

Parks, Water Storage and Roadwork Top Construction Agenda

Parks, roads and water improvements completed or nearing completion for the last six months propelled Mountain House forward on its road to providing world class amenities in a natural setting.

Phase I of Central Community Park is on track to be complete at the beginning of 2008, with shovel turning of the community center not far behind. The Master Plan goal is to develop a system where every home is within a half mile of a park and within two miles of a community sports park. Also underway is the grading of the Shea Trilogy golf course with completion expected in 2009. This earthwork is being done as part of a larger project to bring the surrounding neighborhood above the 100-year flood zone.

The biggest capital improvement for many in the Bethany neighborhood will be the completion of the Westside Booster Pump Station. "This will mean increased water pressure for Bethany and the neighborhoods south of Grant Line Road," said MHCS District Public Works Director, Nader Shareghi. Additionally, the \$14 million College Park Water Tanks and Booster Pump Station slated for completion in the spring of 2008 will help with water storage, peak demand, and fire protection in the College Park area. The two 3.7 million gallon tanks will be partially underground to blend into the hillside while providing water storage for new residents.

Once most of that water has been used, it will go to the new \$15 million expansion of the 3 million gallon per day (MGD) water reclamation facility. Also nearing completion

is the newly expanded \$43 million, 15-MGD water treatment plan. In order to keep up with growth, each facility is being constructed in phases with the final capacities slated to begin construction next year.



In the coming months, the most visible work, according to Shareghi, will be the rush of road construction designed to connect all of these amenities. The Central Parkway Overcrossing of the Union Pacific Railroad and Byron Road is under way, with the bridge construction to be completed in the spring. This main artery will connect the areas south and north of Byron Road and allow access to the golf course and the northern neighborhoods, without the need to stop at the tracks or Byron Road. On a similar development schedule is the completion of DeAnza Boulevard from Mascot Boulevard to Grant Line Road. That will be followed by Grant Line Road improvements from Central Parkway to Mountain House Parkway. At the same time,

crews will continue improvements on Byron Road Highway through Mountain House. Utility lines and storm drain lines are being installed now with roadwork starting in the spring. Byron Road will eventually be a six-lane thoroughfare, well in advance of regional plans for this arterial. All together, these improvements will form a loop that connects with Great Valley Parkway to improve traffic circulation.

"All work is developer-driven and dependent on the private enterprise," advised Shareghi. "The market will determine which projects will move forward and on what timetable."



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Neighborhood News

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT

Intelligent Central Control System Provides Mountain House with "Smart" Irrigation

How often have you seen sprinkler systems in other towns irrigating a park in a downpour? Does waste of water make you cringe? Or do you often wonder why plants in your yard seem to grow excessively fast? It all comes down to water management. While your lawn or that city park may have a timing mechanism telling the sprinklers to turn on and off at certain times of the day, such mechanisms probably can't tell that the rainy season has started and that the irrigation system needs to be adjusted. Also, the irrigation system probably can't analyze evaporation and the amount of liquid that transpires through each plant, and then moderate the amount of water needed based upon this analysis. Because most irrigation systems don't have this level of intelligence, parks are often irrigated during rainy and windy times, and a lot of time is spent pruning plants or, worse, replacing those that have died from improper watering.

Many cities rely on the landscape maintenance staff to manually adjust the sprinkler system throughout the year, creating opportunities for poor and costly water management.

Not true in Mountain House. The Mountain House Community Services District (MHCS District) incorporated an Intelligent Central Control System into their landscape maintenance system. This system assists the MHCS District in maintaining the parks and streetscapes much more cost effectively, while conserving precious water resources.

Landscape maintenance can be a very costly part of any city's annual budget when you consider the number of parks, streetscapes and other public landscaped areas a public agency is responsible for maintaining. However, if maintenance issues are considered during the design process, then a tremendous cost savings can be realized. During the design process for the Mountain House parks and streetscapes, factors such as the types of plants, water pressure and volume, and wind and rain were considered and addressed to make sure that the irrigation and landscape maintenance system was cost-effective and provided residents with healthy, beautiful parks.



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"Green" Mountain House

Notes from the MHCS D.

As we approach the fall season here in Mountain House, the MHCS D wanted to take a moment to remind residents of a few Green actions they can follow for the benefit of all:

- 1. Leaf recycling:** Weekly pick-up of the Brown Yard Waste container will begin November 14, 2007 and run through January 17, 2008. Residents can also recycle their Christmas Trees during this same period by placing their trees next to the Brown Yard Waste container.
- 2. Water Conservation:** With the warm summer weather ending, residents will revert to lower water allotments. Beginning in October and ending the following March, each residence can use up to 12 units of water a month. (1 unit = 750~880 gallons). Higher water usage will result in residents being billed at a higher tier rate. Many varieties of lawn and landscaping become dormant during the fall and winter seasons. Residents are encouraged to adjust their watering frequencies and lengths to account for these seasonal changes.
- 3. Tree Maintenance:** Per the Master Restrictions, Mountain House Residents are responsible for the care and upkeep of the trees planted in their yards and within the park strip frontage of their property on local streets. Most of the tree varieties found in Mountain House are deciduous. These trees become dormant in the fall and winter months. October and November provide prime opportunities for residents to prune and re-stake their trees. Pruning lower limbs during the winter will cause less stress to the tree and will encourage growth during the springtime. Trees that are leaning due to the strong spring and summer winds should be re-staked to encourage upright growth. If you are unsure on how to take these actions, consult with a professional landscaper to assist you.

A Word from the General Manager



Paul Sensibaugh, General Manager

Continuing the Vision

On November 6, 2007, Mountain House residents will cast their ballots on an initiative that starts a new chapter in the Mountain House story. Residents will vote whether or not to become an Independent District. Currently the Mountain House Community Services District (MHCS D) is a Dependent District, which means the San Joaquin County Board of Supervisors serves as the Board of Directors for the Community. If the vote passes, then in November 2008, the Mountain House residents will elect and install a new Board of Directors composed entirely of Mountain House residents who are

registered voters. This is an historic and very exciting moment, not only for the political independence of Mountain House citizens, but also for the personalization of public administration, public policy and political strength.

As we look forward to the future of Mountain House, I would like to formally thank the Board of Supervisors, who provided the leadership that was instrumental in helping to form this unique community. During the last seven years as the MHCS D General Manager, I have had the pleasure of working for a very dedicated Board that has taken a personal, as well as professional, interest in the communities they serve. The leadership provided by 5th District Supervisor/Director Leroy Ornellas, and his predecessor, Robert Cabral, and the rest of the San Joaquin County Supervisors over the past two decades, ensured that the Community's Vision would be adhered to throughout the development of Mountain House. This Vision includes the planned transition of community governance from County control to local representation. Before the Mountain House Master Plan was approved, the Board of Supervisors sponsored State legislation that assured that, at the appropriate time, the reigns of government would be placed in the hands of those who are most affected by, and most capable of understanding, the impacts of grass roots democracy.

While the local Board of Directors will have a great deal of responsibilities, they are provided with a very thorough Master Plan which will guide them as they continue building the Mountain House community. The Vision of Mountain House is prescribed in the Community's Master Plan, which provides a map of how the Community should look and feel in the future. Most everyone who has moved to Mountain House chose this community because of this detailed Master Plan, which emphasizes neighborhood themes of yesteryear. There should be no unpleasant surprises, because practically all aspects of growth, including the location of parks



and schools, retail and commercial buildings, and the Town Center, have been thoughtfully and sensitively planned. Those involved in the conceptual design of Mountain House understood and carefully considered what would attract citizens of the new millennium. That is not to say that such plans cannot be adjusted in the future to accommodate the changing needs of the residents. Such decisions will be highly influenced by the new Board of Directors, which will need to keep a strong relationship with the Board of Supervisors, which is ultimately charged with the implementation of the Master Plan.

As we move forward to that next chapter, we need to be mindful of those to whom we are leaving the legacy of Mountain House. I like to think that I'm not just working for the current Mountain House homeowners, but also for the future generations. At the 4th of July parade and the First Annual Kite Festival this year, I had an opportunity to meet many potential community leaders. Filling five new legislative positions should prove to be an easy task. Even though we live in a mobile society, I would like to think that many of the youth who grow up in Mountain House will choose this as their hometown and establish a pattern of family continuity and heritage. To assure that "ancestors" happen, it is up to us today to emphasize that future generations adhere to the Vision. We also need to continue to consider our long-term goals when we distribute our adequate, but limited, financial resources and protect our carefully calculated reserves. And lastly, we need to continue to find ways to preserve the broad social network that has been started in Mountain House. These are the real tasks and the real power of a local Board. And, with great power comes great responsibility. The challenges are universal, but the rewards are internal.

I assure you that you are already in good hands. The MHCS D is very fortunate to have a team of well-qualified staff and consultants who are constantly striving to better serve the Community. Over the past few years, you have been introduced to the MHCS D Management Team and their staffs through Community Meetings and this Newsletter. They have shared with you how they require state-of-the-art, durable infrastructure and sustainable administrative systems. They have also discussed the new tools, processes, and procedures put in place to better serve the Community's needs. What they haven't told you directly is how dedicated they are to continuing the Mountain House Vision. Each team member has important character traits and understands his or her role within the MHCS D. They appreciate how individual roles influence the overall goal to build a truly distinctive community. And I appreciate them.

My personal motto is to "Do What is Right; then, Do it Right". And my personal goal is to always "Keep the Public Trust". Indeed, it is my duty. As I look forward to the future of Mountain House, I am optimistic that our new town is destined for greatness. I pledge to you that I will do my best during my tenure here to help develop a model for other new communities to follow. In turn, I hope that each and every one of you will take pride and ownership in our future. Please get involved. You are the pioneers and the standard bearers. Keep your eyes to the future and your backs to the wind. Collectively, we are Mountain House; and we are only limited to the height of our kites.



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Lower water pressure can reduce over water consumption and help a community become more water-efficient in their homes. However, water pressure must be taken into account when designing larger landscape areas, such as a 5-acre park. A 15-HP booster pump increases water pressure and reduces the necessary time for irrigating Wicklund and Bethany parks, creating more time for residents to use the amenities. To accommodate the wind at Mountain House, landscape architects spaced the sprinkler heads 20-foot apart, instead of the normal 50-foot distance.

"Factors such as soil and plant type, precipitation rate, root zone depth and other parameters are programmed into the Central Computer system software. This ensures that water is applied at the correct time, rate and amounts," said Michael Pon, Landscape Architect for SWA Group, the landscape designers for Mountain House parks and streetscapes.

A weather station, that resembles a small cellular tower, measures and tracks the Mountain House microclimate based on local wind, rain and heat conditions. By constantly measuring these conditions and feeding it back to the central computer, irrigation schedules can be adjusted on a continual basis.

Lastly, one of the most expensive costs to landscape maintenance is identifying and troubleshooting problems in the irrigation system. "A great deal of water can be lost and landscaping can be destroyed if a water line breaks and is not addressed right away," said Larry Nordstrom, MHCS D Landscape Architect. "We wanted to make sure that if there is a problem with the irrigation system, we can be notified and the issue addressed as quickly as possible."

Conditions such as broken sprinkler heads, pipes, electrical shorts or other issues can be quickly identified and processed by the field controllers. The controllers can shut a system down or take other corrective action to address the problem. In addition, it will set off a notification alarm that is sent via the central control computer. The central controller records the fault and provides all relevant diagnostic information to allow field personnel to quickly fix the problem.

"Beautiful parks and streetscapes that everyone can enjoy are among the many amenities in Mountain House," said Paul Sensibaugh, MHCS D General Manager. "We want to make sure that we can maintain them far into the future, while conserving natural resources."