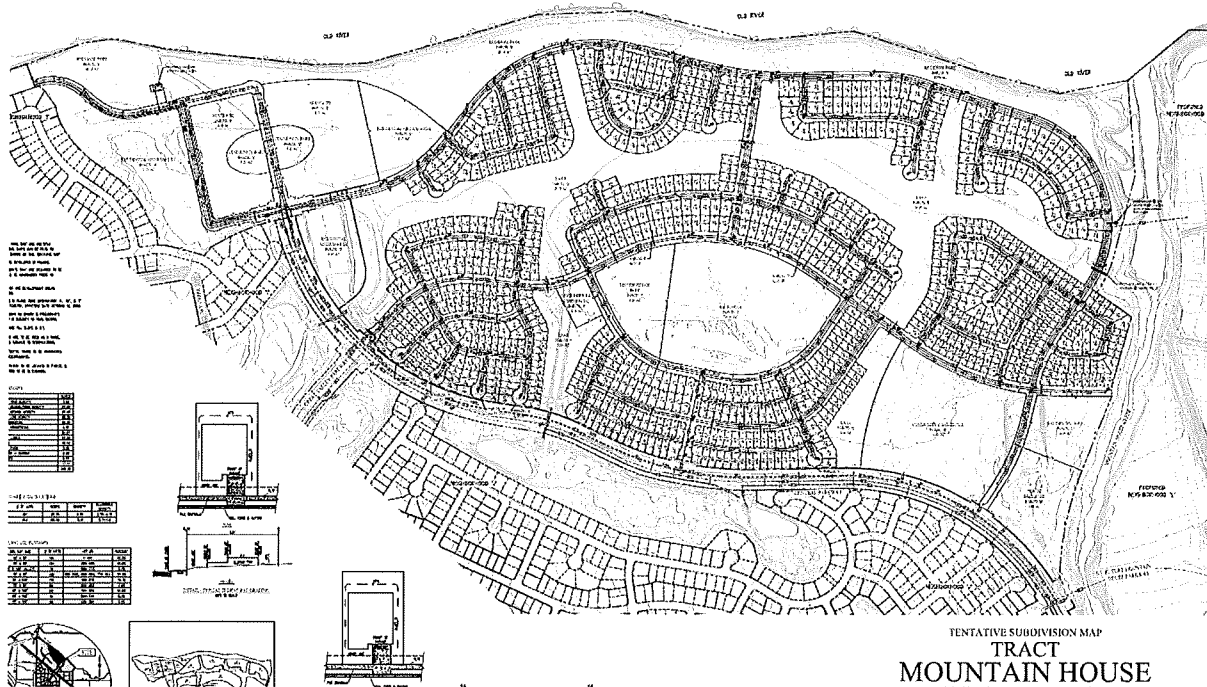


Figure 7: Neighborhood J and K Illustrative Color Map

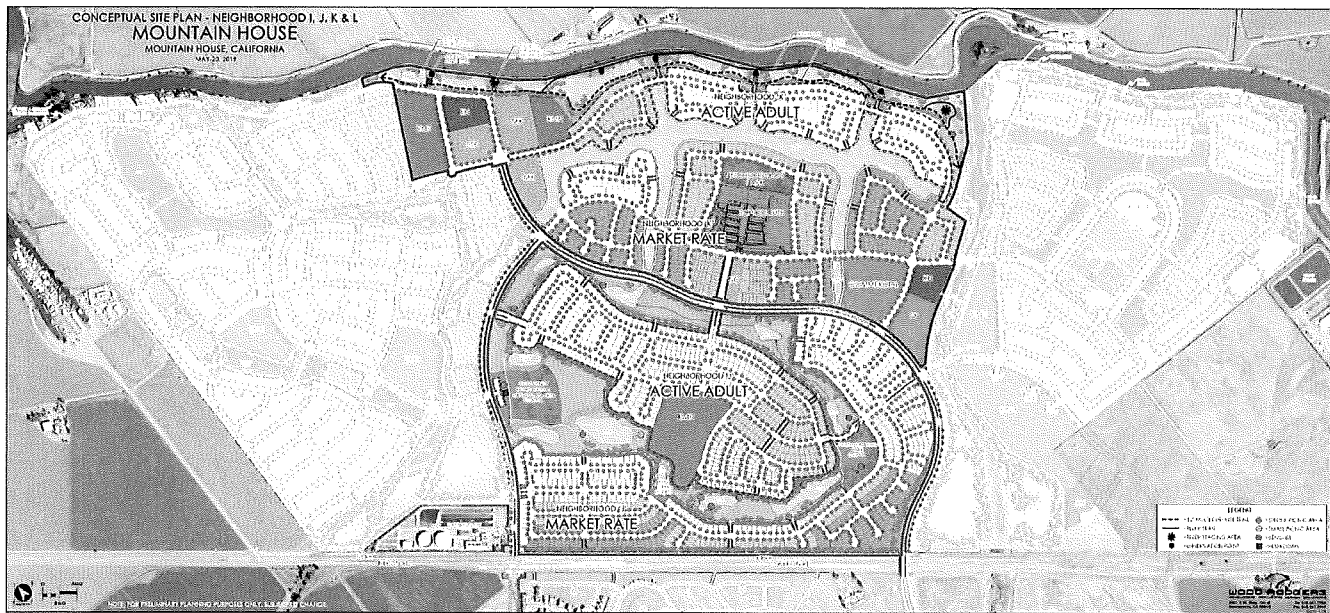


Figure 8: SP II Figures 4.5 & 4.6

MOUNTAIN HOUSE SPECIFIC PLAN II

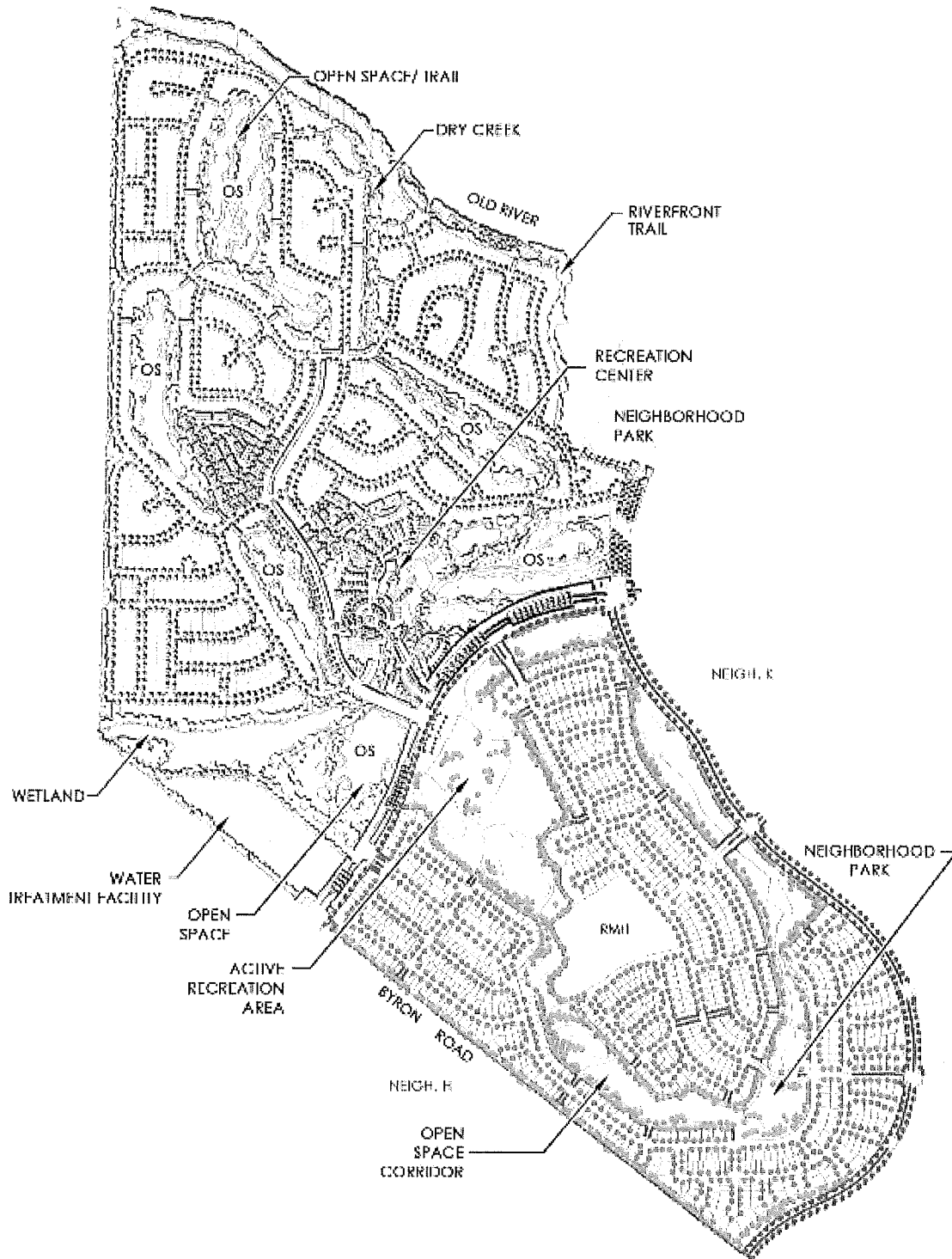


FIGURE 4.5 - SP II ILLUSTRATIVE CONCEPT (NEIGH. 'I' & 'J')

SPECIFIC PLAN II FIGURE 4.6

MOUNTAIN HOUSE SPECIFIC PLAN II

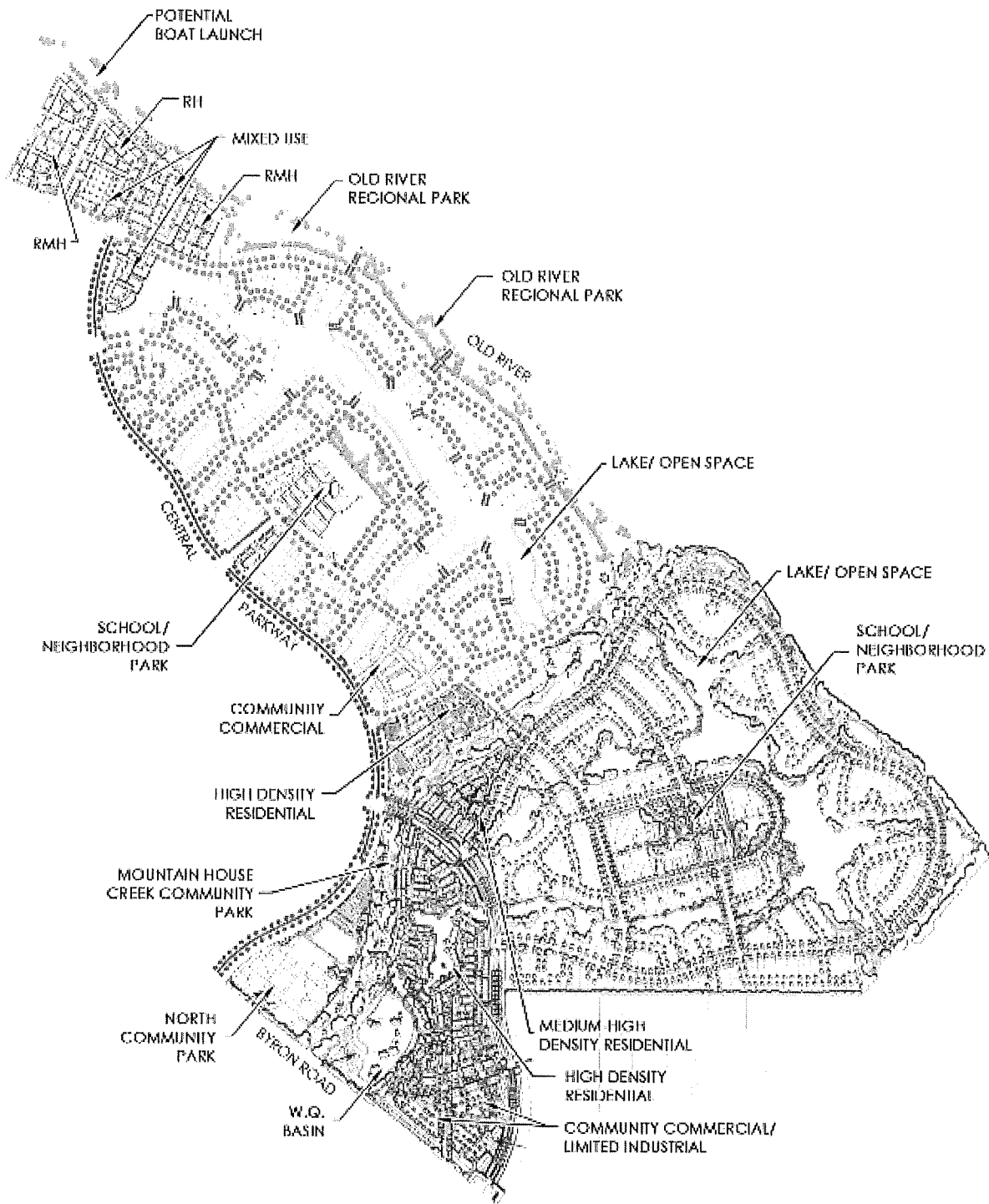


FIGURE 4.6 - SP II ILLUSTRATIVE CONCEPT (NEIGH. 'K' & 'L')

