

TABLE OF CONTENTS

Chapter One: Introduction

1.1	Purpose and Intent	1-1
1.2	Planning Context	1-3
1.2.1	Location.....	1-3
1.2.2	Jurisdictional Agencies	1-4
1.2.3	Planning and Entitlements	1-4
1.2.4	Property Ownership	1-8
1.3	Using the Specific Plan	1-11

Chapter Two: Community Vision

2.1	Master Plan Summary	2-1
2.1.1	Specific Plan III Description	2-1
2.2	Master Plan Goals and Objectives	2-1
2.3	Specific Plan III Neighborhood Vision	2-5

Chapter Three: Land Use

3.1	Introduction	3-1
3.2	Land Use Plan and Program.....	3-1
3.2.1	Master Plan Summary	3-1
3.2.2	Specific Plan III Description	3-1
3.2.2.1	Implementation Measures	3-8
3.2.3	Pre-Existing Development Areas within Mountain House	3-8
3.2.3.1	Master Plan Summary	3-8
3.2.3.2	Specific Plan III Description	3-9
3.2.3.3	Implementation Measures	3-9
3.2.4	Interim Agricultural Operations	3-10

3.2.4.1	Master Plan Summary.....	3-10
3.2.4.2	Specific Plan III Description	3-10
3.2.4.3	Implementation Measures	3-10
3.2.5	Residential Land Uses	3-12
3.2.5.1	Master Plan Summary.....	3-12
3.2.5.2	Specific Plan III Description	3-13
3.2.5.3	Residential Development and Density	3-14
3.2.5.4	Implementation Measures	3-15
3.2.6	Commercial, Office and Industrial Land Uses	3-18
3.2.6.1	Master Plan Summary.....	3-18
3.2.6.2	Specific Plan III Description	3-19
3.2.6.3	Implementation Measures	3-20
3.2.7	Public Facilities/Open Space	3-21
3.2.7.1	Master Plan Summary.....	3-21
3.2.7.2	Specific Plan III Description	3-21
3.2.7.3	Implementation Measures	3-22
3.3	Development Standards	3-23
3.3.1	Purpose	3-23
3.3.2	Residential Zone Districts	3-23
3.3.2.1	Zoning District Names and Intent.....	3-23
3.3.2.2	Permitted Uses	3-24
3.3.2.3	Development Standards	3-24
3.3.3	Commercial, Industrial and Public Zone Districts	3-31
3.3.3.1	Zoning District Names and Intent.....	3-31
3.3.3.2	Permitted Uses	3-31
3.3.3.3	Development Standards	3-31
3.3.4	Parking	3-32
3.3.5	Home Occupations.....	3-37
3.3.5.1	Master Plan Summary.....	3-37
3.3.5.2	Specific Plan III Implementation	3-37

3.3.6	Second Unit Dwellings	3-37
3.3.6.1	Master Plan Summary.....	3-37
3.3.6.2	Specific Plan III Description	3-37
3.3.6.3	Implementation Measures	3-37
3.3.7	Senior Housing.....	3-38
3.3.7.1	Master Plan Summary.....	3-38
3.3.7.2	Specific Plan III Description	3-38
3.3.8	Development Design Consistency Review.....	3-38
3.3.8.1	Implementation Measures	3-38
3.4	Jobs/Housing and Affordable Housing	3-38
3.4.1	Jobs/Housing Program.....	3-39
3.4.1.1	Master Plan Summary.....	3-39
3.4.1.2	Specific Plan III Description	3-40
3.4.1.3	Implementation Measures	3-40
3.4.2	Affordable Housing Program	3-40
3.4.2.1	Master Plan Summary.....	3-40
3.4.2.2	Specific Plan III Description	3-41
3.4.2.3	Implementation Measures	3-42
3.5	Jobs/Housing and Affordable Housing	3-44
3.5.1	Plan Description	3-44
3.5.2	SP III Implementation Measures	3-44

Chapter Four: Development and Design

4.1	Introduction	4-1
4.2	Overall Development Design	4-1
4.2.1	Development Design Concept	4-1
4.2.1.1	Master Plan Summary.....	4-1
4.2.1.2	Specific Plan III Description	4-1

4.2.2	Landscape Design.....	4-2
	4.2.2.1 Master Plan Summary.....	4-2
	4.2.2.2 Specific Plan III Description	4-2
	4.2.2.3 Implementation Measures	4-16
4.2.3	Community Edges.....	4-17
	4.2.3.1 Master Plan Summary.....	4-17
	4.2.3.2 Specific Plan III Description	4-17
	4.2.3.3 Implementation Measures	4-18
4.2.4	Entries and Intersections	4-24
	4.2.4.1 Master Plan Summary.....	4-24
	4.2.4.2 Specific Plan III Description	4-24
	4.2.4.3 Implementation Measures	4-25
4.2.5	Public Art and Monuments.....	4-31
	4.2.5.1 Master Plan Summary.....	4-31
	4.2.5.2 Specific Plan III Description	4-31
	4.2.5.3 Implementation Measures	4-31
4.2.6	Site Furnishings	4-32
	4.2.6.1 Master Plan Summary.....	4-32
	4.2.6.2 Specific Plan III Description	4-32
	4.2.6.3 Implementation Measures	4-32
4.2.7	Lighting	4-34
	4.2.7.1 Master Plan Summary.....	4-34
	4.2.7.2 Specific Plan III Description	4-34
	4.2.7.3 Implementation Measures	4-34
4.2.8	Walls and Fences	4-36
	4.2.8.1 Master Plan Summary.....	4-36
	4.2.8.2 Specific Plan III Description	4-36
	4.2.8.3 Implementation Measures	4-36
4.2.9	Signage.....	4-40
	4.2.9.1 Master Plan Summary.....	4-40

.....

4.2.9.2	Specific Plan III Description	4-40
4.2.9.3	Implementation Measures	4-40
4.3	Neighborhood Center Plan	4-40
4.3.1	Master Plan Summary.....	4-40
4.3.2	Specific Plan III Description	4-40
4.3.3	Implementation Measures	4-43
4.3.3.1	Neighborhood Center Standards.....	4-43
4.3.3.2	Implementation Measures	4-48
4.4	Siting Criteria for Community Facilities	4-48
4.4.1	Master Plan Summary.....	4-48
4.4.2	Specific Plan III Description	4-48
4.4.3	Implementation Measures	4-49
4.5	Development Design Standards and Guidelines – General.....	4-49
4.5.1	Master Plan Summary.....	4-49
4.5.2	Grading Standards	4-50
4.5.2.1	Master Plan Summary.....	4-50
4.5.2.2	Specific Plan III Description	4-50
4.5.2.3	Implementation Measures	4-50
4.5.3	Building Requirements.....	4-53
4.5.3.1	Master Plan Summary.....	4-53
4.5.3.2	Specific Plan III Description	4-54
4.5.3.3	Implementation Measures	4-54

Chapter Five: Education, Child Care and Library Services

5.1	Introduction	5-1
5.2	Schools	5-1
5.2.1	Master Plan Summary.....	5-1
5.2.2	Specific Plan III Description	5-2

5.2.3	Implementation Measures	5-4
5.2.4	School Support Facilities and Services.....	5-5
	5.2.4.1 Implementation Measures	5-5
5.2.5	Community College.....	5-6
	5.2.5.1 Implementation Measures	5-6
5.3	Child Care Provisions	5-6
5.3.1	Master Plan Summary.....	5-6
5.3.2	Specific Plan III Description	5-6
5.3.3	Implementation Measures	5-6
5.4	Library Services.....	5-7
5.4.1	Master Plan Summary.....	5-7
5.4.2	Specific Plan III Description	5-7

Chapter Six: Public Health and Safety

6.1	Introduction	6-1
6.2	Police Protection	6-1
6.2.1	Master Plan Summary.....	6-1
6.2.2	Specific Plan III Description	6-1
6.2.3	Implementation Measures	6-1
6.3	Fire Protection	6-2
6.3.1	Master Plan Summary.....	6-2
6.3.2	Specific Plan III Description	6-2
6.3.3	Implementation Measures	6-2
6.4	Medical Emergency and Emergency Preparedness.....	6-2
6.4.1	Master Plan Summary.....	6-2
6.4.2	Specific Plan III Description	6-3
6.4.3	Implementation Measures	6-3
6.5	Animal Control.....	6-3
6.5.1	Master Plan Summary.....	6-3
6.5.2	Specific Plan III Description	6-4

.....

6.5.3	Implementation Measures	6-4
6.6	Waste Management	6-4
6.6.1	Master Plan Summary.....	6-4
6.6.2	Specific Plan III Description	6-4
6.6.3	Implementation Measures	6-4
6.7	Potential Site Hazards	6-5
6.7.1	Oil Lines and Natural Gas Pipelines.....	6-5
6.7.1.1	Master Plan Summary.....	6-5
6.7.1.2	Specific Plan III Description	6-5
6.7.1.3	Implementation Measures	6-6
6.7.2	Livestock Waste Management.....	6-8
6.7.2.1	Master Plan Summary.....	6-8
6.7.2.2	Specific Plan III Description	6-8
6.7.2.3	Implementation Measures	6-8
6.7.3	Soils, Geologic and Seismic Hazards	6-8
6.7.3.1	Master Plan Summary.....	6-8
6.7.3.2	Specific Plan III Description	6-9
6.7.3.3	Implementation Measures	6-9
6.7.4	Other Potential Hazards	6-9
6.7.4.1	Master Plan Summary.....	6-9
6.7.4.2	Specific Plan III Description	6-10
6.7.4.3	Implementation Measures	6-10
6.8	Electric and Magnetic Fields	6-11
6.8.1	Master Plan Summary.....	6-11
6.8.2	Specific Plan III Description	6-11
6.8.3	Implementation Measures	6-12
6.9	Asbestos	6-12
6.9.1	Master Plan Summary.....	6-12

6.9.2	Specific Plan III Description	6-12
6.9.3	Implementation Measures	6-13
6.10	Mosquito Abatement	6-13
6.10.1	Master Plan Summary.....	6-13
6.10.2	Specific Plan III Description	6-13
6.10.3	Implementation Measures	6-13

Chapter Seven: Recreation and Open Space

7.1	Introduction	7-1
7.2	Parks and Recreation	7-1
7.2.1	Recreation System.....	7-1
7.2.1.1	Master Plan Summary.....	7-1
7.2.1.2	Specific Plan III Description	7-1
7.2.1.3	Implementation Measures	7-2
7.2.2	Neighborhood Parks.....	7-2
7.2.2.1	Master Plan Summary.....	7-2
7.2.2.2	Specific Plan III Description	7-4
7.2.2.3	Implementation Measures	7-4
7.2.3	Community Parks.....	7-6
7.2.3.1	Master Plan Summary.....	7-6
7.2.3.2	Specific Plan III Description	7-6
7.2.3.3	Implementation Measures	7-7
7.2.4	Open Spaces and Trails	7-10
7.2.4.1	Master Plan Summary.....	7-10
7.2.4.2	Specific Plan III Description	7-10
7.2.4.3	Implementation Measures	7-10
7.2.5	Private Recreation.....	7-11
7.2.5.1	Master Plan Summary.....	7-11
7.2.5.2	Specific Plan III Description	7-11
7.2.5.3	Implementation Measures	7-14

.....

7.2.6	Other Open Space	7-14
7.2.6.1	Implementation Measures	7-14
7.3	Biological Resources	7-15
7.3.1	Master Plan Summary.....	7-15
7.3.2	Specific Plan III Description	7-16
7.3.3	Implementation Measures	7-16
7.3.4	Wetlands Management	7-17
7.3.4.1	Master Plan Summary.....	7-17
7.3.4.2	Specific Plan III Description	7-17
7.3.4.3	Implementation Measures	7-17
7.3.5	Tree Mapping and Conservation Policy.....	7-18
7.3.5.1	Master Plan Summary.....	7-18
7.3.5.2	Specific Plan III Description	7-18
7.3.5.3	Implementation Measures	7-19
7.3.6	Off-site Biological Impacts	7-19
7.3.6.1	Master Plan Summary.....	7-19
7.3.6.2	Implementation Measures	7-19
7.4	Cultural Resources.....	7-20
7.4.1	Master Plan Summary.....	7-20
7.4.2	Specific Plan III Description	7-20
7.4.3	Implementation Measures	7-20

Chapter Eight: Energy and Telecommunications

8.1	Introduction	8-1
8.2	Electricity	8-1
8.2.1	Master Plan Summary.....	8-1
8.2.2	Specific Plan III Description	8-2
8.2.3	Implementation Measures	8-2
8.3	Natural Gas	8-5

8.3.1	Master Plan Summary.....	8-5
8.3.2	Specific Plan III Description.....	8-5
8.3.3	Implementation Measures.....	8-6
8.4	Telecommunications/Cable.....	8-6
8.4.1	Master Plan Summary.....	8-6
8.4.2	Specific Plan III Description.....	8-7
8.4.3	Implementation Measures.....	8-7

Chapter Nine: Transportation and Circulation

9.1	Introduction.....	9-1
9.2	Trigger Points and Fair Share.....	9-1
9.2.1	Master Plan Summary.....	9-1
9.2.2	Specific Plan III Description.....	9-1
9.2.3	Implementation Measures.....	9-4
9.3	Freeway Improvements.....	9-5
9.3.1	Master Plan Summary.....	9-5
9.3.2	Specific Plan III Description.....	9-5
9.3.3	Implementation Measures.....	9-6
9.4	Arterials.....	9-6
9.4.1	Master Plan Summary.....	9-6
9.4.2	Specific Plan III Description.....	9-6
9.4.3	Implementation Measures.....	9-9
9.5	Arterial Intersections.....	9-10
9.5.1	Master Plan Summary.....	9-10
9.5.2	Specific Plan III Description.....	9-10
9.5.3	Implementation Measures.....	9-10
9.6	On-Site Roadway Circulation and Design.....	9-11
9.6.1	Master Plan Summary.....	9-11
9.6.2	Specific Plan III Description.....	9-13
9.6.3	Implementation Measures.....	9-13

.....

9.7	Roadway Maintenance	9-15
9.7.1	Master Plan Summary.....	9-15
9.7.2	Specific Plan III Description	9-15
9.7.3	Implementation Measures	9-15
9.8	Vehicular Parking	9-15
9.8.1	Master Plan Summary.....	9-15
9.8.2	Specific Plan III Description	9-16
9.8.3	Implementation Measures	9-16
9.9	Bicycle and Pedestrian Facilities	9-16
9.9.1	Bicycle Facilities	9-16
9.9.1.1	Master Plan Summary.....	9-16
9.9.1.2	Specific Plan III Description	9-17
9.9.1.3	Implementation Measures	9-17
9.9.2	Pedestrian Facilities.....	9-20
9.9.2.1	Master Plan Summary.....	9-20
9.9.2.2	Specific Plan III Description	9-20
9.9.2.3	Implementation Measures	9-20
9.10	Transit	9-21
9.10.1	Bus Transit	9-21
9.10.1	Master Plan Summary	9-21
9.10.1.2	Specific Plan III Description	9-22
9.10.1.3	Implementation Measures	9-22
9.10.2	Rail Transit.....	9-22
9.10.2.1	Master Plan Summary.....	9-22
9.10.2.2	Specific Plan III Description	9-23
9.10.2.3	Implementation Measures	9-23
9.11	Phasing and Costs	9-23
9.11.1	Master Plan Summary.....	9-23

9.11.2	Specific Plan III Description	9-23
9.11.3	Implementation Measure	9-24
9.12	Operations and Maintenance.....	9-24
9.12.1	Master Plan Summary.....	9-24
9.12.2	Specific Plan Description	9-24
9.12.3	Implementation Measures	9-24

Chapter Ten: Air Quality and Transportation Management

10.1	Introduction	10-1
10.2	Transportation Management	10-1
10.2.1	Master Plan Summary.....	10-1
10.2.2	Specific Plan III Description	10-1
10.2.3	Implementation Measures	10-2
10.3	Cleaner Fuels	10-2
10.3.1	Master Plan Summary.....	10-2
10.3.2	Specific Plan III Description	10-3
10.3.3	Implementation Measures	10-3
10.4	Construction Program for Air Quality.....	10-3
10.4.1	Master Plan Summary.....	10-3
10.4.2	Specific Plan III Description	10-3
10.4.3	Implementation Measures	10-3
10.5	Houses and Buildings	10-4
10.5.1	Master Plan Summary.....	10-4
10.5.2	Specific Plan III Description	10-4
10.5.3	Implementation Measures	10-4

Chapter Eleven: Noise

11.1	Introduction	11-1
11.2	Mobile Source Noise Impacts.....	11-1
11.2.1	Master Plan Summary.....	11-1

.....

11.2.2	Specific Plan III Description	11-2
11.2.3	Implementation Measures	11-6
11.3	Stationary Source Noise Impacts.....	11-7
11.3.1	Master Plan Summary.....	11-7
11.3.2	Specific Plan Description	11-7
11.3.3	Implementation Measures	11-7

Chapter Twelve: Potable Water

12.1	Introduction	12-1
12.2	Potable Water System.....	12-3
12.2.1	Master Plan Summary.....	12-3
12.2.2	Specific Plan III Description	12-3
12.2.3	Implementation Measures	12-3
12.3	Potable Water Demand	12-4
12.3.1	Master Plan Summary.....	12-4
12.3.2	Specific Plan III Description	12-4
12.3.3	Implementation Measures	12-5
12.4	Water Conservation.....	12-8
12.4.1	Master Plan Summary.....	12-8
12.4.2	Specific Plan III Description	12-8
12.4.3	Implementation Measures	12-9
12.5	BBID Service to Interim Agricultural Operations.....	12-9
12.5.1	Master Plan Summary.....	12-9
12.5.2	Specific Plan III Description	12-9
12.5.3	Implementation Measures	12-10
12.6	Water Treatment Plant	12-11
12.6.1	Master Plan Summary.....	12-11
12.6.2	Specific Plan III Description	12-11

12.6.3	Implementation Measures	12-11
12.7	Water Storage	12-12
12.7.1	Master Plan Summary.....	12-12
12.7.2	Specific Plan III Description	12-12
12.7.3	Implementation Measures	12-13
12.8	Water Distribution System.....	12-13
12.8.1	Master Plan Summary.....	12-13
12.8.2	Specific Plan III Description	12-14
12.8.3	Implementation Measures	12-14
12.9	Siting Criteria	12-14
12.9.1	Master Plan Summary.....	12-14
12.9.2	Specific Plan III Description	12-15
12.9.3	Implementation Measures	12-15
12.10	Regulatory Requirements and Permits	12-15
12.10.1	Master Plan Summary.....	12-15
12.10.2	Specific Plan III Description	12-16
12.10.3	Implementation Measures	12-16

Chapter Thirteen: Wastewater Collection and Treatment

13.1	Introduction	13-1
13.2	Wastewater Generation.....	13-1
13.2.1	Master Plan Summary.....	13-1
13.2.2	Specific Plan III Description	13-2
13.2.3	Implementation Measures	13-2
13.3	Wastewater Collection System.....	13-2
13.3.1	Master Plan Summary.....	13-2
13.3.2	Specific Plan III Description	13-2
13.3.3	Implementation Measures	13-5
13.4	Wastewater Treatment	13-5
13.4.1	Master Plan Summary.....	13-5

.....

13.4.2	Specific Plan III Description	13-6
13.4.3	Implementation Measures	13-7
13.5	Non-Residential Discharges	13-7
13.5.1	Master Plan Summary.....	13-7
13.5.2	Specific Plan III Description	13-8
13.5.3	Implementation Measures	13-8
13.6	Sludge Disposal.....	13-8
13.6.1	Master Plan Summary.....	13-8
13.6.2	Specific Plan III Description	13-8
13.6.3	Implementation Measures	13-8
13.7	Capital Facility Costs and Phasing	13-9
13.7.1	Master Plan Summary.....	13-9
13.7.2	Specific Plan III Description	13-9
13.7.3	Implementation Measures	13-9

Chapter Fourteen: Chapter Deleted from Mountain House Master Plan

Chapter Fifteen: Storm Drainage and Flood Protection

15.1	Introduction	15-1
15.2	Off-Site Watersheds	15-1
15.2.1	Master Plan Summary.....	15-1
15.2.2	Specific Plan III Description	15-2
15.2.3	Implementation Measures	15-2
15.3	Primary Storm Drain Collection System.....	15-4
15.3.1	Master Plan Summary.....	15-4
15.3.2	Specific Plan III Description	15-4
15.3.3	Implementation Measures	15-5
15.4	Secondary Storm Drain Collection System.....	15-5

15.4.1	Master Plan Summary.....	15-5
15.4.2	Specific Plan III Description	15-5
15.4.3	Implementation Measures	15-5
15.5	Mountain House Creek Improvements	15-6
15.5.1	Master Plan Summary.....	15-6
15.5.2	Specific Plan III Description	15-6
15.6	Best Management Practices	15-6
15.6.1	Master Plan Summary.....	15-6
15.6.2	Specific Plan III Description	15-6
15.6.3	Implementation Measures	15-7
15.7	Flood Protection	15-7
15.7.1	Master Plan Summary.....	15-7
15.7.2	Specific Plan III Description	15-7
15.8	Siting Criteria	15-8
15.8.1	Master Plan Summary	15-8
15.8.2	Specific Plan III Description.....	15-8
15.8.3	Implementation Measures.....	15-8

Chapter Sixteen: Implementation

16.1	Introduction	16-1
16.2	Public Service and Infrastructure Provisions	16-1
16.2.1	Master Plan Summary.....	16-1
16.2.2	Specific Plan III Description	16-1
16.2.2.1	Schools	16-5
16.2.2.2	Parks	16-7
16.2.2.3	Storm Drains.....	16-8
16.2.2.4	Energy and Communications	16-8
16.2.2.5	Potable Water	16-9
16.2.2.6	Wastewater	16-9
16.2.2.7	Streets and Street Frontage Improvements	16-9

16.3 PLEP and Cost Reimbursement Analysis 16-10

16.4 Implementation Measures..... 16-12

APPENDICES

Appendix A:

**Table A-1: Public/Private Land Acreage Calculations by Assessor Parcel
Number - - - Excluding Homesite Parcels and Grant Line Village**

**Table A-2: Public/Private Land Acreage Calculations by Assessor Parcel
Number - - - With Homesite Parcels and Grant Line Village**

Appendix B:

PG&E Tower Line Easements Letter

GLOSSARY

LIST OF TABLES

Table 1-1: Parcel Acreage Calculations by Parcel Number	1-10
Table 3-1: Land Use Summary by Neighborhood	3-6
Table 3-2: Master Plan Land Use Designations in Specific Plan III	3-7
Table 3-3: Neighborhood Minimum, Maximum and Expected Residential Units.....	3-17
Table 3-4: Implementing Zones for Master Plan Land Use Designations	3-24
Table 3-5: Uses – Residential Districts.....	3-26
Table 3-6: Temporary and Accessory Uses – Residential Districts.....	3-27
Table 3-7: Lot and Structure Standards – Residential Districts.....	3-28
Table 3-8: Development Standard Exceptions	3-30
Table 3-9: Uses in Commercial, Industrial and Public Districts	3-33
Table 3-10: Temporary and Accessory Uses – Commercial, Industrial and Public Districts..	3-35
Table 3-11: Lot and Structure Standards – Commercial, Industrial and Public Districts	3-35
Table 3-12: Development Standard Exceptions	3-36
Table 3-13: Housing Analysis.....	3-43
Table 3-14: Jobs Analysis	3-43
Table 5-1: Specific Plan III Student Generation	5-3
Table 9-1: Trigger Points for Circulation Improvements.....	9-3
Table 9-2: Road Classification and Standards	9-14
Table 11-1: Predicted Road Traffic Noise Levels Under 2025 Plus Specific Plan III Buildout Conditions	11-3
Table 12-1: Water Demand	12-7
Table 13-1: Generation of Wastewater by Land Use	13-3
Table 16-1: Service Provision	16-4
Table 16-2: Uses of Funds for Capital Improvements and Public Facilities	16-6
Table 16-3: Sources of Funds for Capital Improvements and Public Facilities	16-7

LIST OF FIGURES

Figure 1-1: Regional Vicinity..... 1-2

Figure 1-2: Local Setting..... 1-3

Figure 1-3: Master Plan Designations 1-7

Figure 1-4: Property Ownership..... 1-9

Figure 3-1: Residential Neighborhood Boundaries Diagram 3-4

Figure 3-2: Land Use Map and Residential Buildout 3-5

Figure 3-3: Grant Line Road Buffer 3-11

Figure 3-4: Specific Plan III Map Zoning Diagram 3-25

Figure 3-5: Mineral Rights Map 3-45

Figure 4-1: Illustrative Concept Plan..... 4-3

Figure 4-2: Landscape Framework Diagram 4-5

Figure 4-3: Roadway Cross Section Key Map..... 4-7

Figure 4-4: Central Parkway Landscape Cross Section G-G 4-8

Figure 4-5: Typical De Anza Boulevard Landscape Cross Section A-A 4-8

Figure 4-6: Grant Line Road Buffer Cross Section B-B 4-9

Figure 4-7: Typical Grant Line Road Landscape Cross Section C-C 4-10

Figure 4-8: Typical Mountain House Parkway Landscape Cross Section D-D..... 4-10

Figure 4-9: Typical Commercial/Industrial Collector Road Landscape Cross Section E-E.... 4-11

Figure 4-10: Typical Residential Collector Road Landscape Cross Section F-F 4-12

Figure 4-11: Typical Local Street Landscape Cross Section..... 4-13

Figure 4-12: Edge Treatment Key Map 4-20

Figure 4-13: Edge Treatment 1 – Community West Edge at Residential 4-21

Figure 4-14: Edge Treatment 2 – West Edge at Community College..... 4-21

Figure 4-15: Edge Treatment 3 – Southwest Edge at Community College 4-22

Figure 4-16: Edge Treatment 4 – I-205 Edge at Community College..... 4-22

Figure 4-17: Edge Treatment 5 – I-205 Edge at Limited Industrial	4-23
Figure 4-18: Edge Treatment 6 – East Edge at Mountain House Parkway	4-23
Figure 4-19: Entries Location Plan	4-26
Figure 4-20: Entry Landscape Areas	4-27
Figure 4-21: Typical Community Entries.....	4-28
Figure 4-22: Typical Arterial Intersection	4-29
Figure 4-23: Typical Neighborhood Entries	4-30
Figure 4-24: Typical Site Furnishings	4-33
Figure 4-25: Typical Lighting Fixtures.....	4-35
Figure 4-26: Wall and Fence Location Plan.....	4-38
Figure 4-27: Community Wall, Agriculture Fence, View Fence, Security Fence, and Chain Link Fence.....	4-39
Figure 4-28: Neighborhood Center Plan (Illustrative Only).....	4-42
Figure 4-29: Conceptual Grading Plan	4-52
Figure 6-1: Gas Pipeline and Electrical Easement Conditions	6-7
Figure 7-1: Recreation and Open Space Plan.....	7-3
Figure 7-2: Neighborhood A/B Park Preliminary Plan	7-5
Figure 7-3: West Park Plan.....	7-8
Figure 7-4: Community Park Preliminary Plan.....	7-9
Figure 7-5: Open Space Corridor Destinations and Linkages Plan	7-13
Figure 8-1: Joint Trench Facilities for Primary and Secondary Electrical, Natural Gas, Telecommunications, and Cable TV Distribution Lines	8-4
Figure 9-1: Central Parkway Cross Section.....	9-7
Figure 9-2: Grant Line Road Cross Section (typical, except adjacent to Grant Line Village) ..	9-7
Figure 9-3: Grant Line Road Cross Section (adjacent to Grant Line Village).....	9-8
Figure 9-4: Mountain House Parkway – I-205 to Von Sosten Road Cross Section.....	9-8
Figure 9-5: De Anza Boulevard Cross Section	9-8
Figure 9-6: Road Classification Diagram	9-12

Figure 9-7: Bicycle and Pedestrian Circulation..... 9-19

Figure 9-8: Local Transit Routes Layout..... 9-25

Figure 11-1: Soundwall Locations 11-4

Figure 11-2: Byron Airport Aircraft Overflight and Potential Noise Impact Zone 11-5

Figure 12-1: Specific Plan III Potable Water Facilities..... 12-2

Figure 12-2: Potable Water Distribution System (Preliminary) 12-6

Figure 13-1: Sanitary Sewer 13-4

Figure 15-1: Storm Drain Trunk System 15-3

Figure 16-1: Phasing Plan 16-2

Figure 16-2: Phasing Plan – Streets and Infrastructure..... 16-11