MOUNTAIN HOUSE SPECIFIC PLAN III
(Neighborhoods A, B and the easterly portion of D)

INITIAL STUDY

OCTOBER 13, 2003

Distributed by:

SAN JOAQUIN COUNTY

Prepared by:

EDAW

MOUNTAIN HOUSE SPECIFIC PLAN III
(Neighborhoods A, B and the easterly portion of D)

INITIAL STUDY

OCTOBER 13, 2003

Distributed by:

SAN JOAQUIN COUNTY
1810 East Hazelton Avenue
Stockton, California 95205

County Contact:

Michael Hitchcock
Mountain House Project Manager
Ph: (209) 468 8597
Fax: (209) 468-3163

Prepared by:

EDAW
2022 J Street
Sacramento, California 95814

EDAW

Table of Contents

Table of Contents

Page

Figures

Tables

1 INTRODUCTION

This Initial Study (IS) evaluates the proposed Mountain House Specific Plan III (SP III or proposed project) which covers 812 acres of the Mountain House Master Plan (MHMP) area in southwest San Joaquin County, California (Figure 1). This IS also evaluates related entitlements as described in Chapter 2 of this Initial Study. This project represents the third of three Specific Plans planned for the greater MHMP area, which covers 4,780 acres in southwestern San Joaquin County, approximately 3 miles northwest of the City of Tracy. SP II is the southernmost of the three Specific Plans, and like the other Mountain House Specific Plans, is required to comply with the conceptual land use plans, goals, policies, objectives, development standards, urban design requirements, and other requirements of the MHMP. The MHMP was adopted as an amendment to the San Joaquin County General Plan in 1993. The County certified a Final EIR (FEIR) on the Mountain House General Plan Amendment in 1992, a Supplemental EIR on the MHMP in 1993, and a Master EIR on the MHMP and SP I in 1994. San Joaquin County (County) is the lead agency for the SP III project. The County and Gerry N. Kamilos (GNK) are the joint project sponsors for the project.

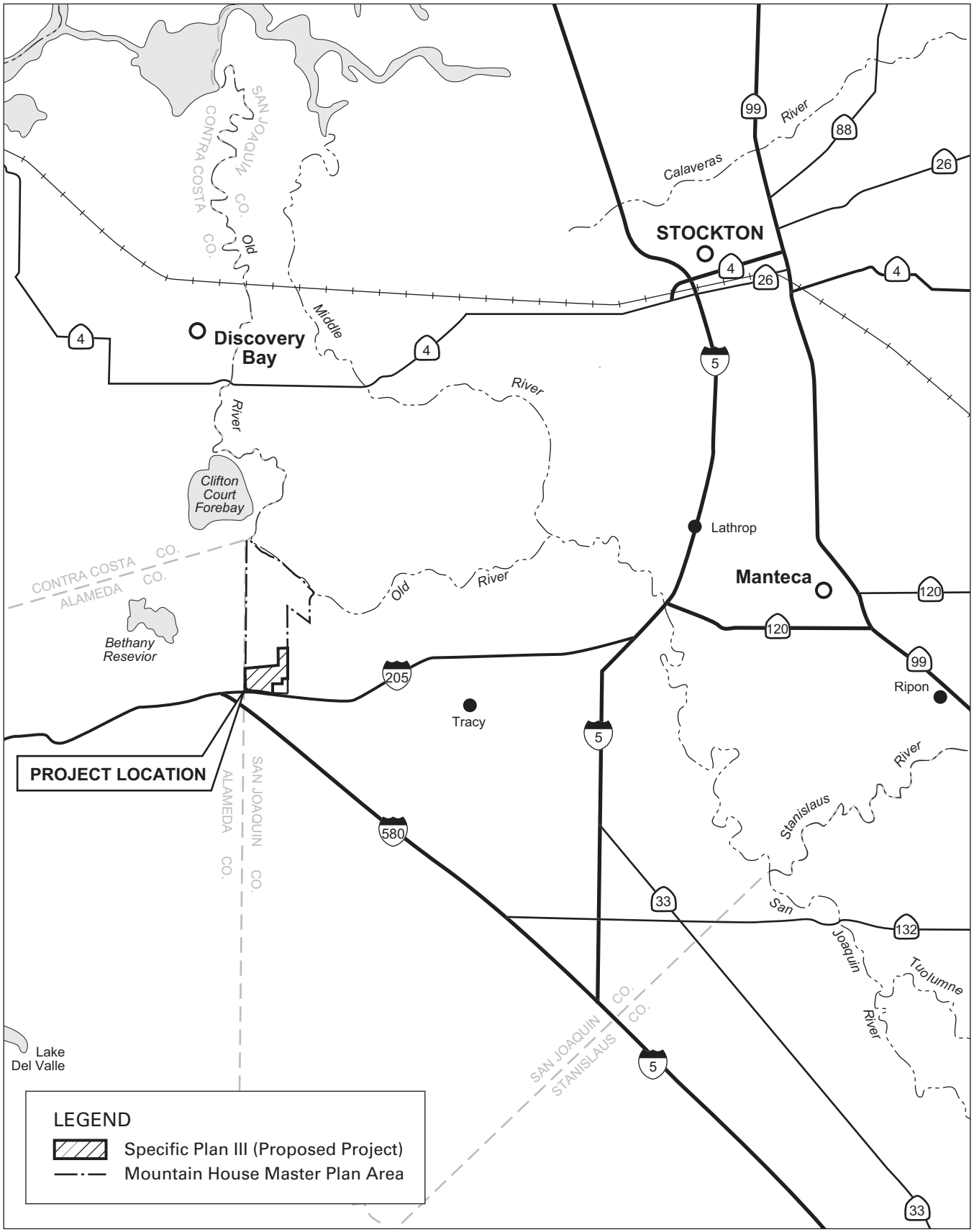
The purpose of this Initial Study is to determine whether the proposed project is "within the scope" of the 1994 MHMP FEIR, and to examine the continued adequacy of the 1994 FEIR for the SP III project. This IS assesses whether there are any "potentially significant" environmental effects of the proposed project that were not previously examined in the 1994 FEIR; any new mitigation measures are required; any substantial changes have occurred with respect to the circumstances under which the 1994 FEIR was certified; and any new available information which was not known and could not have been known at the time the 1994 FEIR was certified, such that major revisions of the previous 1994 FEIR would be required (CEQA Guidelines §§15176, 15177, and 15179). A "substantial change" involves new significant environmental effects or a substantial increase in the severity of previously identified significant effects (CEQA Guidelines §15162). This IS also evaluates if there are any additional environmental impacts which may require further mitigation that were not previously addressed in the 1994 FEIR (such as project-level impacts and mitigation measures that could not have been known at the time the FEIR was certified).

This IS indicates that the SP III project could result in potentially significant impacts that were not identified in the 1994 MHMP FEIR. Therefore, the County will prepare an EIR for the SP III project.

Provided below is summary information about the proposed project.

1. Summary Project Description

The County and GNK (the project sponsors) are seeking adoption of a Specific Plan as required under the MHMP to permit development of 812 acres within the southern portion of the MHMP area (Figure 2). The proposed Specific Plan would cover MHMP Neighborhoods A and B, and the eastern portion of Neighborhood D. The MHMP includes a total of 12



Source: California State Automobile Association, Bay and Mountain Section 1999

Regional Setting

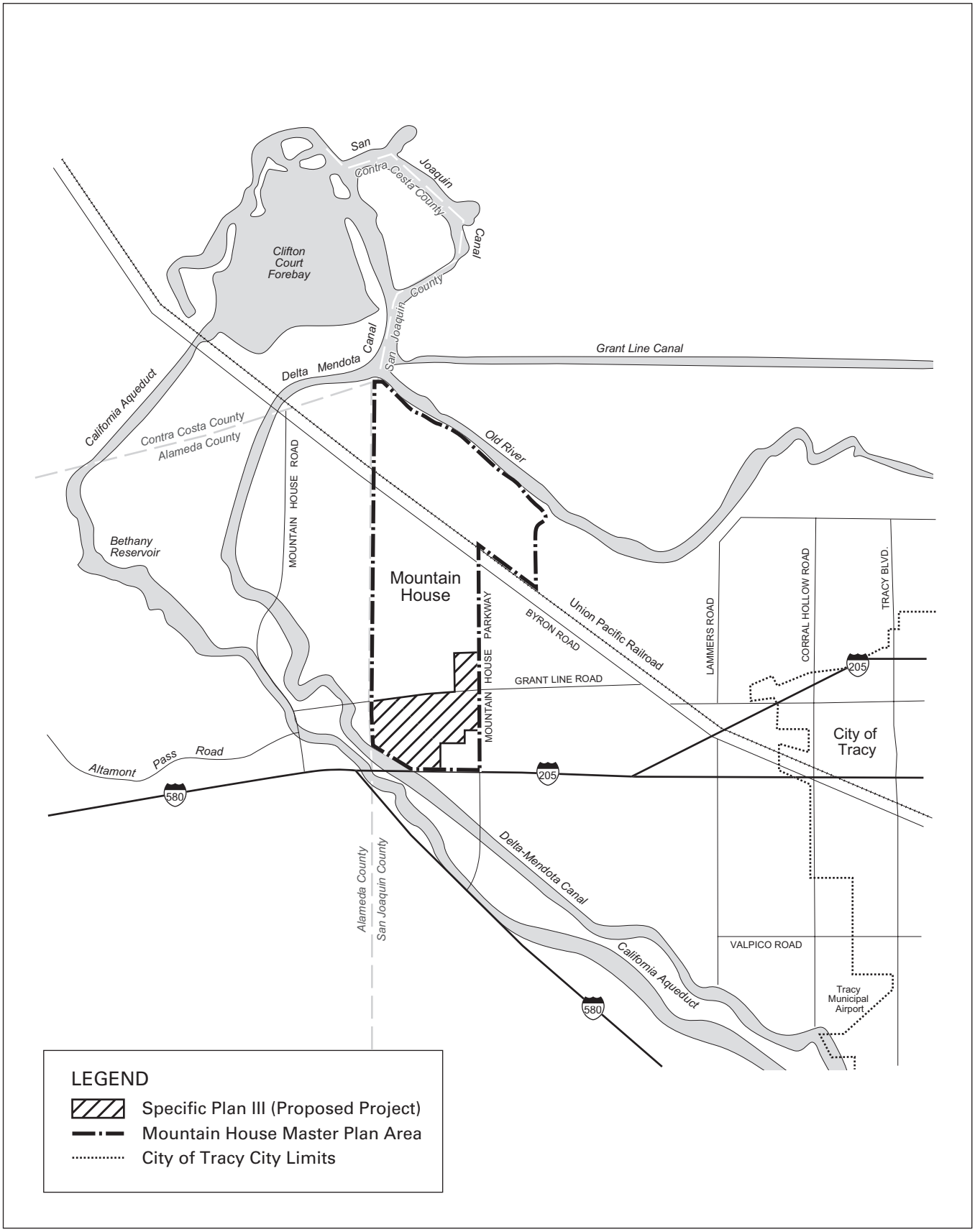
FIGURE 1

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 2.5 5
MILES

NORTH

EDAW



Source: 1994 Mountain House Master Plan; EDAW 2003

Local Setting

FIGURE 2

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 2000 4000
FEET
NORTH
EDAW

neighborhoods. Neighborhoods E, F, and G, now under construction, were evaluated as part of SP I.

2. Project Title

Mountain House Specific Plan III (SP III or proposed project)

3. Project Entitlements

The following entitlements are being sought as part of the SP III project. See Chapter 2 of this Initial Study for a further description of each.

- Amendment of the San Joaquin County General Plan 2010
- Amendment of the MHMP
- Special Purpose Plans or their equivalent for the neighborhood centers
- Tentative subdivision maps
- Site approval for the development of high density multiple family dwellings with up to a 25 percent density bonus for affordable housing units on the RH designated portions of the site
- Annexation of a portion of Specific Plan III (114-acre SJDCCD parcel) into the MHCSD
- Annexation of a portion of the land into Byron-Bethany Irrigation District
- Potential amendments to the MHCSD Utility Master Plan for stormwater, water and wastewater, and transportation Improvement Plans
- Abandonment or relocation of BBID irrigation canals and possible reconstruction of Westside Irrigation canals
- Possible amendments to the Consolidated Development Title to address any changes of development standards

4. Lead Agency

San Joaquin County

5. Lead Agency Contact

Michael Hitchcock
Mountain House Project Manager
San Joaquin County Community Development Department
1810 East Hazelton Ave.,
Stockton, CA 95205
(209) 468-8597 ph
(209) 468-3163 fax

6. Project Sponsors

San Joaquin County and Gerry N. Kamilos (GNK)

7. Additional Project Participants

Mountain House Community Services District (MHCSD)

Pegasus Development

Investwest Group

San Joaquin Delta Community College District (SJDCCD)

8. Project Site Size

812 acres

9. Project Location

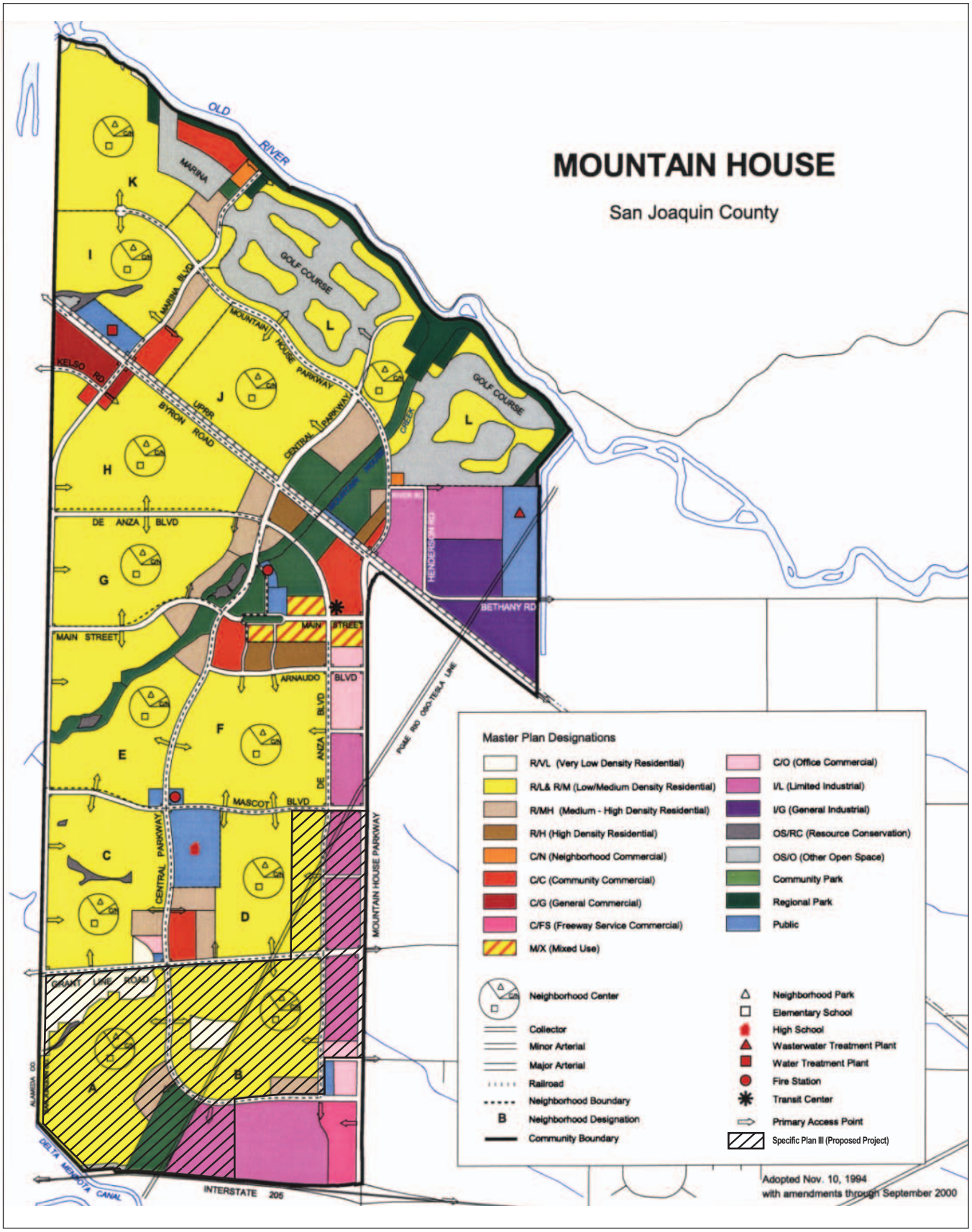
As indicated in Figures 2 and 3, the 812-acre SP III project includes Neighborhoods A, B and the eastern portion of D, which are located within the southern third of the MHMP area. Neighborhoods A and B are bounded by Grant Line Road to the north, Interstate 205 (I-205) to the south, Mountain House Parkway to the east, and the Alameda County line to the west. The eastern portion of Neighborhood D is bounded by an unnamed street to the north and Grant Line Road to the south.

10. Property Ownership

As indicated in Figure 4 the SP III project site is made up of approximately 65 separate parcels and 54 separate owners. The majority of these parcels are located in Grant Line Village (an existing residential neighborhood containing approximately 40 farm residences), although the Village makes up only approximately 54 acres of the 812-acre SP III project site. The largest controlling interest is GNK with approximately 344 acres. Other major controlling interests include the SJDCCD with 114 acres, Machado with 145 acres, Pegasus Development with 32 acres, and Investwest Group with 60 acres acres. Two of these property interests, Pegasus and Investwest, are active participants in the proposed project in that they, along with GNK (a project sponsor) are seeking approval of Tentative Maps for their properties as part of the proposed project. In addition, SJDCCD is an active participant in that it is seeking an amendment to the MHMP to permit development of a community college within the southwest 120 acres of the SP III site.

11. Existing On-Site Land Uses

The SP III project site includes a mixture of existing farm residential, agricultural, and infrastructure uses. A large portion of the project site is in agricultural production of alfalfa, sugar beets, and corn crops. Several of the parcels that make up the project site (i.e., Tuso,



Source: 1994 Mountain House Master Plan; EDAW 2003

Existing MHMP Land Use Designations

FIGURE 3

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 1600 3200
FEET

NORTH

EDAW

LEGEND

- GNK
- Pegasus Development
- InvestWest Group
- Machado
- Delta Community College
- Other
- Parcel Boundary
- Specific Plan III Boundary

Source: Mackay & Somps 2003

Property Interests

FIGURE 4

Mountain House Specific Plan III Initial Study

X 3N125.11 9/03

0 175 350

FEET

NORTH

EDAW

Turman, Souza, Teixeira) are currently under Williamson Act contracts.[1] The eastern portion of the site contains two dairies, one on either side of Grant Line Road along Mountain House Parkway. The central portion of the site contains four residences. A single residence is located on the south side of Grant Line Road, half way between Mountain House Parkway and the Alameda County line. Approximately 40 residences are located in the northwest corner of the site in what is hereafter called Grant Line Village. Two Byron-Bethany Irrigation District (BBID) irrigation canals, a 65-foot-wide Pacific Gas and Electric (PG&E) and Chevron easement containing two large natural gas pipelines and a crude oil pipeline, and a 75-foot-wide PG&E electrical easement containing 500-kVA (kilovolt ampere) overhead electric transmission lines, all bisect the site.

12. Surrounding Land Uses/Setting

Most surrounding land uses include lands under agricultural production for alfalfa, sugar beets, and corn. Approximately seven residences are located directly north of the project site along the north side of Grant Line Road. Approximately four residences are located directly east of the project site along the east side of Mountain House Parkway. The Delta-Mendota Canal forms a portion of the project site's southwestern boundary and the I-205 marks the site's southern boundary. Neighborhoods E, F and G of SP I, which are currently under construction, are located north of the project site, approximately 3,400 feet north of Grant Line Road.

13. Related Projects

Related projects are those projects that have recently been developed, or that are currently in the planning, design and review stages, that will either: (1) directly affect the proposed project (such as adjacent development), and/or (2) will serve the proposed project (such as a downstream storm drain project or wastewater treatment plant project).

Eight related projects have recently been approved or are under agency review within the vicinity of the Specific Plan III project site that would serve and/or directly affect the proposed project. These include:

1. The Mountain House Business Park,
2. I-205/Mountain House Parkway Interchange Project Study Report (PSR),
3. Mountain House Parkway Improvement Project,
4. Mountain House Creek Improvement Project,
5. Mountain House Wastewater Treatment Plant (WWTP),
6. Mountain House Water Treatment Plant,
7. Byron-Bethany Irrigation District (BBID) raw water pipeline, and
8. Modesto Irrigation District (MID) Substation Expansion Project.

[1] A Williamson Act contract is a vehicle to help preserve agricultural land whereby the property owner is given tax breaks on property taxes over a given period of time in order to keeps the land in agricultural production. Notices of Non-Renewal have been filed for these properties, with expiration dates ranging from 2004 to 2011.

The Mountain House Business Park and I-205/Mountain House Parkway Interchange PSR are currently under agency review, while the balance of these related projects have been approved. These eight projects have undergone individual CEQA review and represent separate projects from SP III. The EIR will evaluate the proposed project as it relates to these projects, will evaluate the cumulative impacts of these projects in conjunction with the proposed project, and will summarize the potential environmental impacts identified in the previous environmental documents, to the extent required. However, the EIR will not provide additional analysis of these previously evaluated related projects.

14. Previous Related Environmental Documents Incorporated by Reference

a. *Final Environmental Impact Report for the Mountain House Master Plan and Specific Plan I*. SCH #9002076. September 1994.

b. *Final Supplemental Environmental Impact Report: Delta College Center at Mountain House*. SCH #2001062043. June 2002.

c. *Mountain House Villages E and G Project Expanded Initial Study and Mitigated Negative Declaration*. SCH #2003042093. April 2003.

d. *Mountain House Neighborhood "F" Project Initial Study and Mitigated Negative Declaration*. SCH #90020776. July 2000.

e. Mountain House community Services District. *Initial Study and Negative Declaration for Wastewater Treatment Plant at Mountain House (Use Permit 98-16)*. 1991.

f Mountain House community Services District. *Initial Study and Negative Declaration for Mountain House New Community Wastewater Treatment Plant (Use Permit 97-13)*. January 29, 1999.

2 PROJECT DESCRIPTION

The County and GNK (the project sponsors) are seeking adoption of a Specific Plan as required under the Mountain House Master Plan (MHMP) to permit development of 812 acres within the southern portion of the MHMP area (i.e., Neighborhoods A, B, and the eastern portion of Neighborhood D of the MHMP).

A. BACKGROUND

The proposed Mountain House Specific Plan III Project (SP III or proposed project) is the third of three Specific Plans under the MHMP, which was approved by San Joaquin County (County) in 1994. The proposed project includes changes to the land uses approved for the site at a programmatic level in the MHMP, because of market conditions and prior approval of a community college at the project site, and thus includes amendments to the MHMP to allow the changes. The proposed project also includes project-level development proposals that require additional entitlements. These changes and additional entitlements require evaluation under the California Environmental Quality Act. The County has determined that these changes and additional entitlements could result in potentially significant impacts on the environment, and has thus determined that an environmental impact report (EIR) will be prepared to evaluate these potential impacts.

Several community workshops have been conducted to obtain community input on the proposal, and to change the proposal, where possible, in accordance with this community input.

A more comprehensive discussion of the project background and community input will be provided in the EIR for the project.

B. ENTITLEMENTS

The SP III project would include adoption of a land use concept plan (Figure 5), development standards, and design guidelines for development of the SP III area consistent with the goals, policies, standards, requirements and implementation mechanisms of the MHMP. The SP III project would also include the following additional entitlements:

- Amendment of the San Joaquin County General Plan 2010:
  - Add Public-Quasi Public-College to MHMP Table XII-1.
  - Add a new policy that allows the San Joaquin County Council of government to establish alternative Levels of Service for freeways in San Joaquin County through the update and amendment of the Congestion Management Plan process.

- Amendment of the MHMP to include the following features for Specific Plan III:
  - Add Public-College land use designation.
  - Designate the approximate 114 acres in the southwest corner of the project area as Public-College and zone it Public.

- Consolidate neighborhood boundaries and the two neighborhood centers.
- Realign Central Parkway to provide direct access to the San Joaquin Delta Community College District (SJDCCD) parcel.
- Allow Neighborhood D to be included in two different Specific Plans.
- Amend approximately 45 acres of the L/I (Limited Industrial) designation on the east side of De Anza Boulevard east of Neighborhood D to include approximately 33 acres of C/O (Office Commercial) and approximately 12 acres of R/H (High Density Residential).
- Redesignate approximately 26 acres of RM/H and RL/RM to RH.
- Adjust the location of the community park.
- Widen Grant Line Road from roughly the Alameda County Line to Mountain House Parkway (and possibly east of Mountain House Parkway).

< Prepare Special Purpose Plans or their equivalent in the Specific Plan for the consolidated neighborhood centers.

< Tentative subdivision maps proposing approximately 2,000 lots consistent with the Specific Plan.

< Site approval for the development of 500 high-density multiple family dwellings with up to a 25% density bonus for affordable housing units on the RH designated portions of the site.

< Annexation of Specific Plan III into the MHCSD.

< Annexation of a portion of the land (114-acre college parcel) into Byron-Bethany Irrigation District.

< Potential amendments to the MHCSD Utility Master Plan for stormwater, water and wastewater, and for transportation Improvement Plans.

< Abandonment or relocation of BBID irrigation canals and possible reconstruction of Westside Irrigation canals.

< Possible amendments to the Consolidated Development Title to address any changes of development standards.

< Other possible permits:
  - NPDES permit from the Central Valley Regional Water Quality Control Board.
  - U.S. Army Corps of Engineering permit for impacts to wetlands.
  - Streambed alteration permit from the California Department of Fish and Game.
  - Permits from Caltrans and Federal Highway Administration for freeway improvements to I-205.
  - Authority to Construct permits from the San Joaquin Air Pollution Control District.
  - Mosquito abatement permits from San Joaquin County Mosquito Abatement.

- Incidental take permit from U.S. Fish and Wildlife Service (potential if not mitigating under SJMSCP).
- Incidental take permit from California Department of Fish and Game (potential if not mitigating under SJMSCP).
- Section 401 water quality certification from RWQCB.
- Permit for land application of recycled water from State Department of Health Services.
- Permit for land application of recycled water from San Joaquin County.

C. DEVELOPMENT PROGRAM

Table 2-1 below identifies the development that would be permitted in the SP III area under the proposed project. As indicated, the project would include a total of approximately 2,675 residential units, 488,000 square feet of office commercial, 680,000 square feet of limited industrial, 670,000 square feet of business park, two K-8 schools, a 114-acre community college with a capacity of 12,000 students, a 32-acre community, a 10-acre neighborhood park, 20 acres of landscape easement, 12 acres of conservation/open space, and a two-acre stormwater detention basin.

Table 2-1
Proposed Land Uses For Specific Plan III

Land Use	Neighborhood A/B	Neighborhood D	Total
Very Low Density Residential (Grant Line Village)	45 du	0 du	45 du
Low Density Residential	350 du	O du	350 du
Medium Density Residential	1100 du	400 du	1500 du
Medium High Density Residential	150 du	130 du	280 du
High Density Residential	500 du	0 du	500 du
Subtotal	2145	530	2675
Office Commercial	0 sf	488,000 sf	488,000 sf
Limited Industrial	680,000 sf	0 sf	680,000 sf
Business Park	670,000 sf	0 sf	670,000 sf
K-8 Schools (2)	32 acres	0 acres	32 acres
Community College	114 acres	0 acres	114 acres
Community Park	32 acres	0 acres	32 acres
Neighborhood Park	10 acres	0 acres	10 acres
Landscape Easement Area	15 acres	5 acres	20 acres
Conservation/Open space	12 acres	0 acres	12 acres
Stormwater Detention Basin	2 acres	0 acres	2 acres

du = dwelling units.
sf = square feet.
Source: EDAW, September and October 2003.

The project would also include the extension of utility infrastructure to the project site, widening and improvement of Grant Line Road from Mountain House Parkway to the Alameda County line, widening of Mountain House Parkway from the I-205 interchange to Mascot Boulevard (widening to be restricted to west side of street); construction of a 2-acre on-site interim detention basin, and the interim land disposal of tertiary-treated wastewater at an off-site/adjacent location (i.e., 137-acre Pombo property located east of Mountain House Parkway, south of Byron Road).

The Specific Plan would consolidate MHMP Neighborhoods A and B into a single neighborhood (Neighborhood A/B). The Specific Plan would also consolidate the "Neighborhood Centers" planned for Neighborhoods A and B in the MHMP into a single Neighborhood Center containing a neighborhood-serving commercial center, two schools, a community park, and neighborhood park (both with both active and passive recreation facilities). The eastern portion of Neighborhood D would require interim solutions to address school and park requirements that have not yet been identified. The community planning principles of the proposed concept plan are listed in Figure 5.

Because a community college and changes in land use configurations, designations, and densities are proposed, amendments to the San Joaquin County General Plan 2010 and the MHMP are proposed to allow for this development. With respect to the community college, the SJDCCD has already certified an EIR for, and approved development of, a community college in the southwestern portion of the project site. The County's approval power over the college is limited to amending the General Plan and MHMP to permit development of the college. The SJDCCD's participation in the SP III project is primarily necessitated by its need to get its property annexed to the MHCSD to obtain water, sewer, and storm drain service for the college.

The residential development would provide a variety of housing types that would accommodate a diversity of family incomes and lifestyle conditions. Approximately 2,145 units would be developed in Neighborhood A/B south of Grant Line Road, with housing densities and sizes varying from apartments to single family detached low-density homes on 7,000-square-foot lots. The general density of Neighborhood A/B would be slightly higher than the Mountain House neighborhoods to the north and would provide a more affordable neighborhood context. The majority of the homes would be medium density from 1,500 square feet to 2,800 square feet on a variety of lotting conditions. Approximately 65% of the housing in Neighborhood A/B would be single family detached, with approximately 6% attached and the balance as apartments. The industrial park at the corner of Mountain House Parkway and I-205, along with the Delta Community College development, would be anticipated to provide the market for the apartment development.

The residential portion of SP III north of Grant Line Road (i.e., eastern portion of Neighborhood D) would be developed with approximately 530 single family detached homes ranging in size from approximately 1,300 to 2,400 square feet in the medium density category. A medium high density neighborhood with small lot detached program would also be

Community Planning Principles

- A One Village concept, versus two neighborhoods, is promoted due to the strong connectivity through the greenbelt system from the neighborhoods to the schools.
- Promotes one large student campus with separate middle and elementary schools on both sides of a shared park. Each school has separate transportation access and can be programmed to function separately although having shared park and athletic facilities
- Provides lifestyle orientation to open space and recreation amenities with neighborhood linkages promoted through a system of park and road connections.
- Rerouting of Arterial Roadway provides central community nucleus with open space orientation and direct access to the college. Road alignment maintains min. 800' road radius, allowing continuous traffic flow.
- Pedestrian and school crossings of arterial roads is minimized with most residential uses within the Central Parkway loop. Minor busing conditions will be required.
- A Strong Pedestrian Walkway and Trail system is promoted, with continuous trail connections along utility corridors with activity uses and park nodes.
- Neighborhood Enclaves at larger scale, but with focus to open space, not the street.
- Promote "Green" Environmentally sensitive community focus, with Green Architecture and energy saving design.

Source: EDAW, September 2003

Proposed Specific Plan III Concept Plan

FIGURE 5

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 640 1280
FEET

NORTH

EDAW

developed in the area. The central focus of this area would be to orient to the adjacent Neighborhood D school and park to be developed under SP I.

D. INFRASTRUCTURE

Major infrastructure improvements proposed to serve the SP III project are identified in Figures 6A – 6F and described briefly below. Drainage, water, and sewer service would be provided by MHCSD.

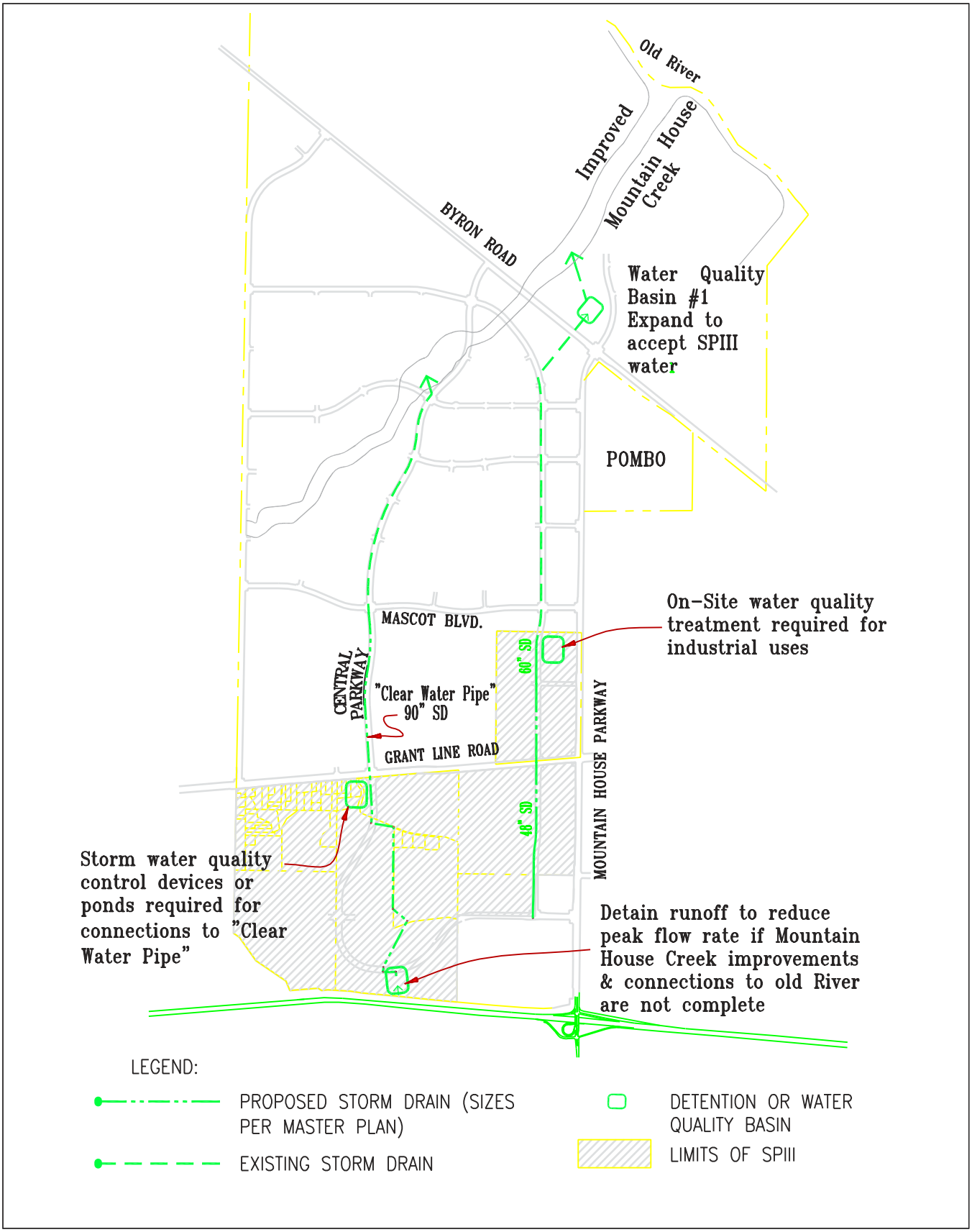
Presently, the connection point for water, sewer and storm drains exists at the southerly terminus of De Anza Boulevard just south of Mascot Boulevard. These stubs were constructed by Trimark (the SP I developer) as part of the Neighborhood F improvements. As part of Trimark's Neighborhood E improvements, Central Parkway and associated utility infrastructure will also be constructed to the southern right-of-way line of Mascot Boulevard. For the purposes of this discussion, it is assumed that the most likely connection point for sewer, water and storm drainage will exist at both Central Parkway and De Anza Boulevard just south of Mascot Boulevard before any development within SP III. It is possible that utility infrastructure at Central Parkway and Mascot Boulevard will not be complete by the time SP III is ready to commence construction. Therefore, utility alternatives to serve SP III on an interim basis are also presented (MacKay & Somps 2003c). Finally, the MHMP requires that plans be adopted for the provision of sewer, water and storm drain service to existing land uses within each Specific Plan area to provide existing uses with the option to connect to these new systems. Any connections would be funded by those existing uses that choose to connect to the new systems. Under the proposed project, sewer, water and storm drains would be extended across the Grant Line Village frontage at the time the Grant Line Road improvements are constructed. Further details about this utility infrastructure have not yet been formulated and thus are not discussed further below. This utility infrastructure will be described more fully and evaluated in the EIR.

Drainage. The proposed storm drain system (Figure 6A) would be consistent with that envisioned in the MHMP and as detailed in the Drainage Master Plan and subsequent amendments by the consultants to the MHCSD.[1]

The Mountain House Creek Improvement Project (MHCIP) has recently been approved as part of the SP I project and is under construction. The MHCIP will increase the capacity of Mountain House Creek through creek bed and bank improvements needed to accommodate runoff from the SP I, II and III areas. Until the MHCIP is completed, on-site detention of runoff within the Neighborhood A portion of SP III (i.e., the western portion of the SP III site south of Grant Line road) may be required.[2] If needed, an interim on-site detention basin

[1] The consultants working for MHCSD are Condor Earth Technologies and Pacific Advanced Civil Engineering.

[2] Should development within the SP III area commence before completion of the MHCIP, detention basins offer a means to limit the peak developed runoff flow rate to the level of the peak existing runoff flow rate without the project. Therefore, development within the SP III project could proceed without increasing the existing downstream peak runoff flow rate with on-site detention. After the ultimate downstream drainage improvements are in place, it would no longer be necessary to attenuate the peak flows, and the on-site detention basins could be replaced with urban development.



Source: McKay & Somps 08/19/03

Proposed Storm Drain Improvements - Alternative 1

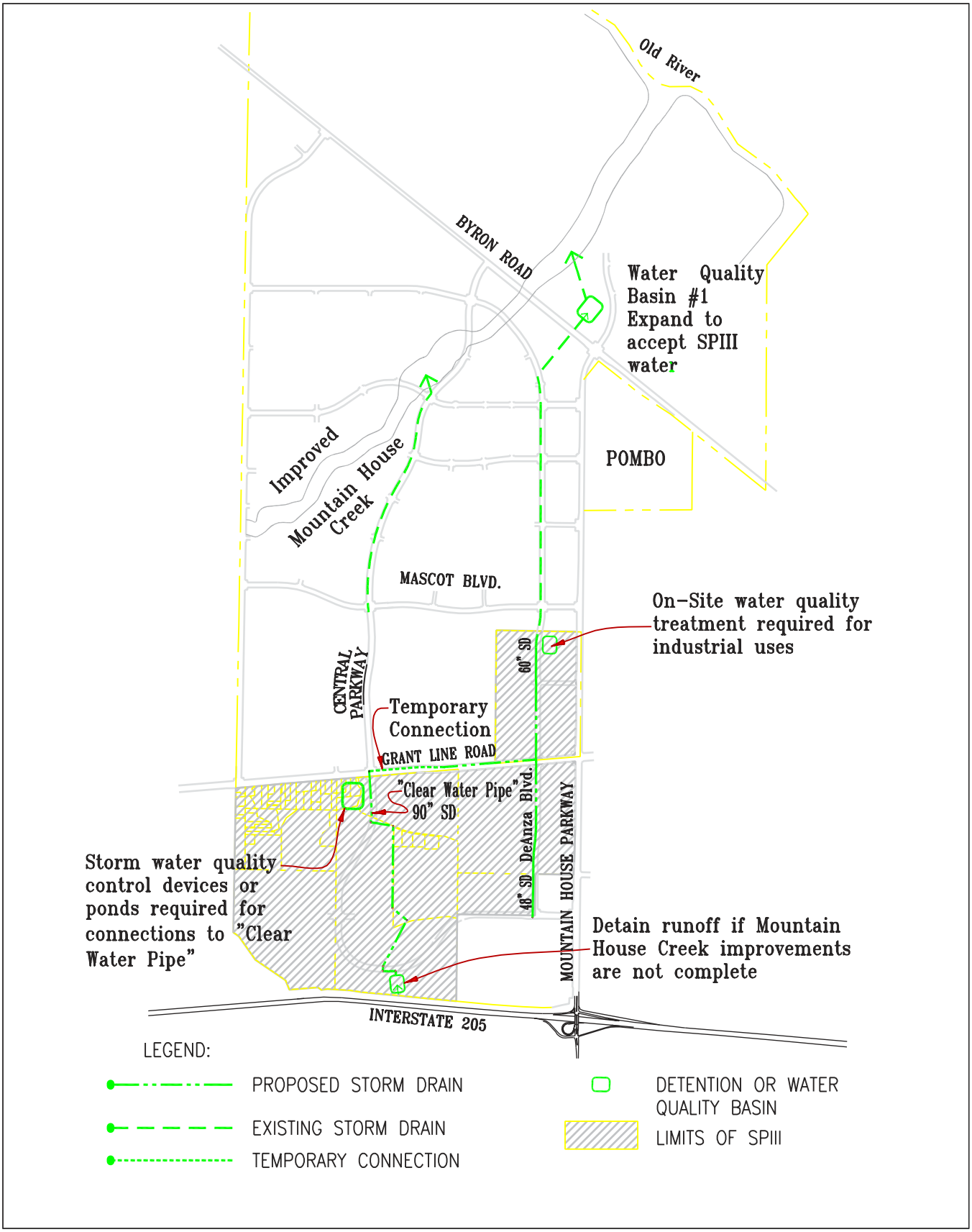
FIGURE 6A

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 1000 3000
FEET

NORTH

EDAW



Source: McKay & Somps 08/19/03

Proposed Storm Drain Improvements - Alternative 2

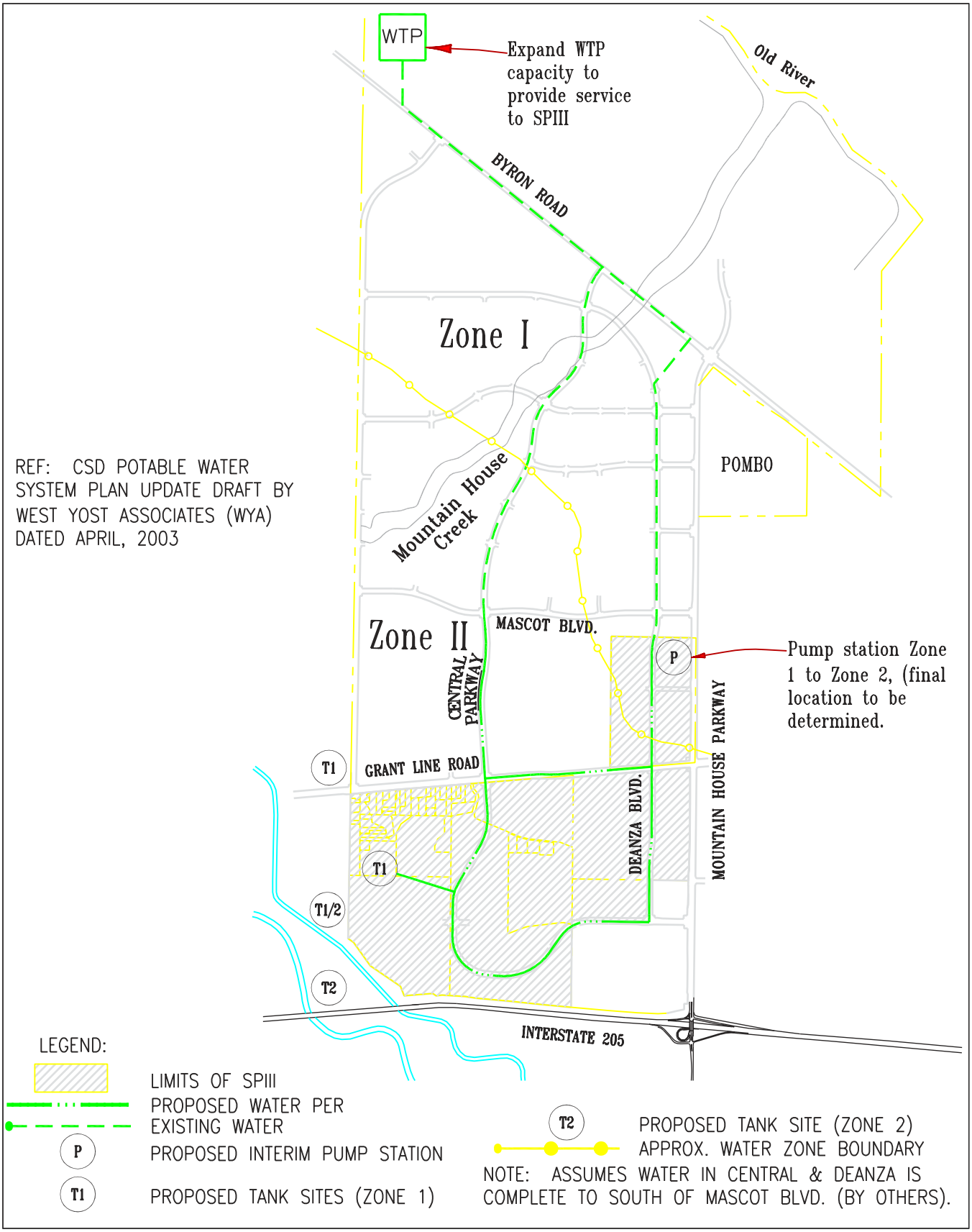
FIGURE 6B

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 1000 3000
FEET

NORTH

EDAW



Source: McKay & Somps 08/19/03

Proposed Water System Improvements

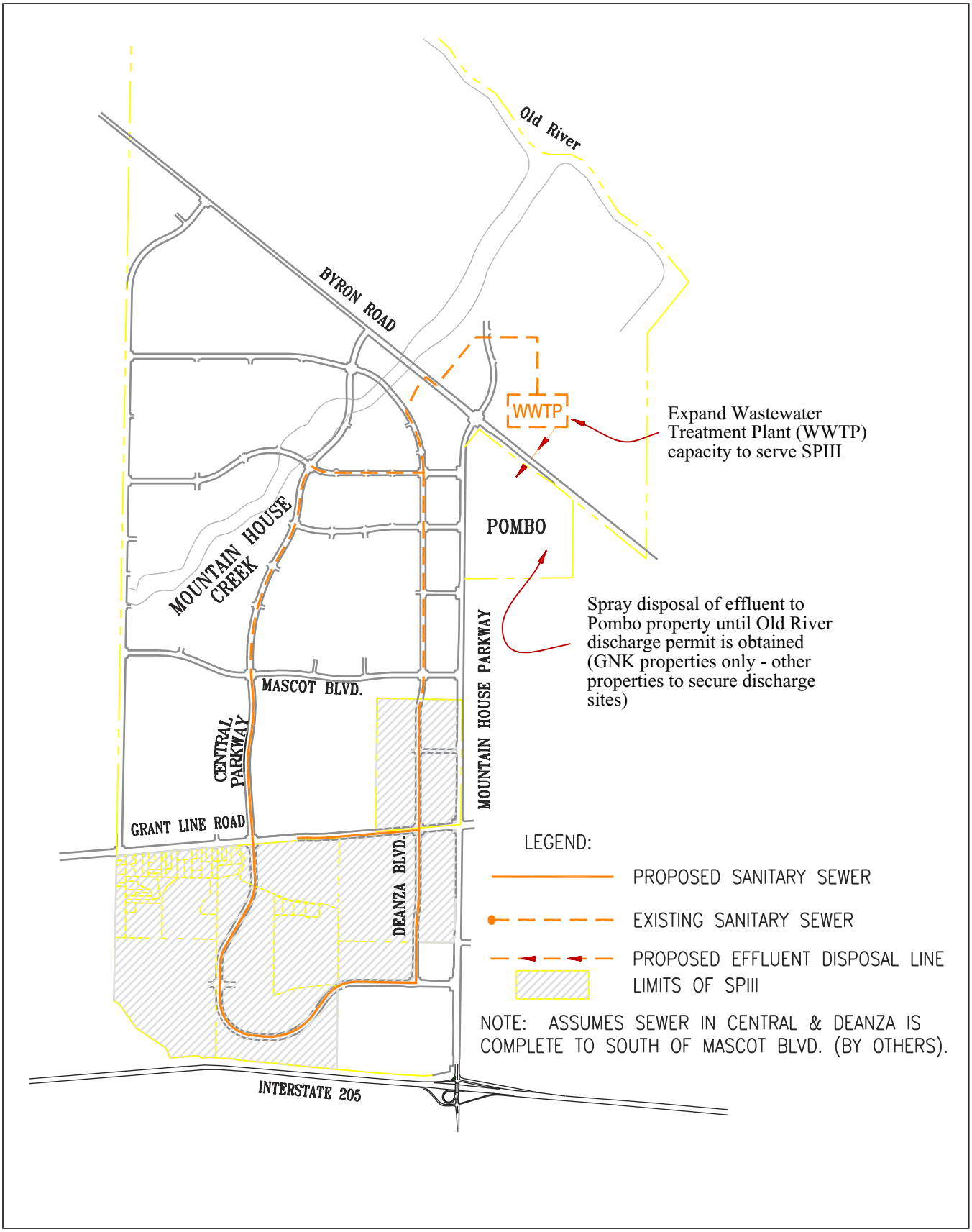
FIGURE 6C

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 1000 3000
FEET

NORTH

EDAW



Source: McKay & Somps 08/19/03

Proposed Wastewater System Improvements - Alternative 1

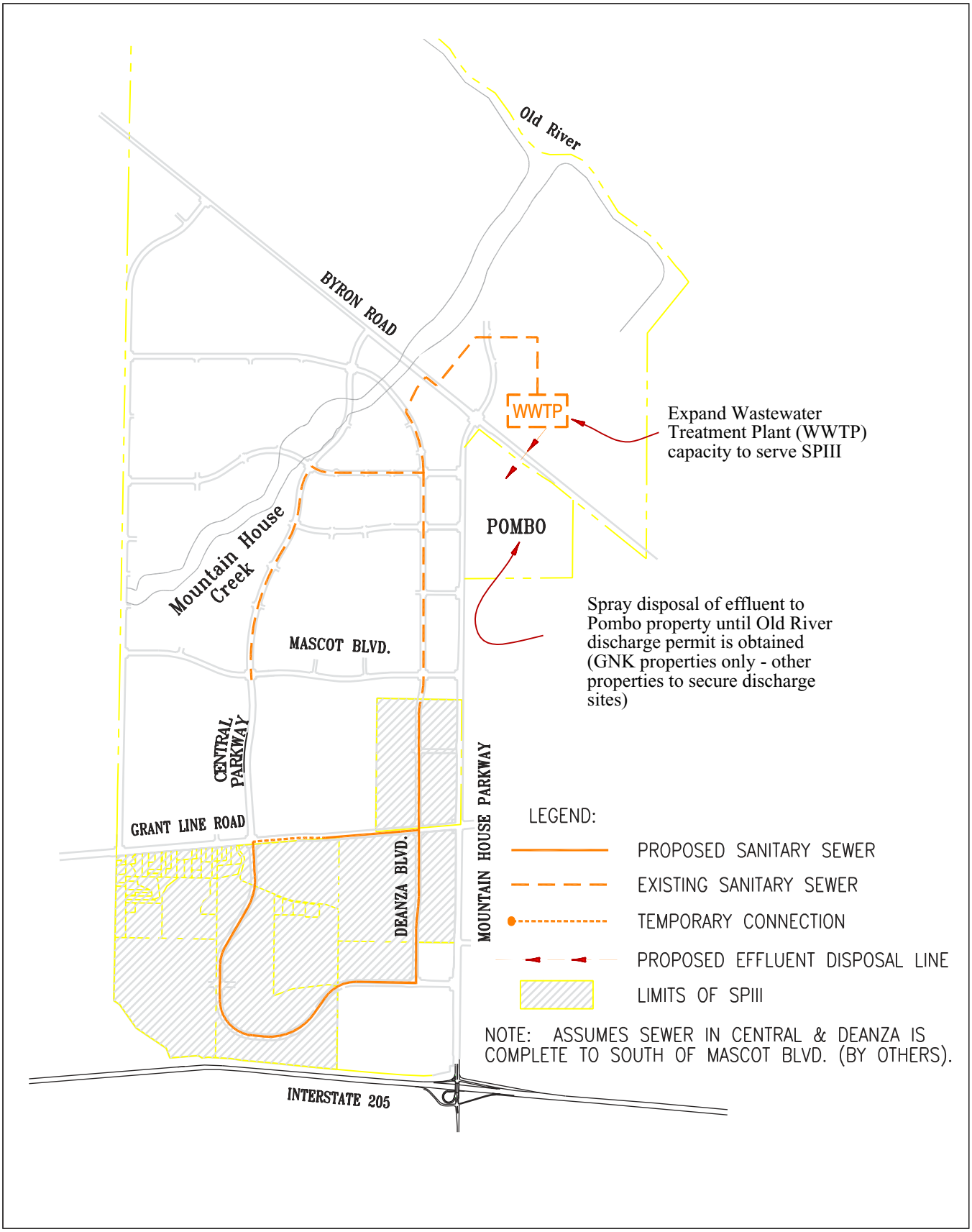
FIGURE 6D

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 1000 3000
FEET

NORTH

EDAW



Source: McKay & Somps 08/19/03

Proposed Wastewater System Improvements - Alternative 2

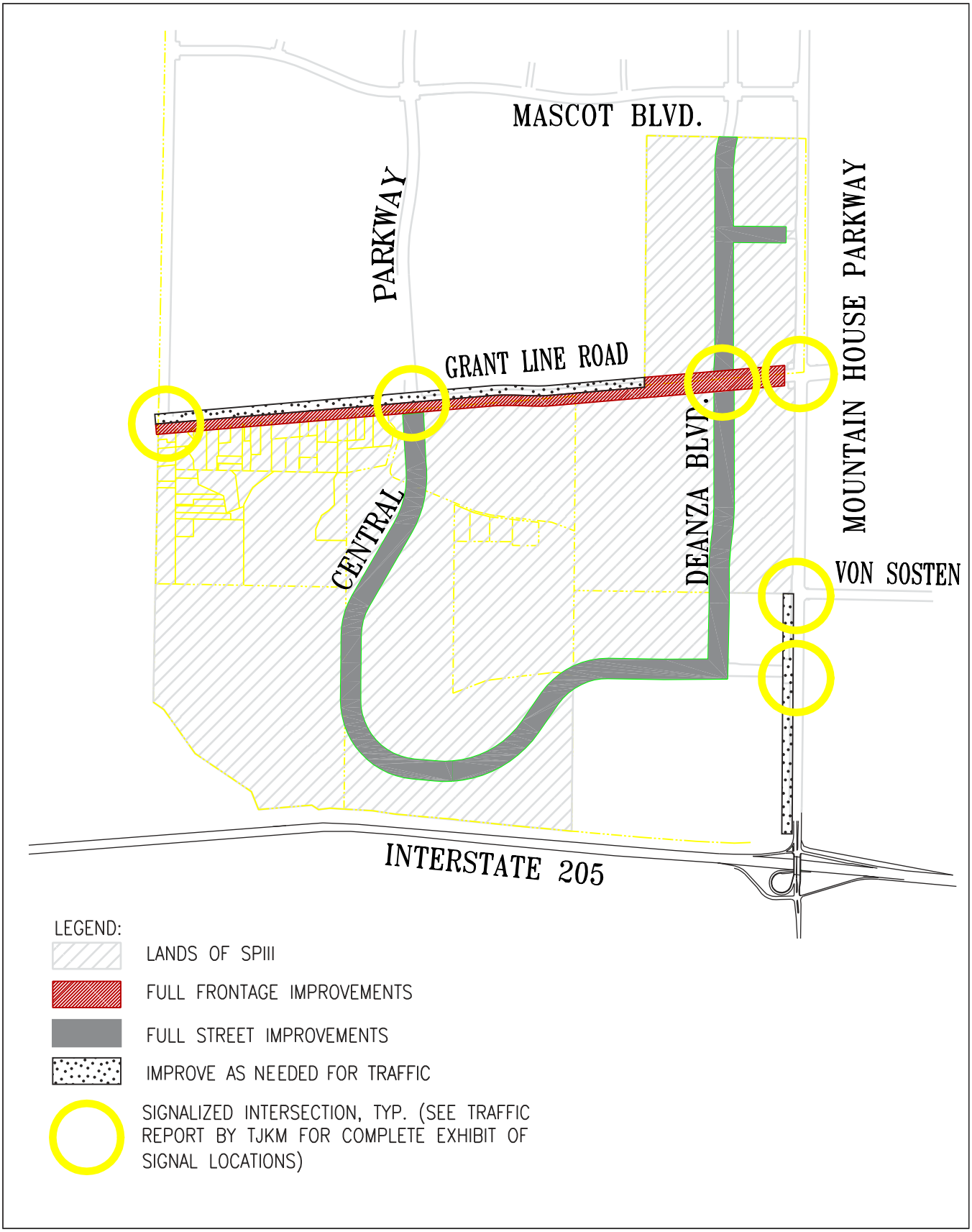
FIGURE 6E

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 1000 3000
FEET

NORTH

EDAW



Source: McKay & Somps 08/19/03

Proposed Roadway Improvements

FIGURE 6F

Mountain House Specific Plan III Initial Study
G 3N125.11 10/03

0 1000 1600
FEET

NORTH

EDAW

would be constructed in the southern portion of the GNK parcel adjacent to I-205 as shown in Figure 6A. The purpose of this interim detention basin would be mainly to reduce the peak flow rate of stormwater runoff from off-site areas south of I-205 to a more easily managed flow rate. This interim detention basin site would be replaced by urban development once the MHCIP is completed and the basin is no longer required. Other properties that develop within the SP III area (i.e., the Pegasus property and Delta College) also may be required to provide detention on an interim basis until such time as adequate downstream facilities are constructed (MacKay & Somps 2003c). The Delta College Center at Mountain House EIR already identifies a mitigation measure to detain stormwater runoff on an interim basis, if necessary.

As described above, it is assumed that trunk storm drain lines exist just south of Mascot Boulevard, in both Central Parkway and De Anza Boulevard. These trunk lines would be extended southward in Central Parkway and De Anza Boulevard to the SP III project site as shown in Figure 6A.

Neighborhood A would be the portion of the SP III site to be served by the Central Parkway system. The storm drain in Central Parkway would convey project runoff from Neighborhood A to Mountain House Creek. If the MHCIP is complete, the storm water runoff would flow directly to Old River. If the MHCIP is not complete, the creek would convey the runoff to an existing ponding area located along the western levee of Old River where it would eventually be pumped by existing pumps into Old River. Should the MHCIP improvements and the connection to Old River not be complete at the time SP III improvements are constructed, it would be necessary for SP III to provide temporary retention/detention such that the volume of runoff arriving at the existing ponding area along the Old River levee would not increase.

Neighborhood B (the eastern portion of the SP III site south of Grant Line Road) would be served by the De Anza system. The storm drain in De Anza Boulevard would convey project runoff from Neighborhood B to existing Water Quality Basin No. 1 located near Byron Road and Mountain House Parkway and then discharge to the improved Mountain House Creek and then to Old River. Again, if the MHCIP is not complete, the discharge from Water Quality Basin No. 1 would flow to the existing ponding area for eventual pumping to Old River (MacKay & Somps 2003c).

New on-site water quality vaults, a catch basin treatment system with inlet filters or vortex separators, or a regional stormwater quality basin, would be developed as part of the storm drain system for Neighborhood A through which project runoff would flow prior to being discharged to Mountain House Creek. Such systems would not be required in Neighborhood B because project runoff would be processed through the existing water quality basin at Byron Road. As indicated in Figure 6A, the Byron Road water quality basin would be expanded as necessary to accommodate project runoff. It should be noted that storm water runoff from industrial areas is required to be treated on-site in water quality control basins prior to being discharged into the storm drain system (MacKay & Somps 2003c).

As an interim alternative to construction of the proposed Central Parkway storm drain system, runoff from the western portion of the SP III site could be routed on an interim basis to the De Anza storm drain system as shown in figure 6B. Because of the large upstream off-site watershed that drains onto the project site, any such temporary routing would include development of an interim on-site detention basin so that flows would not exceed the capacity of the existing downstream storm drain system.

As a potential interim requirement of MHCSD, a small water quality and/or detention basin may be required as part of the De Anza storm drain system somewhere in the SP III portion of Neighborhood D. This basin could be required until such time as the existing water quality basin north of Byron Road is expanded to accommodate project runoff (MacKay & Somps 2003c).

Water. Consistent with the MHMP, water for the proposed project would come from the existing Mountain House Water Treatment Plant, which is located along the north side of Byron Road, just east of Marina Boulevard. As indicated in Figure 6C, Zone 1 is the area of the project site below elevation 90. As shown in Figure 6C, existing Zone 1 water mains in Central Parkway and De Anza Boulevard, just south of Mascot Boulevard, would be extended south along these roadways to serve the project site. The SP III area, or Zone 2, is at a higher elevation and will require construction of a booster pump station. There are several options for the location of the booster pump station. One possible site is along the Marina Boulevard water main south of De Anza Boulevard. Another possible site is near the intersection of De Anza Boulevard and Grant Line Road, within the SP III area.

At present, treated water storage is at the water treatment plant. Ideally, two water storage tanks would be constructed, one to serve each zone with a gravity-fed system. There are two Zone 1 tank sites under consideration as shown in Figure 6C: one on the north side of Grant Line Road just west of the Alameda County line (on property owned by Trimark) and one on the Hernandez property just north of the proposed Delta Community College Site. A parcel owned by the SJDCCD located directly southwest of the project site (above and adjacent to the on-site SJDCCD parcel) as shown in Figure 6C, is being considered for the Zone 2 tank site. It is possible that Zone 2 water storage could be served by expanding the capacity of the Zone 1 tank facility and utilizing "pumped" storage for Zone 2. As shown in Figure 6C, a Zone 1 and/or Zone 2 water tank location is also being considered on property owned by SJDCCD located directly west of the on-site college parcel, between the Alameda County line and the Delta Mendota Canal. The Water Master Plan is presently undergoing revision and the information presented above is subject to change (MacKay & Somps 2003c).

Wastewater. Consistent with the MHMP, wastewater treatment for the proposed project would be provided by the Mountain House Wastewater Treatment Plant (WWTP) located north of Byron Road and east of Mountain House Parkway. As shown in Figure 6D, sewer mains would be extended south in Central Parkway and De Anza Boulevard from their existing stubs just south of Mascot Boulevard (MacKay & Somps 2003c).

The WWTP has a current treatment capacity of 0.225 million gallons per day (MGD), or approximately enough to serve half of the SP I Neighborhood F development (MacKay & Somps 2003c). An expansion of the WWTP treatment capacity to approximately 0.45 MGD has been approved by MHCSD to serve the remainder of Neighborhood F (MacKay & Somps 2003c). The next planned expansion, with all capacity reserved by Trimark, will be 3.0 MGD with completion estimated by the end of 2004 (MacKay & Somps 20039d).

The MHMP calls for phased expansion of the WWTP to an ultimate 5.4 MGD to serve the entire MHMP area (including the SP III project site). This ultimate expansion, conversion of the WWTP to tertiary treatment, and disposal of treated wastewater to surface waters (Old River) has already undergone CEQA review and approval, and has already been permitted by the applicable regulatory agencies.[3] River discharges associated with the WWTP are expected to commence as early as the end of 2004.

Currently, there is not sufficient capacity to treat and dispose of the wastewater to be generated by the SP III project (MacKay & Somps 2003c). The WWTP would need to go through phased expansion under the currently approved 5.4 MGD WWTP, or SP III would need to purchase some of TriMark's capacity at the WWTP, to serve the proposed project. This phased expansion has already been reviewed and approved by MHCSD as a separate project under CEQA. The SP III EIR will summarize the impacts of this expansion and associated surface water discharges from the 1999 Expanded Initial Study prepared for this expansion.

Because there is not sufficient wastewater disposal capacity and surface water discharges have not yet been permitted, interim land disposal of tertiary treated wastewater is proposed under the SP III project. This interim land disposal (i.e., spray fields applying tertiary treated wastewater at the "agronomic rate"[4]) is proposed on approximately 137 acres of an off-site location (i.e., the 137-acre Pombo property located on the east side of Mountain House Parkway just south of Byron Road (as shown in Figure 6D). A detailed study is currently underway to confirm that the proposed interim land disposal of treated wastewater would provide enough disposal capacity to serve buildout of the 377-acre GNK portion of the SP III area (or an equivalent amount of SP III development, subject to the approval of GNK, which controls the Pombo property). Additional project development beyond this disposal capacity would be delayed until such time as surface water discharges associated with the WWTP commence and/or additional land disposal area is obtained. For the interim land disposal, a new interim sewer force main would be developed from the existing WWTP to the interim land disposal site along Mountain House Parkway as shown in Figure 6E (MacKay & Somps 2003c).

---

[3] CEQA review of the 5.4 MGD Mountain House WWTP and associated river discharges was provided in the Expanded Initial Study for the Mountain House Community Services District, SCH#98032047, January 29, 1999. Approval of the 5.4 MGD Mountain House WWTP and associated river discharges occurred under Use Permit Nos. UP-97-14 and UP-98-16, and Waste Discharge Requirement NPDES Order No. 98-192.

[4] The agronomic rate is defined as the rate at which treated wastewater is applied to land without percolating to the groundwater. Factors affecting the agronomic rate include, but are not necessarily limited to, soil type, temperature, the type of crop or vegetation at the application site, and depth to groundwater.

As a temporary option to the extension of the Central Parkway sewer main, the SP III project may be served on an interim basis solely through the De Anza Boulevard sewer main as shown in Figure 6E. This option would require a temporary sewer line from De Anza Boulevard to Central Parkway along the south side of Grant Line Road. Flow in this system would be limited by the capacity of the downstream mains (MacKay & Somps 2003c).

Roads. Public roadway access to the SP III site is currently provided by Mountain House Parkway, Grant Line Road and Von Sosten Road. Freeway access is provided by I-205 via the I-205/Mountain House Parkway interchange. As indicated in Chapter 1, Introduction, two off-site roadway improvement projects have already been approved within the vicinity of the SP III project. These include the I-205/Mountain House Parkway Interchange Project Study Report (PSR) which involves interchange improvements, and the Mountain House Parkway Improvement Project, which involves widening Mountain House Parkway to four lanes from the I-205 interchange to Mascot Road to serve increased traffic on Mountain House Parkway associated with SP I. These two improvement projects are anticipated be in place by 2007 (MacKay & Somps 2003c).

Under the SP III project and consistent with the MHMP, Grant Line Road and Mountain House Parkway would be widened as necessary for increased traffic caused by development (Figure 6F). As SP III properties develop, frontage improvements would be provided on the south side of Grant Line Road and the west side of Mountain House Parkway. To address residents' concerns about traffic safety, a frontage road along the northern edge of Grant Line Village, or some other solution, will be studied. New traffic signals would be installed along Mountain House Parkway at Central Parkway, Von Sosten Road, and the project entrance between Von Sosten Road and Grant Line. New traffic signals would also be installed along Grant Line Road at Marina Boulevard, Central Parkway, and De Anza Boulevard. Other signal locations will be identified by the detailed traffic study under preparation by TJKM, the traffic engineer for the MHCSD. The cost for these roadways and signalization would be shared equitably as the improvement program is defined. To address community concerns about increased traffic, Von Sosten Road will not be extended into the project site (MacKay & Somps 2003c).

Under the SP III project and consistent with the MHMP, a fully developed on-site roadway system would be developed. This would include the extension of a looping Central Parkway arterial through the SP III site to Mountain House Parkway, as shown in Figure 6F, and the development of collector and neighborhood streets. It is likely that street improvements would be phased according to the pattern of development (MacKay & Somps 2003c).

E. PHASING

The SP III project would be developed in multiple phases with buildout anticipated by 2025. The residential, school and park uses on the GNK and Pegasus parcels, and a portion of the community college, would be developed in Phase I scheduled from 2004 to 2007. Subsequent phases would likely include development in the following progression: residential uses on the portion of the GNK parcels north of Grant Line Road (when the Neighborhood Center is

constructed for Neighborhood D under SP I); residential, school, park and college uses on the Investwest, Machado, and college parcels; commercial/office/industrial development on the GNK and Machado parcels; and residential development on the non-participating parcels. The progression of project development after Phase I would be dependent, in part, on market conditions.

At this time, more specific phasing has been developed only for the community college as set forth in Table 2-2. More specific phasing for the balance of the SP III development and associated utility and roadway infrastructure will be provided in the EIR.

Table 2-2
Delta Community College Phasing

Development/Capacity	Phase I 2007	Phase II 2012	Phase III 2018	Phase IV 2025
Students	3,500	7,000	10,500	12,000
Faculty & Staff	110	270	425	532
Gross Square Feet	80,000	242,000	399,000	557,000
Parking	1,000	2,000	3,000	4,000

Source: Delta College Center at Mountain House Draft EIR, September 2001.

3 ENVIRONMENTAL DETERMINATION

Consistent with the State CEQA Guidelines, an Environmental Checklist was used to determine whether the proposed project is "within the scope" of the 1994 MHMP FEIR (i.e., whether the proposed project may result in potentially significant impacts that were not identified in the 1994 MHMP EIR). This Initial Study (IS) assesses whether there are any "potentially significant" environmental effects of the proposed project that were not previously examined in the FEIR; any new mitigation measures are required; any substantial changes have occurred with respect to the circumstances under which the FEIR was certified; and any new available information that was not known and could not have been known at the time the FEIR was certified, such that major revisions of the previous FEIR would be required (CEQA Guidelines §§15176, 15177, and 15179). A "substantial change" involves new significant environmental effects or a substantial increase in the severity of previously identified significant effects (CEQA Guidelines §15162). This IS also evaluates whether there are any additional environmental impacts that may require further mitigation that were not previously addressed in the FEIR (such as project-level impacts and mitigation measures that could not have been known at the time the FEIR was certified).

This IS indicates that the SP III project could result in potentially significant impacts that were either: (1) not identified in the 1994 MHMP FEIR; or (2) that were identified and mitigated in the 1994 MHMP FEIR, but for which confirmation is required (through additional analysis) that the mitigation measures would mitigate the impacts of the SP III project. Therefore, the County will prepare an EIR for the SP III project to address the additional significant effects and, where warranted, explain how the 1994 MHMP FEIR's mitigation measures would be applied to SP III to reduce the identified significant environmental effects to less-than-significant levels.

This IS indicates that the proposed project could result in a "Potentially Significant Impact" for the following issues. These issues will be evaluated further in the EIR.

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality (except groundwater)
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Aesthetics (visual character, light/glare)

The IS indicates that the proposed project would result in a "Less Than Significant Impact With Mitigation Incorporated," a "Less Than Significant Impact" or "No Impact" in for the following issues. These issues will not be evaluated further in the EIR.

- Aesthetics (views, scenic resources)
- Geology and Soils
- Hydrology (Groundwater)
- Mineral Resources

4 ENVIRONMENTAL CHECKLIST

The Environmental Checklist includes explanations following the checked boxes so that the reader is fully informed as to why a specific box of the checklist was marked.

The checklist explanations include a brief description of existing conditions, the findings of any earlier applicable environmental analyses, conclusions concerning the potential significance of project impacts, explanations as to the reasons for the conclusions reached, and applicable mitigation measures.

For convenience, the significance conclusion in each checklist explanation is provided in bolded italics and is also checked the appropriate checklist column. The four significance conclusion categories are "***potentially significant impact,***" "***less than significant with mitigation incorporated,***" "***less than significant impact,***" and "***no impact***". As indicated previously, items checked as "***potentially significant impact***" will be evaluated further in the SP III EIR, while items checked as one of the remaining three categories will not be evaluated further in the SP III EIR. Exceptions occasionally occur where "less than significant with mitigation incorporated" applies, but this item will be evaluated further in the EIR; this occurs in cases where it must be confirmed whether the mitigation identified in the 1994 MHMP FEIR and 2002 Delta College FEIR will mitigate the impacts of the SP III project.[1] In cases where a single checklist item is multi-faceted, multiple significance conclusions may be reached (one for each facet). In such cases, the overall category checked in the table is the highest level of significance among the various facets within the item.

The applicable mitigation measures are listed under a "Mitigation Measures" subheading at the end of each checklist explanation. The mitigation measures are listed to support the significance conclusions made in this Initial Study. They include applicable mitigation measures required in previous CEQA documentation (i.e., 1994 MHMP FEIR and 2002 Delta College FEIR), applicable policies and requirements identified in the 1994 MHMP and 2002 MHMP Specific Plan Handbook, and any new mitigation measures to reduce identified potential impacts to less-than-significant levels (where identification is possible without further analysis in an EIR). In certain cases, no mitigation measures are identified; this occurs where no applicable mitigation measures for the particular checklist item appear in the aforementioned previous documents, where no new mitigation measures are readily available, or where no mitigation measures are required.

Because of the voluminous nature of the mitigation measures, only the mitigation numbers are listed. The four source documents listed above in which the text of each of the mitigation measures can be found are on file for review by the public during normal business hours at the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA, 95205.

[1] Confirmation may be required to comply with CEQA which requires that conclusions concerning the significance of impacts be based on substantial evidence in the record.

DETERMINATION (To be completed by the Lead Agency)	
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 applicant. 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** or its functional equivalent 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 an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐

Signature _____ Date _____

Printed name _____ For _____

EVALUATION OF ENVIRONMENTAL IMPACTS	
1.	A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2.	All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3.	Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4.	"Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5.	Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c)(3)(D). In this case, a brief discussion should identify the following: a) Earlier Analysis Used. Identify and state where they are available for review. b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6.	Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7.	Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8.	This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9.	The explanation of each issue should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL 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?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) Public views across the project site are available from a number of public roads, including I-205, Mountain House Parkway, and Grant Line Road. Views of scenic vistas available across the project site from these roadways are of agricultural fields and rolling pasture in the foreground, and the Diablo foothills and Diablo Range in the background. Under the proposed project, low- to mid-rise buildings of between one and approximately four stories in height would be developed across much of the 812-acre project site, potentially blocking public views of scenic vistas across the site.

The impacts on public views associated with development of the project site were evaluated in the 1994 MHMP FEIR (Impacts M4.8-1 and M4.8.2), and were concluded to be less-than-significant with mitigation incorporated (listed below). These mitigations include requirements for landscaping plans and edge treatments along existing and planned roadways and noise walls consistent with the Mountain House Development and Design Manual, review of proposed landscape plans by the Community Review Board, protection and enhancement of existing view corridors towards the foothills and Mt. Diablo, landscaping of east-west roadways to frame views to the west, and periodic breaks in the continuous landscaping plans for north-south roads to frame views to the north and south. Under the proposed project, the 812-acre SP III project site would be developed with a type, scale and mass of land uses generally comparable with that assumed for the site under the MHMP. Therefore, the proposed project would not exacerbate the view impacts identified in the 1994 MHMP FEIR, and a ***less than significant impact with mitigation incorporated*** would occur. This issue will not be evaluated further in the EIR.

Mitigation Measures

See 1884 MHMP FEIR Mitigation M4.8-1 and M4.8-2.

b) The project would not be visible from a designated state scenic highway (San Joaquin County 2003). The proposed project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within view of a State scenic highway (there are no designated scenic highways in the project area). Therefore, ***no impact*** would occur. This impact will not be evaluated further in the EIR.

c) Views of the project site from I-580 are obstructed by the local foothills and the elevated I-205. Therefore, the project site is not visible from a designated state scenic highway. However, the project site is visible from public roadways, especially I-205. Mountain House Parkway and Grant Line Road also offer wide views of the site. The existing rural visual character of the site would be replaced with urban-type development, with buildings ranging from one to several stories in height. While the proposed project would change the visual character of the project site from a rural to urban appearance, the SP III development would be partially screened from view by proposed landscaping along the project site's interface with area roadways.

The change in visual character associated with development of the community college was evaluated and mitigated in the 2002 Delta College FEIR, and development of the college site under the SP III project would not exacerbate the visual affected evaluated in the 2002 Delta College FEIR. In addition, the aesthetic impacts of developing the SP III site and greater MHMP area were evaluated and mitigated in the 1994 MHMP FEIR. The proposed project would not exacerbate the visual effects evaluated in the 1994 MHMP FEIR (with the exceptions discussed below) because the development proposed on the SP III site is comparable to that planned for the site under the MHMP (i.e., residential and commercial development of between one and several stories in height). Therefore, project impacts on visual character would be ***less than significant with mitigation incorporated***. This impact will not be evaluated further in the EIR.

The proposed project could include the development of a storage tank on elevated terrain in the westernmost portion of the project site. The project would also include the development of a community college in the southwest portion of the site. The visual character impacts of this tank and college development were not specifically evaluated in the 1994 MHMP FEIR. However, provision of the vegetative screening required by Mitigation M4.8-1 of the 1994 MHMP FEIR would result in impacts to scenic character that would be ***less than significant with mitigation incorporated***. This impact will not be evaluated further in the EIR.

MHMP Policy 7.3.7 indicates that "Existing healthy mature trees, particularly those located along Mountain House Parkway and Grant Line Roads, shall be preserved and incorporated into the landscape design of the community the greatest extent practical." The Policy further indicates that "As part of the environmental assessment for a development permit, a detailed tree survey shall be performed for the subject area to accurately locate all mature trees, to determine their species and assess their condition.

The information obtained from the survey shall be reviewed, and those trees found suitable for preservation shall be noted and considered in detailed designs." Consistent with this policy, a detailed survey of the trees along Grant Line Road was undertaken by EDAW in 2003 (EDAW 2003). The survey identified a total of 188 trees, primarily walnuts, within the survey area that meet the preservation criteria of Policy 7.3.7. The proposed project would include the widening of Grant Line Road from the Alameda County line to Mountain House Parkway, which would result in the removal of a substantial number, if not all, of these trees. The removal of these trees would change the existing visual character along this segment of Grant Line Road and result in a ***potentially significant impact***. This issue will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.8-1, M4.8-2, M4.8-3, and S4.8-1.

d) Light and glare would be created by lighting of streets, parking lots, playing fields, multi-family developments, commercial uses and schools under the proposed project. Glare could also be created by the use of reflective exterior building materials. The aesthetic impacts of developing the SP III site and greater MHMP area were evaluated and mitigated in the 1994 MHMP FEIR, and the proposed project would not exacerbate the light and glare effects evaluated in the 1994 MHMP FEIR because the development proposed on the SP III site is comparable to that planned for the site under the MHMP. However, the proposed on-site community and neighborhood park could potentially contain lighted ball fields which, although planned for in the MHMP, were not evaluated at a project level in the 1994 MHMP FEIR. These lighted ball fields would be internal to the project site, and thus would not affect off-site sensitive uses such as Grant Line Village. However, these lighted ball fields are proposed adjacent to, or within close proximity of, proposed on-site residential uses. Therefore, these lighted ball fields would represent a new source of substantial light or glare that could adversely affect nighttime views from these proposed residences and result in a ***potentially significant impact***. This issue will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.8-5.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				
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?	☒	☐	☐	☐
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☒	☐	☐	☐
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☒	☐	☐	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) The project site consists of agricultural land that is currently in production. According to the Farmland Mapping and Monitoring Program of the California Resources Agency, approximately 60% of the SP III project site is designated as Prime Farmland, 30% as Farmland of Local Importance, and 10% as either Urban and Built-Up Land or Other Land (Department of Conservation 2000). The project would result in the removal of approximately 490 acres of Prime Farmland and 240 acres of Farmland of Local Importance. This loss is consistent with the conclusions of the 1994 MHMP FEIR, which showed all of Villages A, B, and D as being converted from farmland to urban and recreational uses. The agricultural impacts of developing the SP III site and greater MHMP area were evaluated and mitigated to the extent feasible in the MHMP EIR. However, as indicated in the 1994 MHMP FEIR, this farmland conversion would represent a potentially significant impact, even with the mitigation measures identified in the FEIR. The County adopted a Statement of Overriding Considerations for this impact in the context of the 1994 MHMP FEIR as required by the California Environmental Quality Act (CEQA). Although it is not anticipated that the proposed project would exacerbate the farmland conversion impacts identified in the 1994 MHMP FEIR, confirmation of this is required. For purposes of this Initial Study, a ***potentially significant impact*** is identified. This issue will be evaluated further in the EIR.

The proposed SP III project would include several off-site infrastructure improvements that may convert designated farmland to non-agricultural uses. Such improvements may include drainage, water, and wastewater pipeline extensions, water storage tanks, water booster pumps, expansion of the existing off-site water quality basin, and improvements to Grant Line Road and Mountain House Parkway. In addition, the project includes a proposal for the interim off-site land disposal of tertiary treated wastewater. Any farmland conversion associated with these off-site infrastructure improvements may not have been evaluated in the 1994 MHMP FEIR, and could represent a ***potentially significant impact***. This issue will be evaluated in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.1-1.

b) The project contains six parcels still under active Williamson Act Contracts. These include Assessor Parcel Numbers (APNs) 209-060-25 and 209-060-05 (Souza), 209-060-26 (Teixeira), 209-060-11 and 209-080-02 (Tuso), and 209-080-03 (Turman) (MacKay & Somps 2003a). Notices of Non-Renewal have been filed for these properties, with expiration dates ranging from 2004 to 2011. While notices of non-renewal have been filed for these parcels, project development may be required on these parcels prior to the current Williamson Act expirations on these parcels. Such development would require contract cancellation approval by the County Board of Supervisors to permit development. Therefore, a ***potentially significant impact*** could occur. This issue will be evaluated further in the EIR.

Agricultural parcels downstream (i.e., east and southeast) of the SP III project site would continue to rely on the water from the two BBID irrigation canals that currently bisect the project site. These canals would be converted to underground pipes to allow for continued water deliveries to downstream agricultural parcels. Therefore, the proposed project would not interrupt or diminish agricultural water supply to any downstream parcels that may be under Williamson Act contracts.

c) The project site is surrounded to the north, east and west by existing agricultural operations. The project site is abutted to the south by I-205 which would serve as an effective buffer, and thus farmland conversion south of the project site is not an issue. Placing urban uses next to agricultural operations to the north, east, and west could potentially conflict with the continued cultivation of these farmlands. This conflict could potentially lead to the indirect conversion of off-site adjacent farmland to non-agricultural uses by, for instance, eliminating the ability of farmers to plow or apply pesticides to their land where their land is directly adjacent to new residential areas (for health and/or nuisance complaint reasons). The farmland conversion impacts of developing the SP III site and greater MHMP area were evaluated and found to be less than significant in the 1994 MHMP FEIR with implementation of MHMP policies aimed at avoiding conversion of adjacent agricultural areas (listed below). While the proposed project would not increase the amount of farmland conversion evaluated in

the 1994 MHMP FEIR, it needs to be confirmed that the proposed project would comply with the 1994 MHMP FEIR mitigation measures and MHMP policies identified to reduce this impact to the greatest extent feasible. This mitigation includes, but is not necessarily limited to: (1) provision of a 100-foot buffer along the westerly property line, and (2) provision of a 100-foot setback for residential uses. Therefore, a ***potentially significant impact*** could occur to existing on-site and adjacent farmland. This impact will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.1-2 and M4.13-2, and MHMP Policies 3.2.4(g-i).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☒	☐	☐	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a-c) The project site lies in the northwestern portion of the San Joaquin Valley and is within the San Joaquin Valley Air Basin (SJVAB), which is classified as a non-attainment area for ozone and PM_{10} (San Joaquin County 2000). The pollution potential of the project area is high because of the geographic and topographical features combined with transport of pollutants from the San Francisco Bay Area. It is classified as a non-attainment area for state and federal for PM_{10} (particulate matter less than 10 microns in diameter) and $PM_{2.5}$ (particulate matter less than 2.5 microns in diameter) standards. The area is designated as "severe" non-attainment for state and federal ozone smog standards and "attainment" for all other State and federal air quality standards (San Joaquin County 2003).

The 1993 California Clean Air Act required the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) to develop an Air Quality Attainment Plan. Accordingly, the SJVAPCD has prepared and implemented specific plans to meet the applicable laws, regulations, and programs. Among them are the 1997 PM-10 Attainment Demonstration Plan, the 1997 Triennial Update to the Ozone Attainment Plan, and the 1994 Ozone Attainment Demonstration Plan. In formulating these and other compliance strategies associated with the Air Quality Attainment Plan, the

SJVAPCD relies on population and employment projections forecasted in local general plans. These projections are typically the basis for Clean Air Plan emission inventories. Projects proposed that are consistent with the local general plans are consistent with the Air Quality Attainment Plan (San Joaquin County 2003).

The proposed SP III project would generate construction, motor vehicle, stationary source, and other air emissions. The 1994 MHMP FEIR calculated the potential air quality impacts associated with these emissions as part of the greater MHMP project, and concluded that a significant unavoidable impact would occur (i.e., conflict with or obstruct implementation of the SJVUAPCD Air Quality Attainment Plan) even with implementation of the mitigation measures identified in the MHMP EIR (San Joaquin County 2003). Because the proposed SP III project would include an amendment to the MHMP to permit development of a community college and changes to the land use configurations, designations, and densities planned for the site by the MHMP, there is a potential that these changes could exacerbate the air quality impacts identified in the MHMP EIR. In addition, this amendment may result in an exceedance of the population and employment projections for the site (which are typically based on General Plan land use designations) used as a basis for the emission inventories of the SJVUAPCD Air Quality Attainment Plan. Thus, the proposed project could potentially conflict with this Plan, violate air quality standards, contributing substantially to an air quality violation, and/or result in a cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment. Therefore, a ***potentially significant impact*** could occur. This issue (construction emissions, motor vehicle emissions, stationary source emissions, other air emissions) will be evaluated in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.13-1, the Mountain House Transportation Demand Management (TDM) and Transit Plan (The Hoyt Company, 1997, Table G-1), and MHMP Policies 10.3.1, 10.4 and 10.5.

d) The SP III project site is surrounded by agricultural operations to the north, east and west (the site is buffered by such operations by I-205 in the south). Neighborhoods A, B, and D could be exposed to emissions from soil tilling, soil preparation, and the application of fertilizers, pesticides, and herbicides. This would be especially true on the west side of the project site where frequent high west winds amplify dust generation (San Joaquin County1994), but could also occur on-site between new project residents and existing agricultural operations. Complaints to the SJVUAPCD could increase because of dust emissions associated with the new residents. The potential impacts associated with existing agricultural emissions on new residents under the SP III project and greater MHMP area were evaluated and found to be less than significant in the 1994 MHMP FEIR with implementation of the FEIR mitigation measures and MHMP requirements aimed at avoiding such impacts (listed below). While the proposed project would not exacerbate the potential for the generation of such impacts beyond that identified in the FEIR, the details of the project description have not yet

been developed to ensure project compliance with the 1994 MHMP FEIR and MHMP requirements identified to reduce these impacts to less-than-significant levels. This mitigation includes, but is not necessarily limited to: (1) provision of a 100-foot buffer along the westerly property line, and (2) provision of a 100-foot setback for residential uses. Therefore, a ***potentially significant impact*** could occur. This impact will be evaluated further in the EIR.

Mitigation Measures

See measures listed under Response II.c.

e) The proposed project would not include the development of any land uses that would generate odors that could expose a substantial number of people to objectionable odors (i.e., the project would include residential, commercial, office, light industrial, school and park uses rather than heavy industrial, agricultural, or wastewater treatment plant uses that would generate objectionable odors). The proposed project would include the interim land disposal of treated wastewater on an adjacent property (Pombo property) via spray fields. However, it is not anticipated that this interim disposal operation would generate objectionable odors that would affect a substantial number of people for the following reasons: (1) the interim spray field operation would be temporary, phasing out once Old River discharges commence in association with the Mountain House WWTP (anticipated as early as the end of 2005); (2) the treated wastewater to be disposed would be tertiary treated, which is not known to generate substantial odors; (3) the treated wastewater would be applied at the agronomic rate so that no standing water would be present; and (4) there is not now, nor anticipated to be in the near future, a "substantial" number of residents around the Pombo property. Therefore, a ***less-than-significant impact*** would occur. Still, because this interim operation would occur outside the boundaries of the MHMP area and the SP III project site, because this disposal was not evaluated in the 1994 MHMP FEIR, and because proposals for the land disposal of treated wastewater often generate concern from adjacent property owners, this issue will be evaluated in the EIR.

The project site contains two existing dairies, with associated animal waste and manure generation and storage. These could potentially be a source of objectionable odors to new residential uses under the proposed SP III project until such time as the dairies are replaced by development under the SP III project. These odors would be expected to be intermittent because the prevailing winds across the project site are from west to east, away from proposed new residential development. However, under stable atmospheric conditions with winds from the south or east, odors from these dairies would be noticeable and possibly objectionable to nearby residents. In addition, Section 6.13 of the MHMP requires that each Specific Plan for Mountain House address existing dairy operations within 1,000 feet of proposed residential development to determine if such development would be affected by the proximity to the dairy operations. Therefore, while the County's Right-to-Farm Ordinance requires prospective residents of the proposed project to be informed of the potential for

objectionable odors, and although the two dairies would eventually be phased out, a ***potentially significant impact*** could occur. This issue will be evaluated in the EIR.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modification, 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 the 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, or regulations, or by the California Department of Fish and Game or the 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?	☐	☐	☐	☒

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) Approximately 90% of the project site supports agriculture (alfalfa, sugar beets, corn, two dairies). The balance of the site contains urban uses (i.e., residential), except for two small wetland areas along the western boundary of the project site.

A program-level[2] evaluation of the biological resources of the project site is provided in the 1994 MHMP FEIR based on multiple windshield surveys and a California Natural Diversity Database (CNNDB) records search. The FEIR (Figures 4.11-5 and 4.11-6) indicated evidence of several listed wildlife species on the project site, including burrowing owl burrows and possible kit fox dens and scat, and indicated the potential

[2] Program-level in this case means a search of the California Natural Diversity Data Base (CNDDB) without pedestrian-level field surveys of the project site.

presence on the site and/or within the greater MHMP area of listed wildlife species including tricolored blackbird, burrowing owl, Aleutian Canada goose, Swainson's hawk, mountain plover, Northern harrier, black-shouldered kite, prairie falcon, peregrine falcon, white-faced ibis, San Joaquin kit fox, and western pond turtle. The 1994 MHMP FEIR indicated that of these species, Swainson's hawk and San Joaquin kit fox represented the primary potential constraint to development given their legal status, wide-ranging foraging behavior, and the opinion of jurisdictional agencies about occurrence. The 1994 MHMP FEIR further indicated that Northern harrier, black-shouldered kite, burrowing owl, tricolored blackbird, and western pond turtle were all observed within the MHMP area (although only burrowing owls were observed on the SP III project site), but that the MHMP area was most likely not critical habitat for the wintering migrant species on the list (i.e., Aleutian Canada goose, white-faced ibis, mountain plover, prairie falcon, and peregrine falcon). The 1994 MHMP FEIR identified the loss of approximately 4,000 acres of listed species habitat associated with the MHMP (including the SP III area), and the probable take of San Joaquin kit fox and Swainson's hawk, as significant and unavoidable, even with implementation of the mitigation measures identified in the 1994 MHMP FEIR and the MHMP (listed below).

Three reconnaissance-level pedestrian field surveys, CNNDB records searches, and a California Native Plant Survey (CNPS) records search that provide full coverage of the SP III project site have been conducted recently. These include a survey of the Delta community College portion of the project site by Environmental Collaborative in 2001, a survey of the GNK portion of the site by Foothill Associates in 2003, and a survey of the non-GNK/college portions of the site by EDAW in 2003. The records searches indicate that suitable habitat is present within the project site for three listed plant species, including rose-mallow, Mason's lilaeopsis, and Delta mudwort, and that several special-status species not previously identified as occurring or having the potential to occur on the project site may be present, including white-tailed kite and loggerhead shrike. An active Swainson's hawk nest and burrowing owl burrows were observed on the project site during the field surveys. An active American kestrel nest was observed adjacent to the project site.

The potential biological resources impacts associated with development of the MHMP (including the SP III project site) were evaluated and mitigated to the extent feasible in the 1994 MHMP FEIR. However, the SP III project may result in ***potentially significant impacts*** on listed species and their habitat that were not previously considered. Furthermore, 1994 MHMP FEIR mitigation measures and MHMP policies require that a biological survey be conducted of each Specific Plan area as part of the evaluation and approval process for each Specific Plan, and that surveys for specific listed species be undertaken prior to submittal of each tentative map. This issue will be evaluated in the EIR.

It is noted that since preparation and certification of the 1994 MHMP FEIR, the County has adopted the San Joaquin County Multi-Species Habitat Conservation and

Open Space Plan (SJMSCP). The SJMSCP is a county-wide mitigation plan for sensitive biological resources and open space that provides developers with the option to pay into mitigation banks for sensitive species and their habitat in lieu of applying for incidental take permits from the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG). The SJMSCP identifies specific per-acre fees for different types of sensitive habitat. To provide flexibility for property owners within the SP III project, the EIR will identify two sets of mitigation measures: one set assuming participation in the SJMSCP and one set assuming non-participation.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.11-1 through M4.11-5, MHMP Policies 7.3.2, 7.3.3, 7.3.4, 7.3.5, and 7.3.8, and MHMP Sections 7.6 and 17.16.

b, c) The 1994 MHMP FEIR evaluated impacts to riparian habitat and wetlands. The FEIR (Figure 4.11-4) identified wetlands within the greater MHMP area but did not identify any wetlands on the SP III project site. However, Figure 3.5 of the MHMP, Master Plan Designations, designates a small Resource Conservation area in the western portion of the SP III immediately south of Grant Line Village that may indicate the presence of a wetland or drainage at that location. The 1994 MHMP FEIR concluded that the MHMP (including the SP III project) would result in less-than-significant impacts with mitigation incorporated (listed below).

Two areas potentially under U.S. Army Corps of Engineers (USACE) jurisdiction were identified within the SP III site during the reconnaissance-level biological field surveys conducted for the SP III project as discussed under Response IV.a. These include a drainage at the southwestern corner of Grant Line Village (the Resource Conservation Area designated in Figure 3.5 of the MHMP) and a smaller drainage on the western side of the college site. If USACE takes jurisdiction of these areas, a Section 404 permit would be required if implementation of the proposed project were to result in the loss of some or all of these potential wetlands. Any such loss would represent a ***potentially significant impact***. Therefore, this issue will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.11-6 and MHMP Policy 7.3.6.

d) The 1994 MHMP FEIR evaluated the impacts of development of the MHMP (including the SP III project) on the movement of native resident or migratory wildlife species. The FEIR indicated that future development of the MHMP would eliminate the open agricultural habitat of the MHMP site and could eventually block wildlife movement across the site for most terrestrial species, but indicated that the impact would be reduced to less-than-significant levels with implementation of the Mountain House Creek Planting and Restoration Measures required by Mitigation M4.11-5 of the FEIR (San Joaquin County 1994). The wildlife movement impacts of developing the SP III

site and greater MHMP area were evaluated and mitigated in the 1994 MHMP FEIR, and the proposed project would not exacerbate these impacts because the development proposed on the SP III site is comparable to that planned for the site under the MHMP. Therefore, project impacts on wildlife movement would be ***less than significant with mitigation incorporated***. This impact will not be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.11-5.

e) The 1994 MHMP FEIR (Exhibit 4.11-4) identifies trees within the SP III site, especially along Grant Line Road. Policy 7.3.7 of the MHMP indicates that "Existing healthy mature trees, particularly those located along Mountain House Parkway and Grant Line Roads, shall be preserved and incorporated into the landscape design of the community to the greatest extent practical." The Policy further indicates that "As part of the environmental assessment for a development permit, a detailed tree survey shall be performed for the subject area to accurately locate all mature trees, to determine their species and to asses their condition. The information obtained from the survey shall be reviewed, and those trees found suitable for preservation shall be noted and considered in detailed designs." A detailed tree survey was conducted for the proposed project by EDAW in 2003 (EDAW 2003). The survey covered both sides of Grant Line Road from Mountain House Parkway to the Alameda County line as well as the GNK portion of the property. The survey identified a total of 188 trees within the survey area that meet the preservation criteria of Policy 7.3.7. The proposed project, especially the proposed improvements to Grant Line Road, may remove a substantial number of these trees, which would be a ***potentially significant impact***. This issue will be evaluated further in the EIR.

Mitigation Measures

See MHMP Policy 7.3.7.

f) The proposed project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved conservation plan. The only plan that could be applicable to the proposed project is the SJMSCP. The SJMSCP was approved and adopted by the County to provide for the long-term management of plant, fish and wildlife species, and is a voluntary mitigation program.[3] Participation in the SJMSCP by developers is voluntary. Project proponents can elect to mitigate their biological resources impacts through the payment of fees under the plan, or mitigate

[3] The implementation of mitigation under the SJMSCP is voluntary in the sense that, if a project would affect a sensitive species or habitat that is covered under the plan, the property owner has the option of either mitigating the impact under the SJMSCP (i.e., payment of the required impact mitigation fee) or implementing any mitigation outlined by the regulatory agencies (i.e., USFWS or CDFG) through consultation with these agencies.

independently through consultation with regulatory agencies and the obtaining of take permits, if required. The project would be required to do one or the other. Therefore, **no *impact*** would occur. This issue will not be evaluated further in the EIR.

ENVIRONMENTAL 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?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) The project site contains approximately 45 farm residences with accessory structures and two dairies.

The 1994 MHMP FEIR evaluated the potential impacts of the MHMP (including development of the SP III site) on historic structures, and concluded that the impacts would be less than significant with mitigation incorporated (listed below).

As required by the MHMP mitigation, EDAW consulted the county tax assessor and other government records in 2003 to determine the age of the residences and dairy structures on the SP III site. One structure within the GNK parcel (southernmost structure of the Berkeley Dairy) and 11 structures within Grant Line Village were found to be 50 years of age or older, and it was found that another 11 structures within Grant Line Village would be 50 years of age or older at project buildout (year 2020). Because Tentative Maps are being sought for the GNK parcel under the SP III project, an analysis is required now of the southernmost structure of the Berkeley Dairy to determine if it is a significant historic structure (i.e., whether it is eligible for listing in the National Register of Historic Places (NRHP) or the State Register of Historic Places (SRHP)). Because Tentative Maps are not proposed for the Grant Line Village parcels, a determination as to the historical significance of buildings within Grant Line Village can wait until Tentative Maps are sought for these parcels. Because the proposed project could potentially affect buildings of 50 years of age or older, and because some of these buildings may represent potential historic buildings, a ***potentially significant impact*** could occur. This issue will be evaluated in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.5-3 and MHMP Sections 7.6 and 17.16.

b, d) The MHMP area (including the SP III site) has been the subject of a number of cultural resource studies in recent years. These studies include, but are not limited to, the Baker and Shoup study conducted in 1991 for the 1994 MHMP FEIR, and the Peak & Associates study conducted in 2001 for the 2002 Delta College FEIR. These two studies included reconnaissance-level field surveys and Central California Information Center (CCIC) records searches of portions of the SP III area. The Baker and Shoup study surveyed that portion of the SP III site south of Grant Line Road, while the Peak study surveyed the 114–acre Delta college parcel. In 2003, EDAW surveyed the 120 acres of the SP III site north of Grant Line Road (i.e., Teixeira/Souza parcels) and conducted a CCIC records search of the entire SP III site. The Baker and Shoup, Peak & Associates, and EDAW surveys together provide 100% field survey coverage of the SP III project site.

Two historic archaeological resources were identified by the surveys within the SP III site, and four were identified outside the site, but within ½ mile of the site. No burial sites were listed or observed. The two on-site resource sites include an artifact scatter on the Tuso parcel (CA-SJO-230H [P-39-344]) and a portion of an old Byron-Bethany Irrigation District (BBID) ditch on the Delta College property (P-39-4271). The artifact was previously determined not eligible for listing in the California Register of Historic Places or National Register of Historic Places (CRHR/NRHP), while the BBID irrigation ditch was determined "likely not eligible." The four off-site resource sites include the Delta-Mendota Canal (P-39-89), California Aqueduct (P-39-90), a farm complex (P-39-369) and the Kirkman residence (P-39-4313). The first of these off-site resource sites was determined likely eligible for listing in the CRHR/NRHP, the second two not eligible, and the last likely not eligible (Baker and Shoup 1991).

The 1994 MHMP FEIR evaluated the impacts of the MHMP (including development of the SP III project), including impacts on the aforementioned archaeological resource sites and any as of yet undiscovered archaeological resources or burial sites within the MHMP area (including the SP III site), and determined that the MHMP would result in less-than-significant impacts with mitigation incorporated (listed below).

Based on the above, development of the SP III project site would result in less-than-significant impacts to archaeological resources with implementation of the mitigation identified in the 1994 MHMP FEIR and MHMP policies. However, the off-site infrastructure improvement locations associated with the SP III project have not yet been surveyed for archaeological resources. In addition, consultation with the Native American group in whose ethnographic territory the project site was once located (i.e., Northern Valley Yokuts) has not yet occurred for the subject project as recommended by the State CEQA Guidelines. Therefore, a ***potentially significant impact*** could occur. This issue will be evaluated in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.5-1 and M4.5-2, MHMP Policy 7.4(a), and MHMP Sections 7.6 and 17.16.

c) None of archaeological surveys or CCIC record searches conducted for the MHMP area or the SP III project site identify any recorded or observed paeleontological sites within the SP III area. Furthermore, the 1992 FEIR for the San Joaquin Comprehensive General Plan indicates that the Mountain House area is an area of recent deposition that has obscured potential sites. Therefore, there is no evidence that paleontological resources exist at the project site. There is always a potential that as of yet undiscovered paleontological resources may be buried at the project site, and that any such resources may be uncovered and disturbed during project construction. Such a scenario would represent a potentially significant impact. This impact would be reduced to less-than-significant levels with implementation of the mitigation recommended below. Therefore, the project would result in a ***less than significant with mitigation incorporated***. This issue will not be evaluated further in the EIR.

Mitigation Measures

New Mitigation Measure V(c): If paleontological resources are uncovered during the construction period, construction activity at that location shall cease and a qualified paleontologist shall be called in to conduct a paleontological survey of the construction site and examine the uncovered resources. Any recommendations of the paleontologist (i.e., photo documentation, curation, preservatio) shall be implemented prior to the commencement of construction activities at the construction site.

ENVIRONMENTAL 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:				
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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a(i)) The SP III project site is not located within, bisected by, or close to an Alquist-Priolo earthquake fault zone as designated on an Alquist-Priolo Earthquake Fault Zone Map (San Joaquin County 2003). No active faults have been identified within the MHMP site (San Joaquin County 1994). Therefore, ground rupture from faulting is not considered a significant hazard at the project site. ***No impact*** would occur. This issue will not be evaluated further in the EIR.

Mitigation Measures

See MHMP Policy 5.1.4(d).

a(ii)) The project site is located within the proximity of a number of major active faults as indicated in Table 4-1, and is susceptible to seismically induced ground shaking and liquefaction (San Joaquin County 2003). As indicated, the project site may be subject to earthquake magnitudes 6.7 or greater from each of the faults listed in Table 4-1, with magnitude 6.0 or greater being capable of causing widespread damage. It is estimated that 16 earthquakes of magnitude 6.0 or greater have occurred within 62 miles of the project site between 1800 and 1999 (San Joaquin County 2003).

Table 4-1
Active and Potentially Active Faults in the Vicinity of SP III

Fault	Status	Distance to Project Site (miles)	Estimated Maximum Earthquake (Moment Magnitude)[1]	Estimated Peak Horizontal Acceleration (%g)[2]
Great Valley Thrust	Active	1	6.7	0.59
Greenville	Potentially Active	8	6.9	0.27
Concorde-Green Valley	Active	21	6.9	0.12
Calaveras	Potentially Active	21	6.8	0.13
Hayward	Active	26	6.9	0.13
San Andreas	Active	45	7.9	0.13

[1] The moment magnitude is related to the physical size of fault rupture, the movement across the fault, and the strength of the rock that is faulted. Earthquakes with magnitudes of 6 or greater are capable of causing widespread damage.

[2] Earthquake acceleration is defined as the speed at which the ground moves with respect to the force of gravity. For example, an upward vertical ground acceleration of 1.0g would throw loose objects into the air.

Source: Expanded Initial Study for Mountain House Village E and G Project (SCH #2003042093). San Joaquin County 2003.

Seismic ground shaking was evaluated in the 1994 MHMP FEIR, which indicated that there are several California laws designed to minimize the potential adverse effects of an earthquake. These include the Hospital Seismic Safety Act of 1972, Essential Services Buildings Seismic Safety Act of 1986 (concerning construction of buildings for police, fire and emergency services), and the Field Act of 1933 (concerning construction of schools). In addition, the Uniform Building Code (UBC) provides construction guidelines for residential, commercial, and industrial buildings. The UBC has divided the United States into zones based on seismic risk. The project site is located in seismic Zone 3 and is adjacent to Zone 4 (the highest seismic risk zone) (San Joaquin County 1994).

Implementation of the aforementioned laws would significantly reduce the earthquake hazards associated with building collapse and infrastructure disruption. However, the potential for associated hazards such as injuries related to falling objects, fire, and repairable structural damage would remain (San Joaquin County 1994). The 1994 MHMP FEIR determined that structural damage within the MHMP (including the SP III project site) during an earthquake may include damage to buildings and infrastructure (roads, bridges, and utilities), and that this would represent a significant

unavoidable adverse impact. The FEIR identified Mitigation M4.6-1 (MHMP Policy 6.8.3, Implementation Mechanism (a)) to reduce this impact to the greatest extent feasible (i.e., preparation of an earthquake preparedness plan for the MHMP). This plan has been completed and is currently being implemented by the MHCSD (San Joaquin County 2003).

The proposed project would result in a ***potentially significant impact*** in terms of strong seismic ground shaking. Because the proposed project is generally comparable with the location, type and intensity of development assumed and evaluated for the site in the MHMP, the proposed project would not exacerbate the significant unavoidable adverse impacts of the MHMP identified in the 1994 MHMP FEIR. Therefore, this impact will not be evaluated further in the EIR other than to confirm the absence of feasible mitigation measures and the finding of the 1994 MHMP FEIR that the impact would be significant and unavoidable.

The SP III project includes proposals for two K–8 schools. The California Department of Education (DOE) requires that geotechnical studies be prepared for the proposed school sites to determine site suitability prior to school development, and that the engineering and technical recommendations of the geologist be incorporated into school design and construction. The school developer and the Lammersville School District would comply with these and all other applicable state geotechnical regulations for the siting and development of the proposed schools. The geotechnical studies would be prepared subsequent to Specific Plan approval and the CEQA process, but prior to school development.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.6-1, MHMP Polices 6.8.3 (Implementation Mechanism (a)) and 6.8.3(a), and 2002 Delta College FEIR Mitigation 4.6-2.

a(iii)) Liquefaction hazards are sometimes present in loose, saturated soils, such as sands or silty sands, in which the space between individual particles is completely filled by water. Liquefaction occurs when the strength and stiffness of a soil are decreased by seismic shaking or rapid loading. Liquefaction is dominated by four main factors: depth of groundwater, soil type, soils density, and the seismicity of the area. Liquefaction can be responsible for widespread structural failure (San Joaquin County 2003).

Liquefaction was evaluated in the 1994 MHMP FEIR, which indicated that the MHMP area (including the SP III project site) is underlain by non-marine sediments, primarily alluvial deposits consisting of silt and clay. Groundwater was encountered at depths varying from 5 to 16 feet below the ground surface. Thin layers of sand and gravel deposits were encountered at shallow depths in the southern part of the MHMP area (i.e., the SP III site). These deposits were apparently saturated and medium dense to dense but, according to the 2002 Delta College FEIR, are non-liquefiable, making the capacity for liquefaction insignificant (San Joaquin Delta Community College District

[SJDCCD] 2002). While the distribution of soils susceptible to liquefaction has not been identified at the project site, the 1994 MHMP FEIR concluded that these deposits may be subject to liquefaction and that, if liquefaction were to occur, it would be localized (San Joaquin County 1994). The FEIR concluded that, while there may a potential for liquefaction within the MHMP area (including the SP III site), implementation of the laws discussed under Response IV.a(ii), the preparation of soils reports for each Tentative Map as required by the Subdivision Map Act and the San Joaquin County Development Title, and implementation of 1994 MHMP FEIR Mitigation M4.6-1, would reduce the potential liquefaction hazard to less-than-significant levels (San Joaquin County 1994). Because the proposed project is generally comparable with the location, type and intensity of development assumed and evaluated for the site in the 1994 MHMP FEIR, the proposed project would not exacerbate the liquefaction impacts identified in the FEIR. Therefore, the proposed project would result in a ***less than significant impact with mitigation incorporated***. This impact will not be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.6-1 and MHMP Policies 6.8.3 (Implementation Mechanism (a)) and 6.8.3(a).

a(iv)) The eastern three quarters of the project site and the north end of the westernmost portion, are located on flat terrain and thus landslides are not an issue associated with these areas. The southwestern corner of the SP III site, extending from the Hernandez parcel southward through the Delta College parcel to the southern boundary of the project site, includes slopes extending from 90 to 180 feet above mean sea level.

Landslide potential was evaluated in the 1994 MHMP FEIR, which indicated that gentle slopes are located within the southwestern portion of the MHMP area (i.e., the southwestern portion of the SP III site), but that these slopes do not show evidence of significant landsliding. The 1994 MHMP FEIR indicated that the project site is located outside areas of southwest San Joaquin County identified as susceptible to landsliding, and that while swales in the area have been filled with slope-derived sediments, which have shown a potential for failure at other locations during high precipitation, evidence of such failures has not been mapped within or immediately adjacent to the MHMP area (San Joaquin County 1994). The 1994 MHMP FEIR identified the landslide potential as less than significant.

Landslide potential was also evaluated in the 2002 Delta College FEIR, which indicated that it was unlikely that the elevations of the Delta College parcel would be significantly altered or that the grading associated with College construction would result in slope failure. The 2002 Delta College FEIR identified the landslide potential as less than significant (SJDCCD 2002).

Given the less-than-significant findings for landslides in the previous two FEIRs, existing UBC and other applicable engineering and design requirements in slope areas that would be required to be complied with, and the MHMP requirement to avoid landslide conditions, it is concluded that the landslide potential associated with the project is ***less than significant with mitigation incorporated***. This issue will not be evaluated further in the EIR.

Mitigation Measures

See MHMP Section 3.10.

b, c) The eastern three quarters of the project site, and the north end of the westernmost portion, are located on flat terrain and thus the potential for soil erosion is low in these areas. The southwestern corner of the SP III site, extending from the Hernandez parcel southward through the college parcel to the southern boundary of the project site, includes elevations extending from 90 to 180 feet above mean sea level where the potential for soil erosion during construction is greater. However, project construction activities would be subject to National Pollutant Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program. This program requires implementation of erosion control measures during and immediately after construction that are designed to avoid significant erosion during the construction period. In addition, the project operation would be subject to State Water Resources Control Board requirements for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control pollution in stormwater runoff from the project site, including excessive erosion and sedimentation. Finally, MHMP Policy 6.8.3(b) and the County Development Title require that adequate efforts be implemented during construction to control or eliminate soil erosion and sedimentation associated with construction activities. Based on the above, the proposed project would result in ***less than significant with mitigation incorporated***. This issue will not be evaluated further in the EIR.

Mitigation Measures

MHMP Policy 6.8.3(b).

d) Soil expansion is a phenomenon in which clayey soils expand in volume as a result of increased moisture content, and shrink in volume upon drying. This expansion and shrinkage can stress and result in damage to foundations. Expansive soils are identified with an expansion index test that evaluates the percentage of clays and liquid limit. It is generally accepted that soils with an expansion index greater than 50 are susceptible to soil expansion (San Joaquin County 2003). The average expansion index of two samples of near surface soil was evaluated in 2003 for Mountain House Villages E and G which are located approximately ¾ and ½ mile north of the SP III project site, respectively. The soil conditions at these off-site locations mirror relatively closely the soil conditions at the SP III project site. The expansion index was 65 at Neighborhood

E and 75 at Neighborhood G. These expansion index tests indicate that the area has a moderate to high potential for expansion (San Joaquin County 2003). Because soil expansion is a standard issue addressed in soils reports, soil reports are required under the Subdivision Map Act for Tentative Maps, and mitigating expansive soil conditions through engineering and design practices identified in the soil reports is common practice, a ***less-than-significant impact*** would occur. This issue will not be evaluated further in the EIR.

e) No septic tanks are proposed for the project site; all wastewater would be collected in a sewer system connected to the Mountain House WWTP. However, the SP III project would include interim land disposal of treated wastewater at an adjacent off-site location (Pombo property) until such time as surface water discharges commence associated with the WWTP. This land disposal would occur at the agronomic rate (i.e., the rate at which water can be applied and be taken up by the root systems of plants and evaporation such that the water does not percolate to the groundwater). Also, the size of the disposal area would be adjusted, subject to the soil conditions and the agronomic rate, to accommodate the amount of interim treated wastewater requiring disposal. Because the interim land disposal program would be adjusted based on soil conditions at the Pombo property, ***no impact*** would occur associated with geology and soils. This issue will not be evaluated further in the EIR.

It is noted that an agronomic rate report will be prepared for the proposed interim land disposal operation that identifies the agronomic rate for the Pombo property given site and soil conditions, and calculates the size of the disposal area required to accommodate the treated wastewater flows requiring interim land disposal at the Pombo property. This report will be included as a technical appendix to the EIR for public disclosure purposes.

New Mitigation Measure VI(e): The land disposal of treated wastewater associated with SP III shall occur at the agronomic rate (that rate at which treated wastewater can be applied without infiltrating to the groundwater).

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. 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?	☐	☐	☒	☐
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?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5, and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) Be 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? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) Minor amounts of hazardous materials could be used on the SP III site during project construction. Construction activities typically involve the use of potentially toxic substances, such as paints, fuels, and solvents. However, construction activities would be subject to federal, state, and local laws, requirements and permits designed to minimize and avoid the potential health and safety risks associated with hazardous materials. Furthermore, a Stormwater Pollution Prevention Plan (SWPPP) would be required of developers within the SP III site and would outline methods to protect against the accidental release of construction-related chemicals into site runoff (refer to

the Hydrology and Water Quality section of this IS for further discussion). Given federal, state, and local regulations governing the use, transport, and disposal of hazardous materials, the potential for such activities to pose a hazard to the public or the environment is ***less than significant***. This issue will not be evaluated further in the EIR.

The SP III project would not include heavy industrial, manufacturing, wastewater treatment, agricultural, or other land uses that typically use, transport, store, and dispose of large amounts of hazardous materials and chemicals. The proposed project would include residential, commercial, office, light industrial, business park, school, and park uses that could use small amounts of cleaning solutions, paints, fertilizers, pesticides and herbicides in cleaning and maintenance activities. Given federal, state, and local regulations governing the use, transport, and disposal of such materials, along with manufacturer instructions for the use of such materials, the potential for such activities to pose a hazard to the public or the environment is ***less than significant***. This issue will not be evaluated further in the EIR.

b-d) The current and past land uses on the SP III site are primarily agricultural (alfalfa, sugar beets, corn, two dairies). Pesticides, herbicides, fuels, and chemicals related to agricultural operations have been used and stored at the site over an extended period of time. In addition, the site contains features often associated with hazardous materials, including pre-1980s structures that sometimes contain asbestos, overhead high-voltage electrical transmission lines and transformers that may emit electromagnetic fields and often contain polychlorinated biphenyls (PCBs), natural gas and oil transmission pipelines that could potentially pose an explosion or leak hazard, and both above-ground storage tanks (ASTs) and below-ground storage tanks (USTs) that may contain fuels chemicals which could have the potential to contaminate soils.

The 1994 MHMP FEIR evaluated the potential hazards and hazardous materials within the MHMP area (including the SP III site) in 1994. This included preparation by Earth Systems of a Phase I Environmental Site Assessment (ESA) of the MHMP area in 1990. The 1994 MHMP FEIR identified the agricultural chemicals used currently or in the past within the MHMP site (Table 4.10-1 of the 1994 MHMP FEIR), and indicated that most of the agricultural chemicals used within the MHMP area (including the SP III site) over the years most likely decay within 6 months of application with the exception of organophosphorus, which has a longer decay time and application should cease from several months to 2 years prior to construction. The 1994 MHMP FEIR indicated that aerially sprayed agricultural chemicals on adjacent parcels after project development may cause respitory irritation for residents. The 1994 MHMP FEIR indicated that the MHMP site may possess electrical transformers that contain PCBs, electrical transmission lines that emit EMFs, and farm residences that contain asbestos. The 1994 MHMP FEIR mapped general potential site hazards (Figure 3.7). The potential hazards identified on the map within the SP III site include the Rio Oso-Tesla 230-kV electrical transmission line within a 75-foot easement, and a 36-inch PG&E natural gas

transmission pipeline, 26-inch PG&E natural gas transmission pipeline, and 18-inch Chevron crude oil pipeline together within a 50-foot easement. The 1994 MHMP FEIR does not state whether the ESA included a records search for listed hazardous materials/waste sites on the project site, and whether any such listed sites occur within the MHMP area. The MHMP FEIR indicated that the remediation of hazardous materials is heavily regulated by federal, state, and local requirements, and concluded that health risks from pre-existing conditions at the MHMP site would be ***less than significant with mitigation incorporated***.

The 2002 Delta College FEIR evaluated the potential hazards and hazardous materials within the college portion of the SP III site. This included preparation by Levine-Fricke (LFR) of a Phase I ESA of the 114-acre college site area in 2001. The FEIR indicated that: (1) the college parcel was historically used for dryland farming, (2) consists of undeveloped land and an unlined irrigation canal, (3) contains a 230-kV electrical transmission line along its southwestern border, and (4) is located within 50 feet of two PG&E natural gas pipelines and one Chevron crude oil pipeline to the northeast. The FEIR indicated that: (1) no pesticides were reportedly applied at the parcel, (2) no chemical staining was observed along the canal, (3) the parcel does not contain any federally or state listed sites of concern, (4) the College is not subject to setback requirements from the 230-kV electrical transmission line on the southwest, and (5) that College facilities have been proposed such that inhabited buildings would not be located within 500 feet of the existing pipelines to the northeast. The 2002 Delta College FEIR did indicate that the use of pesticides, including aerial spraying of adjacent parcels, may have resulted in the presence of pesticides in the groundwater and soil of the college parcel, and that the 230-kV electrical transmission line on the southwest may represent an EMF health hazard. However, the 2002 Delta College FEIR indicated that Mitigations M4.10-1, M4.10-2 and M4.10-8 in the 1994 MHMP FEIR addressed these impacts. The 2002 Delta College FEIR also indicated that the Chevron crude oil pipeline northeast of the college parcel may have contaminated adjacent soil and groundwater or may do so in the future, but that MHMP Mitigation M6.8.1(a) and an additional mitigation identified in the 2002 Delta College FEIR (Mitigation 4.10-1, listed below) would address this impact. The DEIR indicated that a less-than-significant impact would occur with mitigation incorporated.

Four ESA Reports have been prepared for portions of the SP III site, including three prepared by Wallace-Kuhl and Associates, Inc. in 2003 covering the GNK parcels, and the one conducted by LFR for the college parcel. A fifth ESA is planned (to be conducted by Engeo for EDAW) for the non-GNK/College portions of the SP III site and for the off-site infrastructure improvement locations, but has not yet been conducted. Together, these ESAs would provide 100% coverage of the SP III site. The four ESAs conducted to date made several findings concerning the SP III site. There is one above-ground storage tank (AST) being used to store diesel fuel and one unused AST on the GNK parcel (Muela property). Pesticide or herbicide residue could be present in soils on the GNK parcels. No evidence of leaks from the PG&E natural gas

pipelines or Chevron crude oil pipeline was observed, but these pipelines present a potential risk for leaks and explosion. Old transformers are present and may contain PCBs. The 230-kV Rio Oso-Tesla power line may represent a source of EMFs that could represent a health hazard and could require development setbacks (including school setbacks). The existing wastewater and irrigation ponds associated with the dairies and the two BBID irrigation canals that bisect the site, may contain accumulated organics that may require removal. The project site may include asbestos-containing buildings. And finally, four known water wells (two on Teixeira and two on Muela) are located on the SP III site and would require decommissioning. At this point, the potential hazards to the public potentially posed by listed hazardous materials/waste sites within the non-GNK/College portions of the SP III site, and within the off-site infrastructure sites, have not been evaluated (the 1994 MHMP FEIR did not include a discussion/evaluation of listed hazardous materials sites at these locations). Therefore, the proposed SP III project could result in a ***potentially significant*** impact in terms of creating a hazard to the public or environment through potential upset or accident conditions; emitting hazardous emissions, materials or waste within ¼ mile of a school; and/or being located on a site that includes listed hazardous materials/waste sites that could create a hazard. These issues will be evaluated in the EIR.

Two large utility easements bisect the site. These include: (1) a 65-foot-wide PG&E and Chevron easement containing a 24-inch and a 42-inch natural gas pipeline and an 18-inch crude oil pipeline; and (2) a 75-foot-wide PG&E electrical easement (i.e., Rio Oso-Tesla easement) containing 500-kVA overhead electric transmission lines. In addition, a smaller natural gas pipeline is located along the west side of Mountain House Parkway from north of Mascot Boulevard to just south of Grant Line Road before turning east. Water tanks are proposed in the southwestern portion of the project site (see Figure 6C of this Initial Study). Finally, the Delta-Mendota Canal forms a portion of the southwest boundary of the project site. The California Code of Regulations, Title 5 - Education, Section 14010, Standards for School Site Selection, requires that a risk analysis study be prepared where a proposed school would be located within 1,500 feet of an existing natural gas transmission pipeline, water storage tank, or canal. The intent of this requirement is to document the potential explosion and/or inundation hazards to schools posed by the possible rupture of these facilities. As indicated in Figure 5 of this Initial Study, two K-8 schools are proposed on the project site under the proposed project. The two schools would be located within consolidated Neighborhood A/B, east of the proposed Central Parkway. As indicated, these schools would be located at least 1,500 feet from the above mentioned natural gas and oil pipelines, water tanks, and canal, and thus would not be subject to the risk analysis study requirements of Title 5. However, Section 6.13 of the MHMP sets forth the following requirements for development within the MHMP area (including the SP III project site):

> Pipeline Site Assessments: For areas located within 500 feet of any pipeline, a preliminary site assessment shall be prepared prior to submittal of each Specific

Plan by a qualified professional in compliance with the requirements of the County Environmental Health Department. If contamination is identified, an investigation and remediation shall be undertaken in accordance with the requirements of the County and the RWQCB.

Mapping of Pipelines: For areas located within 500 feet of any pipeline, detailed and accurate mapping of the pipelines shall be provided and the potential impact of the fuel lines on the area shall be assessed.

Residential Setbacks from Powerlines: Additional setbacks for residential uses shall be established if future research indicates that such setbacks are necessary to ensure the public health and safety. Each Specific Plan adjacent to the Rio Oso-Tesla easement that contains residential development (i.e., Neighborhoods A, B and D) shall include an analysis of potential EMF hazards for residential uses using the best available information. If indicated, appropriate setbacks from the powerline easement shall be established for these neighborhoods at the Specific Plan state.

Consistent with the above MHMP requirements, the EIR will include a pipeline site assessment (including evaluation of the potential explosion hazard associated with the existing on-site natural gas pipelines), mapping of the pipelines, and a qualitative evaluation of potential EMF hazards and setback requirements.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.10-1, 4.10-2, and 4.10-3, MHMP Policies 6.7(c), 6.7(h), 6.8.2, 6.8.4, and 6.9, MHMP Sections 5.5 and 6.13, 2002 Delta College FEIR Mitigation 4.10-1,and DOE school siting requirements (Title 5, Section 14010 of the California Code of Regulations and Sections 17210-17224 of the California Education Code).

e,f) The project site is not located within the boundaries of an airport land use plan, and no private airstrips are located within or near Mountain House (San Joaquin County 2003). The nearest airport is the Byron Airport located approximately 7 miles to the northwest of the SP III site. The Byron Airport does not pose safety risks to future SP III residents. However, the "Contra Costa County Land Use Compatibility Plan" shows portions of the MHMP area as being located in Zone D, which requires that structures in this zone that stand taller than 100 feet shall be reviewed to ensure that there are no safety concerns (San Joaquin County 2003). No structures are proposed under the SP III project which would exceed 100 feet in height. Therefore, ***no impact*** would occur. This issue will not be evaluated further in the EIR.

g) The proposed project would not interfere with an emergency response plan or emergency evacuation plan. An Emergency Operations Plan was developed for Mountain House in 1998 (San Joaquin County 2003). The Plan addresses all forms of emergency response, the responsible parties, and communication protocols. The

proposed SP III project would be required to be consistent with the Plan. ***No impact*** would occur. This issue will not be evaluated further in the EIR.

h) The project site consists of agricultural and farm residential uses on relatively flat agricultural land that is abutted on three sides by existing streets and agricultural land. There are multiple existing water sources within and adjacent to the SP III site that could be used to fight any fires, including BBID irrigation canals, the Delta-Mendota Canal, California Aqueduct, and the MHCSD public water system. Two fire stations are also located within several miles of the site (Tracy Rural County Fire Protection District Stations 3 and 5) (San Joaquin County 1994). Furthermore, a new fire station associated with SP I is being developed approximately ½ mile north of the project site. The project site is not located on lands associated with wildland fires. Therefore, ***no impact*** would occur. This issue will not be evaluated further in the EIR.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐
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 that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☒	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through 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 on- or off-site flooding?	☒	☐	☐	☐
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?	☒	☐	☐	☐
f) Substantially degrade water quality?	☒	☐	☐	☐
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	☐	☒
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	☐	☒	☐	☐
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a, f) Stormwater runoff from off-site watershed areas is considered to be "clean" water because this water originates from off-site watershed areas that are undeveloped and/or

developed areas that are responsible for implementing water quality BMPs prior to discharge to Mountain House Creek and eventually Old River. While the SP III project would be responsible for conveying these flows through the SP III site, it is not required to provide water quality BMPs for "clean" water. However, storm water runoff originating within the SP III site would be considered "urban" water, and the proposed project would be required to treat this water prior to discharge to Mountain House Creek and eventually to Old River (San Joaquin County 2003).

During construction of the SP III project, grading operations would result in the removal of on-site soil cover and the exposure of soils to the erosional forces of rainfall and runoff. The individual developers under the SP III project would be required to comply with the NPDES General Construction Activities Storm Water Permit program. This program requires land disturbances of 5 acres or more to implement BMPs to prevent the off-site migration of sediment-laden runoff through the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which is subject to agency review and approval. With required implementation of SWPPS, the proposed project would not violate any water quality standards or waste discharge requirements during construction. Furthermore, the 1994 MHMP FEIR, MHMP, and 2002 Delta College FEIR outline a full range of BMPs that are required of each Specific Plan under the MHMP to avoid significant surface water quality impacts during construction. Therefore, a ***less-than-significant impact*** would occur. This issue will not be evaluated further in the EIR.

See Responses VIII.c and d regarding whether the SP III project would contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

There has been no known water quality monitoring of runoff from the MHMP area (San Joaquin County 2003). Given the current agricultural land use within much of the MHMP area (including the SP III site), it is likely that the non-point source (NPS) pollutants currently found in runoff from these areas are sediment, nutrients, pathogens, and oxygen-demanding solids. While conversion of the SP III site from agricultural uses would likely result in a decrease in sediment and nutrients in site runoff, such conversion would also likely result in an increase in the levels of oils, grease, metals, petroleum hydrocarbons, and other pollutants associated with urban runoff. Typical sources of such NPS pollutants in suburban environments such as that being proposed under the SP III project include household products and home maintenance substances, landscape chemicals, automobiles, and fuels.

Runoff-related surface water quality impacts associated with development of the MHMP area (including the project site) were evaluated on a qualitative and programmatic level in the 1994 MHMP FEIR, which concluded that the changes in land use under the MHMP would result in a substantial increase in urban pollutants in site runoff, but that the MHMP would result in less-than-significant impacts with

mitigation incorporated (listed below) and adherence to NPDES discharge permit requirements during project operation. The linchpin of the mitigation program is the use of water quality basins with filtering mechanisms to help remove grease, petroleum, hydrocarbons and other urban contaminants in stormwater runoff from the developed areas prior to discharge of the runoff to Mountain House Creek, Dry Creek, and Old River. This evaluation was carried forward for the college parcel of SP III in the 2002 Delta College FEIR which identified standard pollutant loading quantities during operation for the type of development proposed, indicated that the College project would result in a substantial increase in non-point source pollutants in site runoff during operation, and concluded that the College project would result in less-than-significant impacts with mitigation incorporated.

It is probable that adherence to applicable regulatory requirements, implementation of the MHMP BMPs, and construction/operation of the water quality basins proposed under the SP III project would avoid runoff-related violations of water quality standards, substantial degradation of water quality, and substantial additional sources of polluted runoff. However, this requires confirmation under CEQA (i.e., conclusions need to be supported by substantial evidence in the record). A project-level and quantitative (to the extent possible) evaluation of project urban runoff water quality and the pollutant reduction effectiveness of required BMPs and proposed water quality basins is required to provide this substantial evidence. In the absence of this confirmation, this impact is identified as ***potentially significant*** and will be evaluated further in the EIR.

Mitigation Measures

See MHMP Policies 15.7(a), 15.7(c), 15.7(d), 15.7(e), 15.7(h), 15.7(i), 15.7(i), and 15.7(l).

b) The California Department of Water Resources (DWR) defines state groundwater basins based on geologic and hydrogeologic conditions. According to DWR, the MHMP area is located within the Tracy groundwater subbasin. The subbasin has an area of approximately 540 square miles and is drained by the San Joaquin River and Corral Hollow Creek. Primary water-bearing formations in the subbasin include semi-consolidated deposits of clay, silt, and gravel of the Tulare Formation, flood basin deposits, and older and younger alluvium (San Joaquin County 2003).

Groundwater within the MHMP area has been encountered at shallow depths (between 4 and 16 feet), with depths closer to the surface as one approaches Old River to the north of SP III (San Joaquin County 1994). During subsurface investigations of Neighborhoods E and G, which are located approximately ½ mile north of the SP III site, the depth to groundwater ranged from 14 to 25 feet below ground surface (bgs) in Neighborhood E and 9.5 to 15 feet bgs in Neighborhood E. Although the MHMP area (including the SP III site) is not located in an area recognized as a significant recharge zone, the shallow groundwater table is probably recharged from surface streams, overland flow during storms, and irrigation (San Joaquin County 1994). Hydrographs

for the Tracy subbasin indicate that the majority of water levels in wells in the subbasin have remained relatively stable over time (San Joaquin County 2003).

The water supply for the SP III project would be provided by BBID, primarily from its surface water sources (San Joaquin County 2003). In addition, the installation of new wells is not a part of the SP III project. Therefore, little or no groundwater would be used for the project's water supply, and the project would not substantially deplete groundwater supplies. **A *less-than-significant impact*** would occur. This issue will not be evaluated further in the EIR.

Once the SP III project is completed, the associated increase in impervious surface area would decrease infiltration of rainwater, irrigation water, and sheet flow at the project site and increase surface runoff. Development of the proposed project would result in less than 0.2%[4] of the Tracy groundwater subbasin being covered with impervious surfaces and would result in a negligible reduction in infiltration within the subbasin as a whole. Furthermore, the project would include detention basins, water quality basins, and diversion of a portion of project runoff to Mountain House Creek, all of which would allow for the infiltration of project stormwater runoff to the groundwater. Therefore, the project would not interfere substantially with groundwater recharge, and a ***less-than-significant impact*** would occur. This issue will not be evaluated further in the EIR.

c-e) The SP III site is located on a gentle, northeastward sloping alluvial surface at the base of the eastern flank of the Altamont hills. The site is located primarily within the Mountain House Creek Watershed. A small portion of the western portion of the project site is in the Patterson Run Creek Watershed.

Mountains House Creek is located approximately 1.5 miles northwest of the project site and flows northeast toward Old River. The creek drains an area of approximately 15 square miles, and is seasonal or intermittent in its natural condition, but has low flows year-round due to possible leakage from the Delta-Mendota Canal and California Aqueduct or springs within the watershed (San Joaquin County 1994). Water from Mountain House Creek is currently pumped over the Old River west levee and into Old River north of Byron Road. Stormwater from the watershed occasionally exceeds the capacity of the pumps during heavy storms, and the excess runoff ponds along the west levee (in the far north area of the MHMP area) and it takes several days to pump the ponded water into Old River (SJDCCD 2002). The Mountain House Creek Improvement Project (approved and permitted earlier in 2003, and to be constructed shortly), improvements will be made to the lower portion of Mountain House Creek to increase the capacity of the creek to accommodate existing flows plus stormwater runoff from Mountain House SP I, SP II, and SP III. As part of this improvement project, and in conjunction with that portion of SP II north of Bryon Road, the ponding at the

[4] Based on the Tracy subbasin (540 square miles) the proposed project (812 acres) and an estimated 70% impervious surfaces under the proposed project (568 acres).

downstream end of Mountain House Creek will be remediated through the development of extra pumps (SJDCCD 2002).

Patterson Run Creek, flowing south-north, is located approximately 8,000 feet southeast of Mountain House Creek with a drainage area of approximately 8.5 square miles. The creek collects runoff from the land immediately southeast of the SP III site (on the south side of I-205). The creek is directed beneath I-205 and resurfaces north of the freeway just east of the college parcel where it becomes sheet flow north over the project site to Grant Line Road. During heavy precipitation, elevated flows in the creek have resulted in flooding in the Grant Line Village area (SJDCCD 2002).

The 1994 MHMP FEIR evaluated the potential flooding and drainage impacts of the MHMP project and determined that development of the Mountain House community (including the SP III project site) could exacerbate existing sedimentation that could interfere with the flood control function of Mountain House Creek, but concluded that these impacts would be less than significant with mitigation incorporated (listed below) (San Joaquin County 1994).

The 2002 Delta College FEIR evaluated the potential flooding and drainage impacts of the College project (i.e., development of the college parcel portion of the SP III site). The college FEIR indicated that the College site is not within a FEMA-designated 100-year floodplain, and that the College project would result in less than significant erosion and sediment generation with construction of the sedimentation basin required by 1994 MHMP FEIR Mitigation M4.7-6 (listed below). The college FEIR also concluded that, with proposed connection to the existing storm drains at Central Parkway and Mascot Boulevard (within SP I), stormwater runoff would safely be conveyed through and downstream of the College site, and that the existing downstream storm drain facilities would be adequate to accommodate runoff under the College project. A less-than-significant impact would occur (SJDCCD 2002).

The 1994 MHMP FEIR and 2002 Delta College FEIR each indicate that, with construction of the storm drain system planned for in the Mountain House Master Drainage Plan and implementation of mitigation measures identified in the 1994 MHMP FEIR, development of the Mountain House community (including the SP III site) would result in a less-than-significant flooding and drainage impacts. Because the proposed project would include an amendment of the MHMP, including amendment of MHMP land use designations to permit development of a community college and changes in land use configurations, designations, and densities, it is unclear whether the proposed project would exacerbate the less-than-significant impacts (with mitigation incorporated) identified in the previous EIRs. The proposed project would generate an incremental increase in runoff due to the development of impervious surfaces which may be greater than that assumed in the previous EIRs and in the Mountain House Creek Improvement Project. This could potentially exceed the capacity of existing and planned drainage facilities downstream of the project site, and cause potential

downstream flooding. In addition, the project includes a proposal to amend the MHCSD master utility plans, and analysis is required to evaluate whether the proposed amendments and proposed utility infrastructure would be adequate to accommodate project stormwater runoff flows. Finally, the proposed on-site storm drain system has not been previously analyzed. Thus, the project could result in substantial on- or off-site erosion, siltation, and/or flooding which has not been evaluated previously. Therefore, a ***potentially significant impact*** could occur. These issues will be evaluated in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.7-1 and M4.7-6, 2002 Delta College FEIR Mitigations 4.7-1 and 4.7-2(b), MHMP Policies 15.3(a), 15.3(b), 15.4 – 15.6, 15.9, 15.10, and 15.12(a) – (d) and MHMP Implementation 15.3(a).

g, h) The project site is not located within a 100-year flood hazard area as mapped in the MHMP (Figure 15.7) or on a FEMA Flood Insurance Rate Map (FEMA 1995). ***No impact*** would occur. This issue will not be evaluated further in the EIR.

i) As indicated previously, the project site is not located within a FEMA-designated 100-year flood hazard zone. Bethany Reservoir is located approximately 3.5 miles northwest of the project site, but the 2002 Delta College FEIR determined that failure of the dam at the reservoir would present a less-than-significant inundation risk at the project site (SJDCCD 2002). While there is always a potential that levees in the San Joaquin Delta could fail, due for instance to seismic activity, the project site is located well away (approximately 3 miles) and upstream from the closest river levee (the western levee of Old River), and multiple intervening high ground (i.e., streets) located between the levee and the SP III site. In addition, the 1994 MHMP FEIR concluded a less-than-significant flooding impact with mitigation incorporated. Therefore, flood risk associated with the failure of a dam or levee is ***less than significant with mitigation incorporated***. This issue will not be evaluated further in the EIR.

Mitigation Measures

See MHMP Policy 15.8.

j) The SP III project site is not located within the vicinity of any large water bodies where seiche (seismically induced waves) could inundate the project site. The project site is located approximately 50 miles inland from the Pacific Ocean, and thus is not subject to tsunamis. While the project site is located at a low elevation within the Mountain House Creek and Patterson Run Creek watersheds, it is not located adjacent to or downstream of the primary drainage of the Mountain House Creek watershed where any mudflows generated within the watershed would flow, and is protected by mudflows from within the Patterson Run Creek Watershed by the conduit under the I-205 freeway that restricts any substantial mudflows from reaching the project site. In

addition, the upper reaches of these watersheds are composed of gently rolling well-vegetated hills where the potential for high erosion and runoff velocity is limited. Thus, the project site is not subject to mudflows. ***No impact*** would occur with respect to tsunamis, seiches, and mudflows, and these issues will not be addressed further in the EIR.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) The proposed project would not physically divide an established community because it would be constructed in an area that is almost entirely used for farming. However, the northwest corner of the project site contains Grant Line Village (an area of approximately 40 existing farm residents) that some may regard as a small community. The proposed project would increase access to and from Grant Line Village and within the greater MHMP area. This would occur through roadway improvements proposed under the SP III project, including widening of Grant Line Road and Mountain House Parkway, a possible frontage street along Grant Line Road, and public streets within and through the SP III project site. Therefore, ***no impact*** would occur. This issue will not be evaluated further in the EIR.

b) The 812-acre SP III project site is located within the southern portion of the MHMP area (Figure 2). The MHMP is the overriding land use and policy document regulating development at the SP III site and identifies land use designations for the SP III site and the balance of the MHMP area (Figure 3). The MHMP does not currently identify zoning for the SP III site. Zoning designation would occur with the adoption of SP III.

The MHMP identifies 12 distinct neighborhoods within the greater MHMP area. The SP III project site contains two of these planned neighborhoods (Neighborhoods A and B) and a portion of a third (the eastern portion of Neighborhood D). Neighborhoods A and B would be bounded by Grant Line Road to the north, I-205 to the south, Mountain House Parkway to the East, and the Alameda County Line to the west. The eastern portion of Neighborhood D would be bounded by an unnamed street to the north, Grant Line Road to the south, Mountain House Parkway to the east, and an unnamed street to the west.

As indicated in Figure 3, Neighborhood A is currently designated by the MHMP as primarily Low/Medium Density Residential, with a large Community Park,

Medium/High Density Residential area, Very Low Density Residential (i.e., Grant Line Village), and small Resource Conservation area. Neighborhood B is designated as primarily Low/Medium Density Residential, with Limited Industrial along Mountain House Parkway, and small areas of Medium/High Density Residential, Office, and Very Low Density Residential. The eastern portion of Neighborhood D is designated as Low/Medium Density Residential west of De Anza Boulevard. As indicated in Figure 3, the MHMP designates a Neighborhood Center within each of the 12 MHMP neighborhoods. Each Neighborhood Center is to include a neighborhood park, school, and commercial center. One Neighborhood Center each is designated in Neighborhoods A and B. The Neighborhood Center for Neighborhood D is designated in the western portion of the neighborhood in an area to be covered by SP II. Therefore, SP II rather than SP III would develop the Neighborhood Center for Neighborhood D.

The SP III project would include adoption of a concept plan (Figure 5), development standards, and design guidelines for development of the SP III area consistent with the goals, policies, objectives, standards, requirements and implementation mechanisms of the MHMP. However, the SP III project would also include amendments to the MHMP, Land Use Map for the following: (1) to permit development of a community college in Neighborhood A, (2) permit more office development, (3) permit higher density residential development, (4) change planned land use configurations, (5) change designated street configurations; and (6) consolidate Neighborhoods A and B and their respective Neighborhood Centers. The project would also include Special Purpose Plans, Tentative Subdivision Maps, amendments to the MHCSD Utility Master Plans, annexation of the SP III area to the MHCSD service area, and Development Agreements. See Chapter 2 of this Initial Study for a complete list of project entitlements.

Although the 1994 MHMP FEIR and 2002 Delta College FEIR each evaluated the potential land use impacts of the MHMP project and college project, respectively, and each concluded that less-than-significant land use impacts would occur with mitigation incorporated (listed below), the SP III project would include changes to the MHMP that would both intensify development at the SP III site and change planned land use configurations. This could induce on- and off-site land use conflicts not evaluated in the 1994 MHMP FEIR and 2002 Delta College FEIR (including, potentially, conflicts with Grant Line Village, SP I or SP II, and the College). Furthermore, project-level evaluation of the SP III project has not yet been conducted (other than for the College), nor has evaluation of the proposed Special Purpose Plans, Tentative Subdivision Maps, or amendments to the MHCSD Utility Master Plans. Therefore, a ***potentially significant impact*** could occur. This issue will be evaluated further in the EIR.

Mitigation Measures

See MHMP Sections 17.5.4, 17.5.5, 3.10, and 5.5, and 2002 Delta College FEIR Mitigations4.1-1 and 4.1-3.

c) The proposed project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved conservation plan. The only plan that could be applicable to the proposed project is the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP). The SJMSCP was approved and adopted by the County to provide for the long-term management of plant, fish and wildlife species, and is a voluntary mitigation program.[5] Project proponents can elect to mitigate their biological resources impacts through the payment of fees under the plan, or mitigate independently through consultation with regulatory agencies and the obtaining of take permits, if required. The project would be required to do one or the other. Therefore, ***no impact*** would occur. This issue will not be evaluated further in the EIR.

[5] The implementation of mitigation under the SJMSCP is voluntary in the sense that, if a project would affect a sensitive species or habitat that is covered under the plan, the property owner has the option of either mitigating the impact under the SJMSCP (i.e., payment of the required impact mitigation fee) or implementing any mitigation outlined by the regulatory agencies (i.e., USFWS or CDFG) through consultation with these agencies.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a-b) No known mineral resources are located within the SP III site, nor have any mineral resources been mapped within the MHMP area. The County's General Plan includes one map of significant sand and gravel aggregate resources (based on information from the State Mining and Geology Board, California Department of Conservation) and a separate map of generalized aggregate extraction sites. Neither map identifies aggregate resources at or within the immediate vicinity of the MHMP area (San Joaquin County 2003). Therefore, ***no impact*** would occur. This issue will not be evaluated further in the EIR.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☒	☐	☐	☐
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	☐	☐	☒	☐
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	☒	☐	☐	☐
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	☒	☐	☐	☐
e) Be 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? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☒	☐	☐
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a,c,d) The project site currently contains agricultural and farm residences. Noise typical of agricultural equipment and operations frequents the project site. The two dairies along Mountain House Parkway generate livestock and operational noise. Truck noise is generated on and adjacent to the site on an occasional basis during harvesting and on a more routine basis associated with the dairies. Residential vehicle traffic is generated by Grant Line Village, the four residences in the central portion of the site, and the one residence on Grant Line Village halfway between the Alameda County line and Mountain House Parkway. This traffic generates some on- and off-site traffic noise, especially along Grant Line Road and Mountain House Parkway. Commute traffic also occurs on Grant Line Road as an alternative to I-205 during congestion on the freeway. I-205 generates a considerable amount of traffic noise that encroaches into the southern portion of the project site. The 1994 MHMP FEIR indicated that the existing day/night average noise level (L_{dn}) from the entire freeway was 81 decibels (dB) at a distance of 115 feet from the centerline of I-205 in 1994, with the 60 L_{dn} contour at approximately 500 feet from centerline (San Joaquin County 1994). This extends several hundred feet into the southern portion of the SP III site.

The MHMP (Section 11) and the County Development Title require that noise levels in primary outdoor use areas (generally back yards) of new residential development not exceed an L_{dn} of 60 dB unless the project design includes reasonable mitigation measures to reduce noise in outdoor activity areas to as close to 60 L_{dn} as possible. Where it is not possible to reduce noise in outdoor activity areas to an L_{dn} of 60 dB or less using practical application of the best available noise reduction measures, an exterior noise level of up to an L_{dn} of 65 dB may be allowed. The MHMP also requires that interior noise levels in residences not exceed an L_{dn} of 45 dB. Finally, the MHMP (Section 11.4) states that 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 (San Joaquin County 2003). The County's Development Title (Section 9-1025.9m) identifies noise level standards and noise mitigation measures applicable to stationary sources. These noise levels would apply, for example, to the noise generated by the proposed active Community Park facilities (i.e., ballgames). These standards are that the average hourly noise level should not exceed 55 dBA during the daytime from 7 a.m. to 10 p.m., or 50 dBA during the nighttime hours between 10:00 PM and 7 a.m. (San Joaquin County 2003). The 2002 Delta College FEIR indicates that an L_{dn} of 60 dB is the maximum acceptable outdoor noise level for schools (SJDCCD 2002).

The 1994 MHMP FEIR evaluated the noise impacts associated with the MHMP project (including development of the SP III area) and concluded that residential development, schools, and other proposed noise-sensitive land uses would be exposed to excessive traffic noise levels; existing residences adjacent to roads in and around the MHMP area would be significantly affected by MHMP traffic-generated noise; and proposed noise-sensitive uses adjacent to agricultural lands could be significantly affected by agricultural noise. The 1994 MHMP FEIR concluded that these impacts would be less than significant with mitigation incorporated (listed below).

The 2002 Delta College FEIR evaluated the noise impacts associated with the proposed College project and concluded that proposed uses would be subject to less than significant ground-borne vibration; the College would not result in a change in ambient noise levels, a perceptible (i.e., 3 dB) change in traffic noise levels, or increased construction noise from that which would occur associated with residential development of the college parcel under the MHMP; and the College would result in less-than-significant noise impacts on proposed adjacent residential uses. The 2002 Delta College FEIR did conclude that traffic noise associated with I-205 could result in outdoor noise levels above 60 L_{dn} at the College and indoor noise levels above 40 L_{dn}, which would exceed the maximum acceptable standards for schools, but that College design and construction would mitigate this impact by locating planned outdoor activity areas away from the freeway, using college buildings to shield courtyards and open space, and by providing mechanical ventilation so that college building windows can be kept closed.

Because the proposed SP III project is generally comparable to the development planned for the SP III site under the MHMP and possibly be more intense (due to the proposed MHMP amendments), it can be assumed that the SP III project would result in significant noise impacts before mitigation in terms of the issues identified above under the MHMP (i.e., exposure of proposed noise-sensitive uses to excessive traffic and agricultural noise levels, significant project traffic noise impacts to existing on-site and off-site adjacent residential uses). While the 1994 MHMP FEIR concluded that mitigation measures would reduce these noise impacts to less-than-significant levels, the mitigation requires noise analyses at the Specific Plan level to identify the specific noise impacts associated with each Specific Plan (and/or Tentative Map), and the development of specific measures to mitigate these impacts. Furthermore, existing traffic conditions on area freeways and roadways may be different than that projected in the 1994 MHMP FEIR and may require updating. Furthermore, the analysis in the 1994 MHMP FEIR only projected traffic out to year 2010 (while projected buildout of the SP III project is 2025). All of these would have implications for the traffic noise impacts associated with the SP III project when compared to the 1994 MHMP FEIR. Finally, project construction noise does not appear to have been evaluated in previous CEQA documentation; the SP III project could result in significant construction noise impacts on existing land uses. In response to the above issues, and for purposes of this Initial Study, the traffic, stationary source, and construction noise impacts of the proposed project are identified as ***potentially significant*** and will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.14-1(b), M4.14-1(c), M4.14-1(d), and M4-14-2, MHMP Section 11.5, and 2002 Delta College FEIR Mitigation 4.14-1.

b) The SP III project site is not located within the vicinity of heavy manufacturing uses, mines, railroad tracks, or other existing uses that could generate ground-borne vibration or ground-borne noise that would significantly affect proposed on-site uses. The proposed project would not include the development of land uses that would generate substantial ground-borne vibration or noise or use construction activities that would have such effects because no mid- or high-rise buildings or other structures are proposed that would require heavy footings where the use of heavy pile drivers would be required. Therefore, a ***less-than-significant impact*** would occur. This issue will not be evaluated further in the EIR.

e) The Byron Airport is located approximately 7 miles northwest of the SP III site. The 1994 MHMP FEIR indicated that the airport (which is located within 5 miles of the northernmost portion of the MHMP area – the SP III site is 2 miles further south) could be a potential source of noise associated with straight-in, single-event landing approaches at the airport. The MHMP (Section 11.3.5) addresses noise from the airport and requirements for deed disclosures for new residents within a mapped "area of potential aircraft noise impact from Byron Airport" (Figure 11.1 of MHMP) (San

Joaquin County 1994). The 1994 MHMP FEIR concluded that airport noise within this mapped area of the MHMP area (including the SP III project site) would be less than significant with mitigation incorporated (Mitigation M4.14-4 listed below). Therefore, the SP III project would result in a ***less than significant with mitigation incorporated*** noise impacts. This issue will not be evaluated further in the EIR.

Mitigation Measure

See 1994 MHMP FEIR Mitigation M4.14-4.

f) The SP III project site is not located in the vicinity of a private airstrip and private aircraft noise levels would be ***less than significant***. This issue will not be evaluated further in the EIR.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. 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)?	☒	☐	☐	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) The SP III project site currently contains approximately 45 residences: approximately 40 in Grant Line Village, four in the central portion of the site, and one along the south side of Grant Line Road, halfway between Mountain House Parkway and the Alameda County line. There are approximately 135 existing residents on the project site (assuming 45 residential units and three persons per unit).

The MHMP sets forth a comprehensive set of population and housing plans and requirements. As indicated in Table 3.5 of the MHMP, buildout under the MHMP would result an estimated 43,522 residents, 16,105 residential units, and 21,925 employees within the MHMP area (San Joaquin County 1994). The MHMP (Figure 3.5, Master Plan Designations) designates Grant Line Village and the central portion of the SP III site where the four existing residences are located as Very Low Residential. This designation would permit preservation of the existing residences and/or redevelopment of these areas with low density residential development if desired by the existing residents. The MHMP states that Specific Plans shall be prepared so that a maximum of 16,000 units is not exceeded.

The MHMP includes an Affordable Housing Program (MHMP Section 3.9.3). The program is aimed at creating a high-quality environment where people of all economic levels can live and work, providing housing for a variety of income levels within each neighborhood, providing housing for the employees who work within the plan area, and providing assistance to fill affordability gaps for specified households that cannot find affordable housing within Mountain House. The program relies on market forces coupled with land use design and density standards to facilitate the appropriate number, monthly rents, and sales prices of dwelling units within the community. The MHMP and SP I implemented the first steps of the land use and density standards by allocating land uses and setting minimum and maximum densities to achieve a

diversified housing mix. The review process for future Specific Plans and Tentative Maps is intended to ensure that adequate price diversity can be achieved through a wide range of housing product types and sizes to provide affordable housing opportunities for Mountain House employees (San Joaquin County 2003).

Ordinance 9-1270.7M of the County Development Title addresses the Mountain House Housing Trust Fund (MHHTF) that shall be created by the County for the purpose of providing funding for affordable housing assistance in Mountain House. The MHHTF shall receive revenues generated by the Affordable Housing Impact Fee. This current fee is subject to periodic review. To the extent that sufficient market rate housing is not provided at affordable prices, the fee may be adjusted to provide adequate financing for the Trust Fund to assist families that cannot afford the housing being developed, or to develop additional affordable housing elsewhere in the community (San Joaquin County 2003).

The project proposes several different single-family home product types on different lot sizes, with corresponding home size ranges. In addition, certain lot types would permit second units that would be constructed at the time the single-family homes are constructed on these lots. The project would also include multifamily homes in the Medium and High Density Residential areas. The project applicant would provide the mix of housing unit types, sizes, and costs required by the MHMP, and would pay the MHHTF fees, as required.

The developers would develop the SP III site, widen roads adjacent to the SP III site, develop new roads within the SP site, and extend existing utility infrastructure to the SP III site. This development and major roadway/infrastructure improvements have already been planned for the area by the MHMP. Therefore, the proposed project would not result in substantial population growth in the area that has not already been planned. However, the proposed project could induce population growth in several respects as listed below.

< First, the proposed project includes proposed amendments to the MHMP that could result in greater development at the SP III site than is currently planned for by the County.

< Second, the project includes proposed amendments to the MHMP that could result in greater employment generation and a potential reduction of 400 residential units in Neighborhood A (because of Delta Community College) than is currently planned for by the County (potentially requiring more housing).

< Third, the project would result in urban development adjacent to existing adjacent farmland that could potentially be encouraged to convert to urban uses (i.e., because of any project-related reduction in the ability of adjacent farmers to farm their land due to their proximity to the new urban uses and or to any project-related increase in adjacent farmland property values).

< Fourth, the project could encourage the development of undeveloped areas within the MHMP area by extending utility lines, and could support the development of areas both within and outside the MHMP area by increasing the capacity of area streets (Grant Line Road and Mountain House Parkway).

For all the reasons listed above, the proposed project could result in a ***potentially significant impact***. This issue will be evaluated further in the EIR.

In addition to the population inducement potential of the SP III project as discussed above, the population, housing, and employment impacts of the proposed project will be evaluated further in the EIR to comply with MHMP requirements (listed below) to evaluate these impacts as Specific Plans are proposed.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.9-1(b)(4), M4.9-1(c), and M4.9-2(g), MHMP Policies 3.9.2, 3.9.3(a), 3.10(d), 3.10(e) and 3.10(m), and MHMP Implementation 3.9.3(a)(8),

b, c) The SP III project site currently contains approximately 45 residences: approximately 40 in Grant Line Village, four in the central portion of the site, and one along the south side of Grant Line Road, halfway between Mountain House Parkway and the Alameda County line. As indicated in Figure 3 of this Initial Study (Proposed SP III Concept Plan), Grant Line Village and the four existing residences in the central portion of the SP III site would be preserved. Therefore, the SP III project would result in the removal of the one residence along the south side of Grant Line Road and approximately five residences on the north side of Grant Line Road between the Alameda County line and Mountain House Parkway (associated with the proposed widening of Grant Line Road). The removal of approximately six residences would not amount to a displacement of "substantial numbers" of existing housing or people, and would not necessitate the construction of replacement housing elsewhere. A considerable number of new residences are proposed as part of the SP III project, so substantial opportunity for home purchase by displaced residents would exist. Therefore, a ***less-than-significant impact*** would occur. This issue will not be evaluated further in the EIR.

ENVIRONMENTAL ISSUES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.	**PUBLIC SERVICES.** Would the project:				
a)	Result in substantial adverse impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, or 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?	☒	☐	☐	☐
	Police protection?	☒	☐	☐	☐
	Schools?	☒	☐	☐	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) Fire Protection

The SP III project site is located within the boundaries of the Tracy Rural County Fire Protection District (TRCFPD). No fire protection facilities are located on the project site. The site is currently served by the City of Tracy Fire Station 5, which is located at the corner of Shulte Road and Hansen Road, approximately 2 miles south of the SP III project site. This station is the primary response station for the project site. Response time from Station 5 to the project site is between 3 and 5 minutes. Ambulance service to the site is also provided by the TRCFPD with one ambulance housed at Tracy Hospital and one at Fire Station 3. Ambulance response time to the project site is within 5 minutes. Both the San Joaquin County General Plan 2010 and the MHMP require that fire station locations be planned to achieve a maximum run time of 3 minutes or a maximum distance of 1.5 miles in urban areas, or 6 minutes or 4 miles in rural areas (SJDCCD 2003).

A permanent fire station location is designated by the MHMP at the corner of Central Parkway and Mascot Boulevard in SP I (approximately 3,400 feet north of SP III) and is currently under construction. The station will be operational no later than the issuance of the 1,800th building permit in Mountain House. The two-person engine company based at the Schulte Road Station will move to the new station and will increase to a three-person engine company. The need for additional fire crews will be planned through mutual agreement between the Fire Department and the MHCSD (San Joaquin County 2003). The MHMP Fire Protection Plan, approved in 1996 and amended in 2002, outlines the planned provision of fire protection services for Mountain House, including providing for phased increases in staffing and equipment

at Tracy Fire Station 5 as development occurs at Mountain House. If response time within Mountain House were to increase to more than 3 minutes, a second fire station would be built (SJDCCD 2003).

The 1994 MHMP FEIR evaluated the impacts of the MHMP on fire protection services and facilities, and concluded that the impacts of the MHMP (including development of the SP III site) would result in less-than-significant impacts with mitigation incorporated. The 2002 Delta College FEIR evaluated the impacts of the College project on the SP III site, and similarly concluded that less-than-significant impacts would occur with the 1994 MHMP FEIR mitigation incorporated.

Based on the conclusions in the previous CEQA documentation as stated above, the development of the SP III site under the MHMP, and the development of a community college at the SP III site in place of 600 residential units planned at the college site in the MHMP, would result in a less-than-significant impact with mitigation incorporated. However, the proposed project would include amendments to the MHMP that could potentially result in a greater demand for fire protection services and facilities than projected for the site under the MHMP. Furthermore, because the MHMP Fire Protection Plan only provides for an incremental increase in staffing and equipment at Tracy Fire Station 5 to serve the SP I project, such increases may fall short of that required to serve the SP III project on an interim basis until the new fire station is operational. Therefore, a ***potentially significant impact*** could occur. This issue will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.3.3-1, MHMP Section 6.13, and the MHMP Finance Plan.

Police Protection

Law enforcement services within the MHMP area and the SP III project site are provided by the San Joaquin County Sheriff's Department (County Sheriff) under contract with MHCSD. The County Sheriff operates its patrol division and jail facilities at French Camp (near Stockton) and has no substations. The San Joaquin County General Plan 2010 specifies that the standard ratio for law enforcement shall be 1.5 officers assigned to patrol duty per 1,000 residents in urban areas. The MHMP states that an urban level of service is to be provided from the commencement of construction. As a condition of approval for Mountain House, the MHCSD must ensure that the first phase Mountain House police facility would be provided when the community's population reaches 7,500 persons and must be located in the Mountain House Town Center in the northern part of the MHMP area (SJDCCD 2001). A staffing contract between MHCSD and the County Sheriff describes the standards for providing law enforcement. The agreement also calls for MHCSD and the County Sheriff to begin negotiations for an enhanced level of service no later than the issuance

of the first residential building permit within the boundaries of the MHCSD. The General Manager of MHCSD has indicated that the negotiation process has started (San Joaquin County 2003).

Trimark Communities (the SP I developer) will construct a new sheriff's substation in the Mountain House Town Center when the Town Center is constructed. Until then, the County Sheriff will have an office in the new fire station to be developed in SP I at the corner of Central Parkway and Mascot Boulevard. Negotiations are underway between the County Sheriff and the SP I developer to determine the number and phasing of officers required to serve SP I (San Joaquin County 2003).

No police protection facilities exist within the project site. Police protection services for Mountain House (including development at the SP III site) were evaluated in the 1994 MHMP FEIR and the 2002 Delta College FEIR. Each of these EIRs concluded that less-than-significant impacts would occur with mitigation incorporated (i.e., provision of service at ratio of 1.5 officers per 1,000 residents, provision of funding arrangements for the provision of police services on phased basis as development occurs, and provision of campus police at Delta Community College).

The proposed project would generate an incremental increase in demand for police protection services and facilities. As stated above, the project would be served by the County Sheriff, based on an officer-to-resident population ratio of 1.5 patrol officers to 1,000 residents (i.e., urban level of service), and would be served by the County Sheriff station in French Camp, at the new Mountain House fire station in SP I when developed, and in the Mountain House Town Center when developed, in that order. Based on the conclusions in the previous CEQA documentation, the development of the SP III site under the MHMP, and the development of a community college at the SP III site in place of 600 residential units planned at the college site by the MHMP, would result in a less-than-significant impact with mitigation incorporated. However, the proposed project would include amendments to the MHMP that could potentially result in a greater demand for police protection services and facilities than projected for the site under the MHMP. Furthermore, negotiations have not yet started between the SP III developers and the County Sheriff to determine the number and phasing of officers required to serve the proposed project, and a potential thus exists that insufficient police protection services would be available to serve each phase of the proposed project when it occurs. Therefore, a ***potentially significant impact*** could occur. This issue will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.3.4-1 and the MHMP Finance Plan.

Schools

The MHMP area (including the SP III project site) is located within the boundaries of the Lammersville Elementary School District (LESD) for elementary school students, and the Tracy Joint Union High School District (TUSD) for high school students. The MHMP (Figure 3 in this Initial Study) designates two K–8 schools within the boundaries of the SP III site to serve Neighborhoods A and B. No schools exist within the project site.

The proposed SP III project would generate a demand for school services and facilities. As indicated in Figure 5, two K-8 schools are proposed on the SP III site under the proposed project. The sites would be centrally located to serve Neighborhood A/B, which would satisfy MHMP Policy 5.1.4.a. Both school sites would be 16 acres in size and would be located immediately adjacent to park facilities, thereby satisfying MHMP Policy 5.1.4.d by allowing joint use of the park facilities with the balance of SP III development. The SP III portion of Neighborhood D would be served by the K-8 school designated by the MHMP in the non-SP III portion of Neighborhood D within SP I.[6] Until the two new on-site Neighborhood A/B schools are constructed by the SP III developers, and the off-site Neighborhood D school is constructed by the SP I developer, the project's elementary school students would likely be bused to Lammersville School located approximately 4 miles to the east on Von Sosten Road. The project's high school students would likely be bused to West High School in Tracy, located approximately 6 miles southeast of the project site, on an interim basis until the planned new Mountain House high school is developed by the SP I developer in SP I. LESD and TUSD would determine the dates of construction of the new schools. Based on the Mitigation Agreement between the SP I applicant and LESD, Mello-Roos district financing pursuant to a Mitigation Agreement would be the most likely financing mechanism for provision of school services to the proposed project by LESD and TUSD on an on-going basis.

As stated above and consistent with the MHMP, the SP III project would eventually include the elementary school facilities required to serve proposed Neighborhood A/B, and the future Mountain House high school would provide high school facilities to serve the SP III project. However, several issues are unclear. It is unclear whether the existing Lammersville School and West High School would be able to accommodate the school students that would be generated by the proposed project on an interim basis until the Mountain House schools are developed. It is unclear whether the amendments to the MHMP under the proposed project would result in a greater number of students than projected for the SP III site under the MHMP, and thus it is unclear whether the Mountain House high school would be able to accommodate the high school students generated by the proposed project. Finally, it is unclear whether the proposed on-site schools would meet the State's school siting requirements

[6] Under the proposed project, the eastern portion of Neighborhood D would be in SP III while the western portion would be in SP II.

(especially as they relate to proximity to high-voltage electrical power lines). Therefore, a ***potentially significant impact*** could occur. These issues will be evaluated further in the EIR.

One of the objectives of Policy 3.4 of the MHMP is to avoid the need for school students to cross arterials to get to school as a safety issue. The policy states that "As much as possible, neighborhood boundaries shall also delineate the attendance boundaries of each K–8 school, thereby minimizing the need to cross Arterial streets to gain access to the school serving that neighborhood." Under the proposed project: (1) a large portion of Neighborhood A would be developed with a community college instead of residential development; (2) Neighborhoods A and B would be consolidated; (3) the Neighborhood A school would be developed further to the east (on the east instead of the west side of Central Parkway); and (4) Central Parkway would be developed further to the west. These proposed changes to the MHMP would require school students associated in the western portion of Neighborhood A to cross Central Parkway (an arterial) to get to school. The need for school students to cross Central Parkway was evaluated in the 2002 Delta College FEIR, and mitigation was identified (Mitigation 4.3-1) to reduce this impact to less-than-significant levels. This mitigation required that the SP III Specific Plan address the safe access of students from Neighborhood A to the future school site located east of Central Parkway, with safe access including any of the following: a pedestrian bridge over Central Parkway; crossing guards at Central Parkway; or bus transport of students from Neighborhood A to Neighborhood B. As a result of this mitigation, the SJDCCD signed an agreement with the Lammersville School District agreeing to pay the cost of the buses. Consistent with the requirement of Mitigation 4.3-1, this issue will be evaluated further in the SP III EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.3.2-1 and M4.3.2-2, MHMP Policies 3.4, 5.1.4a and 5.1.4d, MHMP Section 5.5, the MHMP Finance Plan, and 2002 Delta College FEIR Mitigation 4.3-1.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION. Would the project:				
a) 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?	☒	☐	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☒	☐	☐	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a, b) No existing park or recreational facilities are located on the project site. All land is currently in farm residential, agricultural, and dairy uses. The closest local parks are in the City of Tracy, approximately 3 miles to the southeast. County parks closest to the project site include Larch Clover, Mossdale Crossing, and Dos Reis county parks, located approximately 2 miles to the east, 6 miles to the east, and 7 miles to the northeast, respectively. The closest regional park is Durham Ferry State Recreation Area located approximately 9 miles to the southeast. The closest state park is Bethany Reservoir Park located approximately 1 mile to the northwest (San Joaquin County 1994). Park facilities are also currently under construction or planned within SP I. These include one 5-acre neighborhood parks each in Neighborhoods E, F and G, a community pool in Neighborhood F, and a temporary sports park north of Neighborhood F to serve these three neighborhoods (San Joaquin County 2003). These new facilities are intended to serve SP I. The MHMP also designates a 70-acre regional park for the Mountain House community adjacent to Old River in Neighborhoods K and L and will be developed at about 50% residential buildout of Mountain House (San Joaquin County 1994).

It is the County's objective to provide 3 acres of local parks per 1,000 residents and 10 acres of regional parkland per 1,000 residents. Local parks may consist of pocket parks (less than 1 acre), neighborhood parks (less than 15 acres), or community parks (15+ acres with tot lots, softball field(s), tennis court(s), or play areas). The MHMP increases these requirements for the Mountain House community by requiring 5 acres of local parks (neighborhood and community) per 1,000 residents and 1.6 acres of on-site regional parks per 1,000 residents. The MHMP requires that neighborhood park construction begin as soon as 50% of dwelling units in each neighborhood have had final inspections (San Joaquin County 1994).

The 1994 MHMP FEIR evaluated impacts to parks and concluded that a less-than-significant impact with mitigation incorporated would occur. The 2002 Delta College

FEIR evaluated impacts to parks and concluded that a less-than-significant impact would occur.

The MHMP (Figure 3 of this Initial Study) designates one neighborhood park each within Neighborhoods A and B of the SP III site, each associated with a Neighborhood Center. Consistent with these designations, the SP III project includes proposals for both a 32-acre community park and a 10-acre neighborhood park. These parks would each contain active and passive recreation facilities. The active facilities could potentially include such facilities as a community pool, club house, baseball fields, soccer fields, and basketball courts. The passive facilities could include open landscaped areas, turfed areas, and picnic tables. In addition, the proposed Delta Community College would include 13 acres of outdoor sports and recreational facilities (including baseball diamonds and soccer field) and 50 acres of landscaped open space. The County, SP III developers, and the SJDCCD are exploring the potential for joint use of these facilities with the SP III community.

Until the proposed on-site park and recreational facilities are developed, the proposed residential development would create an interim demand for existing local park facilities such that physical deterioration of these existing facilities could potentially occur or be accelerated. In addition, the construction of the proposed on-site parks and recreational facilities could potentially result in adverse physical effects on the environment. Also, no park is proposed associated with SP III's portion of Neighborhood D, leaving questions as to phasing of the SP III Neighborhood D development with the development of the Neighborhood D park by Trimark as part of SP I. Finally, although the SP III project would include the development of a community park and neighborhood park as designated in the MHMP, the project would also include an amendment to the MHMP to consolidate Neighborhoods A and B and the associated recreational facilities. A review of this proposed consolidation is required to ensure consistency with the intent of the park and recreational policies of the MHMP. A ***potentially significant impact*** could occur. These issues will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.3.1-1, and MHMP Sections 7.6 and 17.16.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause a substantial increase in traffic, in relation to existing traffic load and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	☐	☐	☒	☐
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	☒	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a, b) Existing Roadway System

The SP III site is located within a mile of two interstate freeways that provide regional site access. I-580 is an eight-lane freeway (four lanes in each direction), extending east from the San Francisco Bay Area and intersecting with I-205 southwest of the project site. I-580 then turns in a southeasterly direction as a four-lane freeway. I-205 runs east-west from its junction with I-580, along the southern boundary of the Mountain House site, and continues west approximately 13 miles until its intersection with Interstate 5 (I-5). I-205 consists of two lanes in each direction with the exception of a segment west of Eleventh Street where it has been widened to three lanes in each direction.

Five freeway interchanges that connect to local roads are located within 5 miles of the project site. I-580 connects with Grant Line Road and Mountain House Parkway. I-205 has interchanges at Mountain House Parkway, Eleventh Street, and Grant Line Road. These interchanges are generally unsignalized diamond interchanges built to rural standards (San Joaquin County 2001). A Project Study Report (PSR) has been completed and is currently under review by Caltrans for improvements to the I-

205/Mountain House Parkway interchange. It is anticipated that Caltrans will approve the PSR, and that construction of the interchange improvements will occur in 2004–2005.

Mountain House Parkway forms the eastern boundary of the SP III project site. Grant Line Road is the northern boundary for much of the site with approximately 125 acres of the project site on the north side of this road along Mountain House Parkway. Other nearby local roadways include Byron Road, Von Sosten Road, Eleventh Street, and Altamont Pass Road. These are all two-lane roads with the exception of Eleventh Street, which is a four-lane arterial that extends from I-205 east into central Tracy. Mountain House Parkway is also an arterial road, while the others are considered local roads at this time (San Joaquin County 2001).

County arterial roads, including Byron Road, Grant Line Road and Mountain House Parkway, have been planned for widening by the MHMP as the Mountain House community grows. The current Mountain House Parkway Improvement Project represents one of these planned widenings. Proposed expansion sizes and trigger development units are shown in Table 9.2 of the MHMP. The MHMP requires that designated improvements at community gateway locations be designed to maintain a minimum of level of service (LOS) D (see below for discussion of LOS standards) (San Joaquin County 1994). These gateways include the intersections of Grant Line Road/Mountain House Parkway and Grant Line Road/Marina Boulevard (proposed road). Plans are also included in the MHMP for the improvement and signalization of intersections within and adjacent to the Mountain House area. Plans include signalization and/or channelization of at least seven intersections within or adjacent to the SP III area.

Existing Level of Service

LOS standards are letter grades of A through F that identify the quality of traffic flow at an intersection, roadway or freeway segment. Six levels of service are defined, with LOS A representing the best operating conditions and LOS F, the worst. The 1994 MHMP FEIR and the 2002 Delta College FEIR both rely on LOS standards from the Transportation Research Board *Highway Capacity Manual* (1985 and 1994). The San Joaquin County General Plan 2010 requires LOS standards for various types of roads:

- On all state highways: LOS D or better (the Congestion Management Plan identified I-205 as having LOS F.
- Within a city's sphere of influence: LOS C or better, or LOS D if allowed in the City General Plan.
- On regional gateways: LOS D or better.
- On all other roads: LOS C or better (Baseline 1994).

In addition to the LOS standards set forth in the General Plan, the County's Congestion Management Plan (CMP) sets LOS standards for area freeways. For example, the CMP identifies an LOS standard of F for I-205 from the City of Tracy to the Alameda County line in recognition of the congested nature of this freeway segment (San Joaquin Council of Governments 1996).

TJKM (the project traffic consultant) has recently conducted traffic monitoring counts for local roads and LOS analyses for nearby intersections and interstate interchanges (TJKM 2003). Current A.M. and P.M. peak hour delay and LOS at the intersections evaluated are shown in Table 4-2. As indicated, current LOS for all intersections is C or higher during both the A.M. and P.M. peak hours, with the exception of the Mountain House Parkway/Grant Line Road intersection where P.M. peak hour LOS is D.

Table 4-2
Existing Delay/LOS At Area Intersections

	Intersection	Existing Control	A.M. Peak Hour[1]		P.M. Peak Hour[1]	
			Delay (sec)	LOS	Delay (sec)	LOS
1	Mtn House Parkway/Byron Road	One-Way Stop	2.8 (14.6)	A (B)	12.0 (31.7)	B (D)
2	Mtn House Parkway/Grant Line Road	All-Way Stop	8.3	A	32.5	D
3	Mtn House Parkway/Van Sosten Road	One-Way Stop	3.2 (10.3)	A (B)	0.9 (11.9)	A (B)
4	Hansen Road/Van Sosten Road	All-Way Stop	7.7	A	8.4	A
5	Mtn House Parkway/I-205 WB ramps	One-Way Stop	6.1 (15.3)	A (C)	4.7 (14.0)	A (B)
6	Mtn House Parkway/I-205 EB ramps	One-Way Stop	2.3 (13.4)	A (B)	8.0 (19.2)	A (C)
7	Mtn House Parkway/Grant Line Road	One-Way Stop	7.9 (29.0)	A (D)	5.8 (21.3)	A (C)
8	Altamont Pass Road/Grant Line Road	One-Way Stop	1.0 (10.9)	A (B)	26.6 (46.0)	C (E)
9	Grant Line Road/I-580 WB ramps	One-Way Stop	6.7 (7.1)	A (A)	0.9 (10.5)	A (B)
10	Grant Line Road/I-580 EB ramps	One-Way Stop	7.7 (8.0)	A (A)	11.9 (13.9)	B (B)

[1] The numbers/letters in parentheses indicate LOS/delay for the minor traffic movements at approaches to both two-way and four-way stop controlled intersections. Minor traffic movements at two-way stop controlled intersections are those traffic movements controlled by the stop sign. Minor traffic movements at four-way stop controlled intersections are those traffic movements along the minor (versus the major) street leading to the stop controlled intersection

Source: TJKM, July 16, 2003.

There are three intersections where the minor-street approach, when examined on their own, were at LOS D or E (identified in parentheses in Table 4-2). These three intersections are:

- Mountain House Parkway/Byron Road - P.M. peak hour LOS D
- Mountain House Parkway/Grant Line Road – A.M. peak hour LOS D
- Altamont Pass Road/Grant Line Road – P.M. peak hour LOS E

As shown in Table 4-2, the Mountain House Parkway/Grant Line Road intersection already experiences LOS problems (i.e., LOS D or worse), as do the minor approaches to the Mountain House Parkway/Byron Road and Altamont Pass Road/Grant Line Road intersections. According to TJKM, the percentage of traffic on area roadways and intersections has increased between 17% and 72% between 2002 and 2003. The combination of local LOS problems and a recent substantial increase in area traffic appears to point to a substantial limitation in the existing local roadway system which represents an environmental constraint to development. It is anticipated that the Grant Line Road Improvement Project, further widening of Mountain House Parkway, and intersection improvements along Mountain House Parkway (especially at the Mountain House Parkway/Grant Line Road intersection) would be required to serve the proposed project.

Applicable Requirements

Some of the major applicable transportation requirements are discussed below.

< The MHCSD has established the Mountain House Transportation Improvement Fee (MHTIF) to fund community road improvements and improvements on regional (gateway) roads serving the community. In addition, development within the MHMP area is required to pay a Transportation Impact Mitigation Fees (TIMF) as part of the county-wide program that funds regional transportation improvements. These programs have been established to provide a simple and equitable method for funding transportation improvements. The MHTIF has been designed to fund all mitigations required within the MHMP area. Each phase of development must pay fees based on the number of dwelling units and commercial square footage created, with construction of phased improvements required such that LOS standards are maintained (i.e., LOS D on regional gateways and LOS C on community roadways).

< The MHMP requires proposed development to implement an annual Transportation Monitoring Program to serve as a means of comparing the actual traffic generated by the project to the traffic projections, and allows revisions to mitigation measures and trigger points for needed transportation improvements.

< The 1997 Mountain House Transportation Demand Management (TDM) Program and Transit Plan requires bus stops and programs to encourage increased transit ridership.

Conclusions

The proposed project would add substantial traffic in relation to the existing traffic load on an existing street system that is already near capacity, and could result in the exceedance of applicable LOS standards on the existing and/or proposed street network. Although the traffic impacts of developing the MHMP (including the SP III

site) were evaluated in the 1994 MHMP FEIR and determined to be less than significant with mitigation incorporated at most locations, the following is noted:

(1) the 1994 MHMP FEIR did identify significant unavoidable adverse traffic impacts on I-205 and I-580,

(2) the SP III project includes proposed amendments to the MHMP which could potentially exacerbate these or other traffic impacts identified in the 1994 MHMP FEIR, and

(3) the 1994 MHMP FEIR evaluated traffic impacts out to 2010 which is short of the anticipated 2025 buildout of the SP III project.

In addition, the MHMP (Policy 9.1.4) and Mountain House Specific Plan Handbook (Procedure 4.12(b) require project-level evaluation of the traffic impacts of each Specific Plan to: (1) establish precise locations of proposed streets, (2) identify additional roadway improvements required in the vicinity to address increased travel demand, (3) establish phasing and the sequence of required improvements, and (4) to identify transportation impacts on other counties and cities. Therefore, the proposed project could have a ***potentially significant impact***. This issue will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.12-1 through M4.12-5, MHMP Policies 9.1 through 9.6 and 9.10 and 9.11, MHMP Section 9.11 and 17.16, and 2002 Delta College FEIR Mitigation Measure 4.14-1.

c) The proposed project would not include high-rise development within the vicinity of an airport and thus would not have the potential to result in changes in air traffic patterns that could result in substantial safety risk. ***No impact*** would occur. This issue will not be evaluated further in the EIR.

The proposed project would initially serve as a source of new housing for existing residents in the region rather than as new housing for people from outside the region. The residents would continue to use the same regional airports such as Oakland and San Francisco that they currently use, and air traffic patterns would not be altered by the project. The proposed project would result in a ***less-than-significant impact***. This issue will not be evaluated further in the EIR.

d) The MHMP (and associated implementation measures) sets forth a comprehensive set of design standards, development standards, and cross-sections for roadways, pedestrian paths, and bike lanes within the MHMP area designed to avoid traffic safety hazards associated with project design features. Project adherence to these requirements would result in a less-than-significant impact. However, the SP III

project would include amendments to the MHMP which could include amendments to the circulation plan and/or roadway standards of the MHMP. Any such street design amendments could result in ***potentially significant impacts***. This issue will be evaluated further in the EIR.

The MHMP does not appear to have any policies applicable to potential conflicts between the proposed project and existing farm equipment traffic on area streets, nor does this issue appear to have been evaluated in the 1994 MHMP FEIR. The proposed SP III project would be developed in phases with anticipated buildout by 2025. It is anticipated that farming operations may continue on undeveloped parcels within the SP III site during development of the first phases of the project. Farm equipment (tractors, harvesters, etc.) is typically driven on private farm roads within each agricultural parcel, or on rural public roads that do not carry a high volume of traffic. However, the proposed project could potentially generate a situation where farm equipment, especially trucks hauling produce from on-site farmland, could use the same existing and proposed streets as the proposed urban uses, potentially generating conflicts. This is especially true given the County's Right-to-Farm Ordinance, which allows existing farming operations to continue in close proximity to new urban development. Therefore, a ***potentially significant impact*** could occur. This issue will be evaluated in the EIR.

Mitigation Measures

See MHMP Policies 9.5(a) through 9.5(n),9.8, roadway cross sections (MHMP Figures 9.6 through 9.29), bicycle and pedestrian path cross sections (MHMP Figure 9.31), and associated implementation measures.

e-g) The MHMP (and associated implementation measures) sets forth a comprehensive set of design standards, development standards, and cross-sections for roadways to avoid traffic safety hazards associated with project design features (see Response XV.d above). The MHMP and the County Development Title also set forth parking standards and requirements for supporting alternative transportation that all development within the MHMP area must comply with. In addition, proposed emergency access would be subject to the review and approval of the applicable fire department and/or MHCSD based on adopted standards. Proposed parking, bus turnouts, and bicycle racks would be subject to the review and approval by the County Community Development Department based on the County Development Title during Tentative Map and building permit review. The project would be required to comply with these standards. Therefore, a ***less-than-significant impact*** would occur. These issues will not be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.12-1 and M4.12-6, MHMP Policy 9.7, associated implementation measure, and the 1997 Mountain House TDM Program.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS.				
Would the project				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	☒	☐	☐	☐
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?	☒	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☒	☐	☐	☐
e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	☐	☐	☒	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a,e) Consistent with the MHMP, wastewater treatment and disposal services for the proposed project would be provided by MHCSD through annexation of the SP III area into the MHCSD. Consistent with the MHMP, wastewater would be conveyed to the existing Mountain House Wastewater Treatment Plant (WWTP) located north of Byron Road and east of Mountain House Parkway for treatment (Figure 6D). Sewer mains would be extended south in Central Parkway and De Anza Boulevard from the existing stubs just south of Mascot Boulevard to convey project wastewater to the WWTP.

The MHMP calls for phased expansion of the WWTP to 5.4 MGD to serve the entire MHMP area (including the SP III project). This ultimate expansion, conversion of the WWTP to tertiary treatment, and disposal of treated wastewater to surface waters (Old River) has already undergone CEQA review and approval. MHCSD has received discharge permits for the WWTP from the Regional Water Quality Control Board

(RWQCB).[7] River discharges associated with the WWTP are expected to commence as early as the end of 2005 once MHCSD has satisfied certain pre-discharge requirements of the permit (MHCSD 2003).

Currently, there is not sufficient capacity to treat and dispose of the wastewater that would be generated by the proposed project (MacKay & Somps 2003c). The WWTP would need to go through phased expansion under the currently approved 5.4 MGD WWTP to serve the proposed project. This phased expansion has already been reviewed and approved by MHCSD, and surface water discharges associated with this expansion have already been permitted by the RWQCB, as a separate project under CEQA. The SP III EIR will provide a summary description of the environmental impacts associated with this expansion and surface water discharge based on the previous CEQA documentation for this expansion/discharge.

Because surface water discharges of treated wastewater from the WWTP have been permitted but have not commenced, interim land disposal of tertiary treated wastewater is proposed under the SP III project. This interim land disposal (i.e., spray fields applying tertiary treated wastewater at the agronomic rate) is proposed on approximately 137 acres at an off-site location (i.e., Pombo property located on the east side of Mountain House Parkway just south of Byron Road as shown in Figure 6D). A detailed study is underway to confirm that the proposed interim land disposal of treated wastewater would provide enough disposal capacity to serve buildout of the GNK portion of the SP III area (or an equivalent amount of SP III development, subject to the approval of GNK, which controls the Pombo property). Additional project development beyond this disposal capacity would be delayed until such time as surface water discharges associated with the WWTP commence and/or additional land disposal area is obtained.

The proposed interim land disposal operation was not evaluated in the CEQA documentation for the MHMP, WWTP expansion, or Use Permits for the MHMP river discharges. Therefore, the proposed interim land disposal could potentially exceed wastewater treatment restrictions or standards of the RWQCB which were not evaluated previously. This could represent a ***potentially significant impact***. This issue will be evaluated further in the EIR. The analysis will include an evaluation of the consistency of the proposed discharge with applicable surface water quality requirements and potential groundwater quality impacts.

[7] CEQA review of the 5.4 MGD Mountain House WWTP and associated river discharges was provided in the Expanded Initial Study for the Mountain House Community Services District, SCH#98032047, January 29, 1999. Approval and permitting of the 5.4 MGD WWTP and associated river discharges occurred under Use Permit Nos. UP-97-14 and UP-98-16, and Waste Discharge Requirement NPDES Order No. 98-192. MHCSD has indicated that these Use Permits provide for a 5.4 MGD WWTP that would have sufficient capacity to serve all of Mountain House.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.4.2-1 and M4.4.2-3, 2002 Delta College FEIR Mitigations 4.4-4 and 4.4-5, and MHMP Section 13.11.

b) Consistent with the MHMP, water for the proposed project would come from the existing Mountain House Water Treatment Plan, located along the north side of Byron Road just east of Marina Boulevard (Figure 6C). Water would be conveyed from the Water Treatment Plant to the project site through the extension of existing water mains in Central Parkway and De Anza Boulevard, just south of Mascot Boulevard. At least one water booster pump station and several water tanks would also be required to serve the proposed project.

See Response XVI.a for a description of the proposed wastewater treatment and disposal system.

As indicated above and in Response XVI.a, the phased expansion of the Mountain House Water Treatment Plan and WWTP have been planned for in the MHMP. The environmental effects of these expansions have been evaluated in the MHMP FEIR and subsequent CEQA documentation, and these expansions have been approved by San Joaquin County and the MHCSD. Therefore, as long as the SP III project stays within the scope of these planned and approved expansions, it would not exacerbate the environmental effects associated with these expansions as identified in the previous CEQA documentation, and no impact would occur. However, if the proposed project were to generate a demand for water or wastewater treatment/disposal which is greater than that projected for the SP III site under the MHMP, additional expansions of the Water Treatment Plant and/or WWTP above those already planned and approved would be required. This could potentially lead to additional environmental effects not evaluated in the previous CEQA documentation. A ***potentially significant impact*** could occur. This issue will be evaluated further in the EIR as required by Section 13.11 of the MHMPm which requires that all Specific Plans include an evaluation/assessment of actual wastewater generation compared to MHMP Table 13.1. This analysis will also include a determination of whether the proposed project is within the scope of the previously reviewed and approved expansions of the Water Treatment Plant and WWTP, and if not, will include an evaluation of any additional significant environmental effects that may occur associated with the construction of the additional capacity required to serve the SP III project.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.4.2-1, 2002 Delta College FEIR Mitigations 4.4-2 and 4.4-3, MHMP Section13.11.

c) The proposed storm drain system (Figure 6A) would be consistent with that envisioned in the MHMP and the MHMP Master Drainage Plan. Trunk lines would be extended

south in Central Parkway and De Anza Boulevard from their existing stubs at Mascot Boulevard to serve the proposed project. The western portion of the project would be served by the Central Parkway system, while the eastern portion of the site would be served by the De Anza Boulevard system. The Central Parkway system would convey stormwater runoff to Mountain House Creek, while the De Anza Boulevard system would convey stormwater runoff to existing Water Quality Basin No. 1 located near Byron Road and Mountain House Parkway and then to the improved Mountain House Creek. Both systems would convey stormwater runoff for eventual pumping to Old River. A new on-site storm drain system would be developed to convey stormwater runoff to these two storm drain systems. On-site water quality vaults, a project water quality basin, or regional water quality basin would be developed as part of the Central Parkway storm drain system; such facilities would not be required as part of the De Anza Boulevard system given the existence of Water Quality Basin No. 1. Interim on-site detention would be provided, as required, should downstream improvements not be ready as needed.

The existing storm trunk lines downstream of the project site have been sized to accommodate stormwater runoff under the proposed project. Therefore, improvement of these existing lines would not be required. However, the extension of off-site stormwater infrastructure to the project site, and the development of on-site stormwater infrastructure, could result in ***potentially significant impacts*** (i.e., impacts to any sensitive biological or cultural resources that may be located at the proposed improvement sites, noise impacts associated with the construction of these improvements, drainage impacts - adequacy of the improvements to accommodate project runoff). This issue will be evaluated in the EIR.

As indicated above, the Central Parkway storm drain system would discharge to Mountain House Creek. The creek has been the subject of an improvement project to increase the capacity to accommodate stormwater runoff from the MHMP (including the SP III project). The Mountain House Creek Improvement Project (MHCIP) has recently undergone CEQA review, approval, and permitting associated with SP I, and is commencing construction. The environmental effects of this improvement project have been evaluated in the CEQA documentation for that project (Mountain House Villages E and G Project Expanded Initial Study and Mitigated Negative Declaration). Therefore, as long as the SP III project stays within the scope of the improvement project, it would not exacerbate the environmental effects associated with the improvement project as identified in the previous CEQA documentation, and no impact would occur. However, if the proposed project were to generate stormwater runoff which is greater than that projected for the SP III site under the improvement project, additional improvement to the creek above those already planned and approved, or some other solution would be required . This could potentially lead to additional environmental effects not evaluated in the previous CEQA documentation for the creek improvement. A ***potentially significant*** **impact** could occur. This issue will be evaluated further in the EIR. The analysis will include a determination of whether

the proposed project is within the scope of the previously reviewed and approved creek improvement project, and if not, will include an evaluation of any additional significant environmental effects that may occur associated with the construction of the additional stormwater improvements required to serve the SP III project.

As indicated above, the De Anza Boulevard storm drain system would convey stormwater runoff from the project site to existing Water Quality Basin No. 1. This basin would require expansion to accommodate runoff from the proposed project. The construction of this expansion could result in ***potentially significant impacts***. This issue will be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.2-2, M4.2-6, M4.7-1, M4.7-2, M4.7-4, and M4.7-6, 2002 Delta College FEIR 4.7-1, 4.7-2(a), and 4.7-2(b), and MHMP Section 15.12.

d) Water service to the proposed project would be provided by the MHCSD which obtains its water from BBID. According to MHCSD, MHCSD and BBID have sufficient water supplies, through existing and future water entitlements, to serve buildout of the SP III site under the MHMP. However, the proposed project would include amendments to the MHMP which could potentially result in greater water demand at the SP III site than projected for the site under the MHMP. Therefore, a ***potentially significant impact*** could occur. This issue will be evaluated further in the EIR. This evaluation will include, but will not necessarily be limited to, evaluation of the adequacy of confirmed water supply as required by MHMP Section 12.6. This evaluation will also include the preparation of a Water Supply Assessment (WSA) by MHCSD and/or BBID, which is required under California Senate Bill 610 for projects meeting certain size and significance criteria (such as the proposed project). A WSA evaluates the adequacy of existing and future water supplies, as defined by water entitlements, to serve a proposed project together with cumulative growth. A WSA evaluates water supply and demand 20 years into the future, including normal and drought years (both single-dry and multi-dry years).

Mitigation Measures

See 1994 MHMP FEIR Mitigations M4.4.1-1 and M4.4.1-3, 2002 Delta College FEIR Mitigation4.4-1, and MHMP Section 12.6.

f, g) The project site and greater MHMP area, which are located in the San Joaquin County South County Refuse Service Area, are currently provided with solid waste disposal services by San Joaquin County. The Tracy-Delta Disposal Company provides hauling service to the South County Refuse Service Area under contract with the County. Solid waste generated within the MHMP area is first taken to the Lovelace Transfer station south of Tracy, and is then trucked to the Foothill Landfill located approximately 50 miles east of the project site. The current remaining capacity and life of the Foothill

Landfill is 135,520,000 tons and approximately 52.5 years (i.e., year 2054) (SJCCC 2002). Based on this information, and because the proposed project would comply with all applicable federal, state, and local statutes and regulations as they relate to solid waste, adequate permitted landfill capacity exists to accommodate the proposed project, and a ***less-than-significant impact*** would occur. This issue will not be evaluated further in the EIR.

Mitigation Measures

See 1994 MHMP FEIR Mitigation M4.3.5-1.

ENVIRONMENTAL ISSUES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII.	**MANDATORY FINDINGS OF SIGNIFICANCE.**				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of any fish or wildlife species, cause any fish or wildlife to drop below self-sustaining levels, threaten or eliminate a plant or animal community, reduce the number or restrict the range of any rare, protected, special, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means 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).	☒	☐	☐	☐
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

ENVIRONMENTAL CHECKLIST EXPLANATIONS

a) After incorporation of applicable mitigation measures identified in the MHMP, 1994 MHMP FEIR, and 2002 Delta College FEIR, the proposed project would still have the potential to degrade the quality of the environment (i.e., result in a potentially significant impact) in terms of agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality (except groundwater), land use/planning, noise, population/housing, public services, recreation, transportation/traffic, utilities, and aesthetics (visual character, light/glare). See the specific sections of this IS for discussion. Project impacts on the environment, in terms of the issues listed above, will be evaluated in the EIR.

After incorporation of applicable mitigation measures identified in the MHMP, 1994 MHMP FEIR, and 2002 Delta College FEIR, the proposed project would still have the potential to substantially reduce the habitat of any wildlife species, possibly cause wildlife to drop below self-sustaining levels, threaten or eliminate a plant or animal community, reduce the number or restrict the range of any rare, protected, special, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. See the specific sections of this IS for discussion.

Therefore, project impacts on biological resources and cultural resources will be evaluated further in the EIR.

After incorporation of applicable mitigation measures identified in the MHMP, 1994 MHMP FEIR and the 2002 Delta College FEIR, the proposed project would not have the potential to substantially reduce the habitat of fish, cause fish to drop below self-sustaining levels, threaten or eliminate fish species, or reduce the number or restrict the range of rare, protected, special, or endangered fish species. This is because adequate mitigation is included in the aforementioned documents to reduce impacts to fish associated with project runoff to less-than-significant levels.

b) After incorporation of applicable mitigation measures identified in the MHMP, 1994 MHMP FEIR, and 2002 Delta College FEIR, the proposed project would still have the potential to result in impacts that are individually limited, but cumulatively considerable. This is especially true for removal of prime agricultural land, traffic, air quality, and biological resources. See the specific sections of this IS for discussion. Cumulative impacts will be evaluated further in the EIR.

c) After incorporation of applicable mitigation measures identified in the MHMP, 1994 MHMP FEIR, and 2002 Delta College FEIR, the proposed project would still have the potential to cause environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly. This is especially true for hazards/hazardous materials, noise, and population/housing. Project impacts on human beings, in terms of these issues, will be evaluated in the EIR.

5 REPORT PREPARATION

LEAD AGENCY

Michael Hitchcock, Mountain House Project Manager
San Joaquin County (Project Sponsor)
1810 East Hazelton Avenue
Stockton, CA 95205

INITIAL STUDY PREPARER

EDAW (Environmental Consultant for County)
2022 J Street
Sacramento, CA 95818

Sydney Coatsworth ..... Principal-in-Charge
Robert Hilman ..... Project Manager
Amy Meyer ..... Assistant Project Manager
Dara McDonald ..... Environmental Analyst
Lorrie Jo Williams ..... Graphic Artist
Lisa Clement ..... Geographic Information Systems
Elizabeth Cruz ..... Geographic Information Systems
Joan McHale ..... Document Production
Gayiety Hasbrouck ..... Document Production
Amber Martin ..... Document Production

INITIAL STUDY REVIEWERS

Thomas A. Parilo
Thomas A. Parilo & Associates (representing San Joaquin County)
1810 East Hazelton Avenue
Stockton, CA 95205

Gabriel E. Karam, P.E.
Mountain House Community Services District (project participant)
11 South Joaquin Street, 7th Floor
Stockton, CA 95202

6 REFERENCES

Baker and Shoup. 1991. Technical Report, Cultural Resources Investigations of the Proposed Mountain House New Town Project, San Joaquin County, California.

BASELINE Environmental Consulting. 1994 (September). *Final Environmental Impact Report: Mountain House Master Plan and Specific Plan I*. Emeryville, CA. Prepared for San Joaquin County, Stockton, CA.

California Department of Transportation (Caltrans). 2003. *Scenic Highways Program*. http://www/dot.ca.gov.

Department of Conservation. 2000. *Farmland Mapping and Monitoring Program*. http://www.consrv.ca.gov/DLRP/fmmp/.

EDAW. 2003 (July). *Tree Survey for Mountain House Specific Plan III*. Sacramento, CA.

Federal Emergency Management Agency (FEMA). 1995. FEMA Flood Map. http://www.fema.gov/.

LFR Levine-Fricke. 2001 (June). *Phase I Environmental Site Assessment: Proposed Delta College at Mountain House Site San Joaquin County, California. Emeryville, CA*. Prepared for San Joaquin County Delta College District, Stockton, CA.

MacKay and Somps. 2002 (December). *Base Map for Mountain House Specific Plan III: Areas Affected by Blanket Easements*. Pleasanton, CA.

MacKay and Somps. 2003a (August 14). Written communication from Peter Quady of M&S to Robert Hilman of EDAW.

MacKay and Somps. 2003b. (August). Personal communication between Steven Lichliter of MacKay and Somps and Robert Hilman of EDAW.

MacKay and Somps. 2003c (August). Personal communication and written communication between Craig Covert of MacKay and Somps and Robert Hilman of EDAW.

MacKay & Somps. 2003(d) (September 29). Written communication from Craig Covert of M&S to Robert Hilman of EDAW.

Mountain House Community Services District. 1991. *Initial Study and Negative Declaration for Wastewater Treatment Plant at Mountain House (Use Permit 98-16)*.

Mountain House Community Services District. 1999 (January 29). *Initial Study and Negative Declaration for Mountain House New Community Wastewater Treatment Plant (Use Permit 97-13)*.

Mountain House Community Services District. 2003 (September 28). Personal communication between Gabriel Karam of MHCSD and Robert Hilman of EDAW.

San Joaquin Council of Governments. 1996 (August). *Congestion Management Plan*. San Joaquin County, CA.

San Joaquin County. 1992 (May). *Final Environmental Impact Report on the San Joaquin County Comprehensive Planning Program ER 91-3*. San Joaquin County, CA.

San Joaquin County. Adopted, 1994 (November). Amended, 2000 (September). *Mountain House New Community Master Plan*. Stockton, CA.

San Joaquin County. 2000 (July). *Mountain House Neighborhood F Project Initial Study and Mitigated Negative Declaration*. San Joaquin County, CA.

San Joaquin County. 2003 (April). *Draft Mountain House Villages E and G Project; Expanded Initial Study*. Stockton, CA

San Joaquin County. 2003 (April). *Draft Mountain House Villages E and G Project; Expanded Initial Study and Mitigated Negative Declaration*. San Joaquin County, CA.

San Joaquin Delta Community College District (SJDCCD). 2002 (June). *Final Supplemental Environmental Impact Report: Delta College Center at Mountain House*. Stockton, CA.

The Hoyt Company. 1997. *Mountain House Community Transportation Demand Management Program and Transit Plan*.

Wallace-Kuhl & Associates, Inc. 2003 (June). *Environmental Site Assessment: Mountain House Muela Property*. West Sacramento, CA. Prepared for Gerry N. Kamilos, LLC.

Wallace-Kuhl & Associates, Inc. 2003 (June). *Environmental Site Assessment: Mountain House Teixeira Property*. West Sacramento, CA. Prepared for Gerry N. Kamilos, LLC.

Wallace-Kuhl & Associates, Inc. 2003 (June). *Environmental Site Assessment: Mountain House Tuso Property*. West Sacramento, CA. Prepared for Gerry N. Kamilos, LLC.

U.S. Department of Agriculture, Natural Resources Conservation Service. 1999. *Soil Taxonomy, A Basic System of Soil Classification for Making and Interpreting Soil Surveys*. Available at <http://soils.usda.gov/classification/taxonomy/tax.pdf>. Accessed July 30, 2003.