

CHAPTER FOUR: DEVELOPMENT AND DESIGN

4.1 Introduction

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

4.2 Overall Development and Design

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

4.2.1 Development Design Concept

4.2.1.1 Master Plan Summary

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

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

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

4.2.1.2 Specific Plan III Description

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

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

4.2.2 Landscape Design

4.2.2.1 Master Plan Summary

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

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

4.2.2.2 Specific Plan III Description

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

Community Planning Principles

- Unify the Neighborhoods through a central open space corridor.
- Provide open space and recreation amenities with linkages through parks, utility easements and road connections to the residential neighborhoods.
- Provide a Neighborhood Center as the primary feature of the community, which includes two K-8 Schools separated by a Neighborhood Park.
- Locate Central Parkway to provide direct access to the college.
- Minimize pedestrian crossing of Arterial roads.
- An enhanced street image and reduced traffic impact is planned by the use of alley accessed housing prototypes and reduced driveways across from schools.
- Provide a wide range of housing types, square footage, and costs.
- Neighborhood D Planning Area is to orient to the adjacent school and park. An open space corridor is maintained as a pedestrian linkage throughout the residential neighborhoods.



FIGURE 4-1: ILLUSTRATIVE CONCEPT PLAN

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

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

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

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

Street Character

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

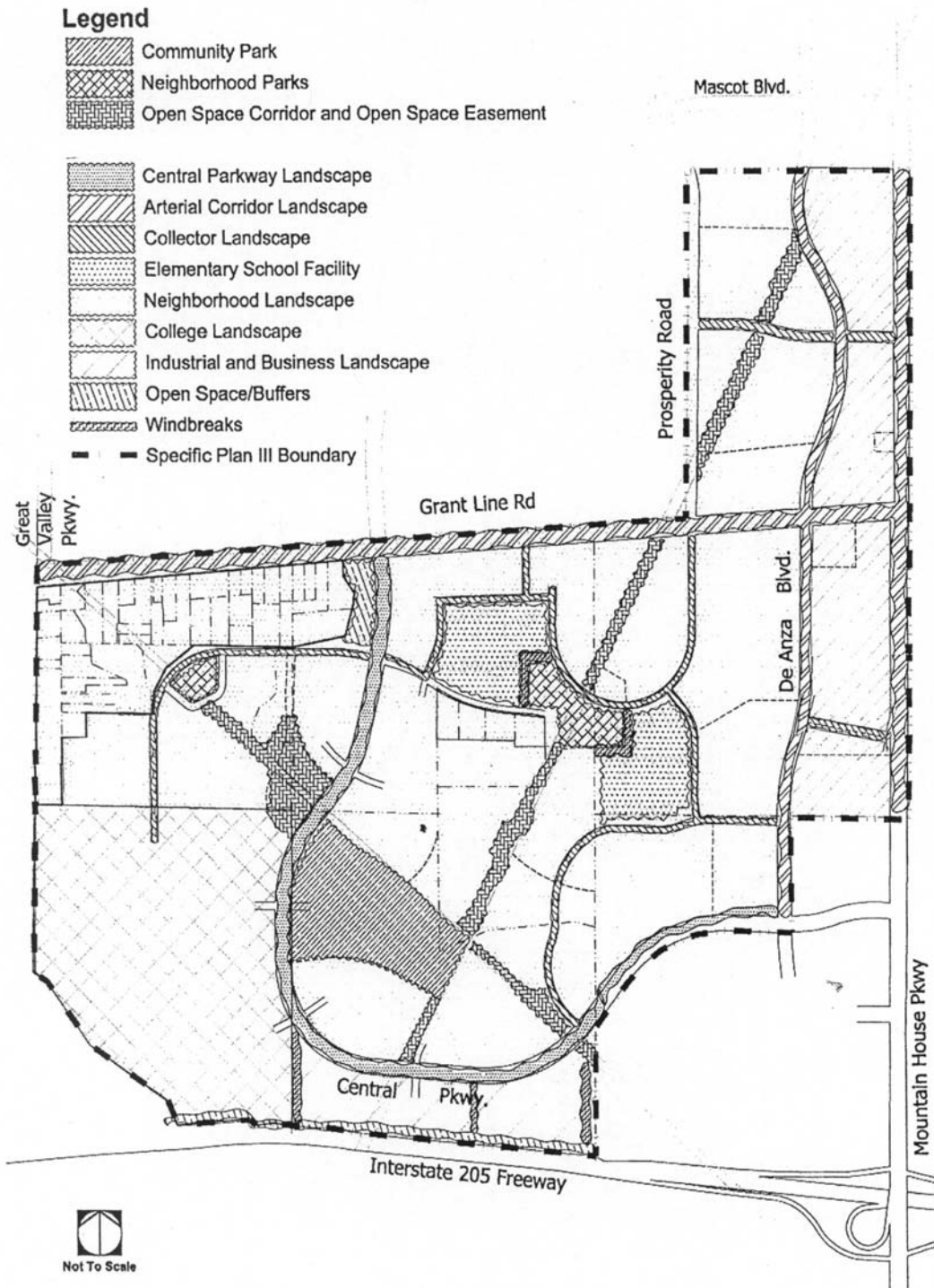


FIGURE 4-2: LANDSCAPE FRAMEWORK DIAGRAM

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

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

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

LEGEND

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

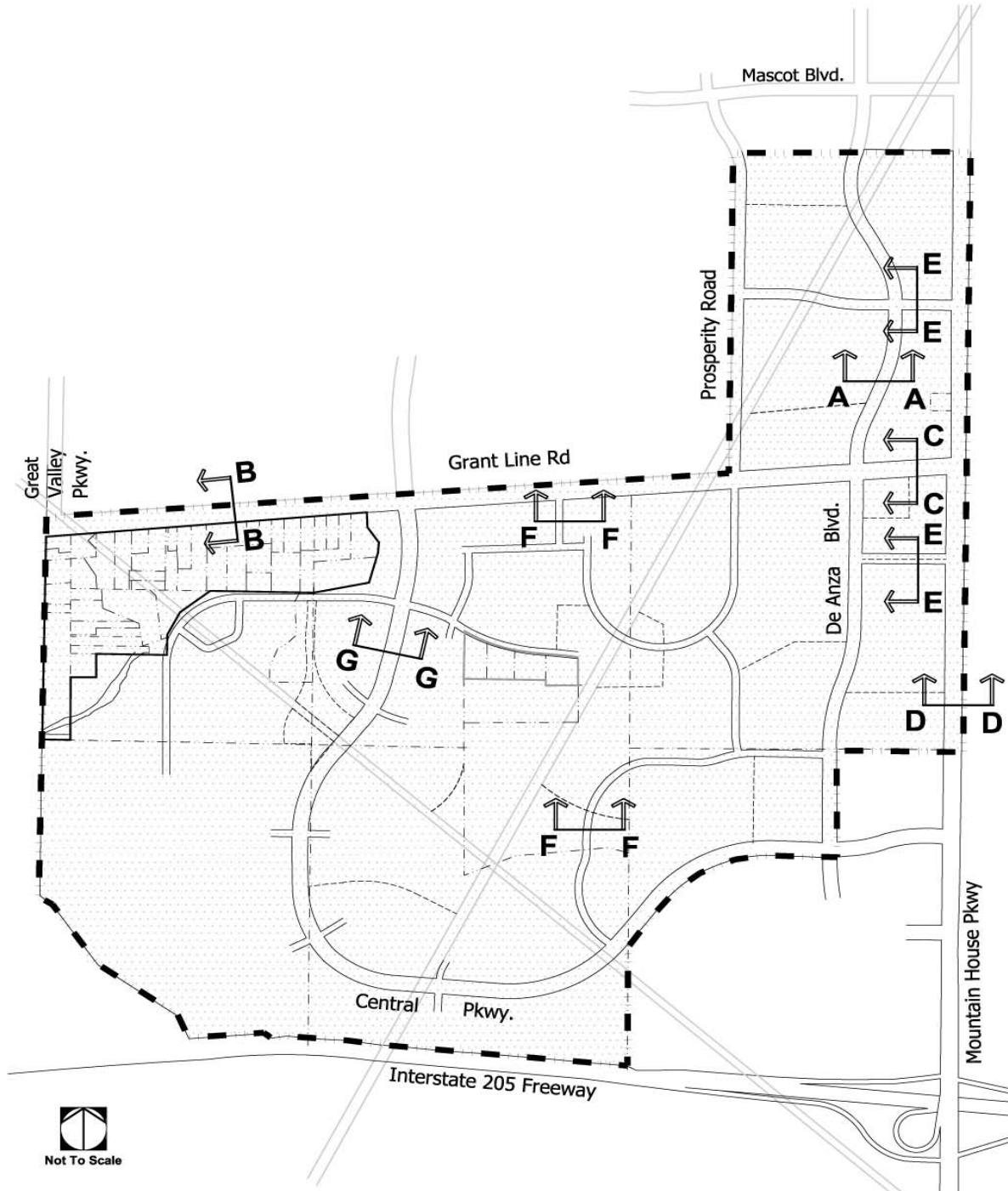


FIGURE 4-3: ROADWAY CROSS SECTION KEY MAP

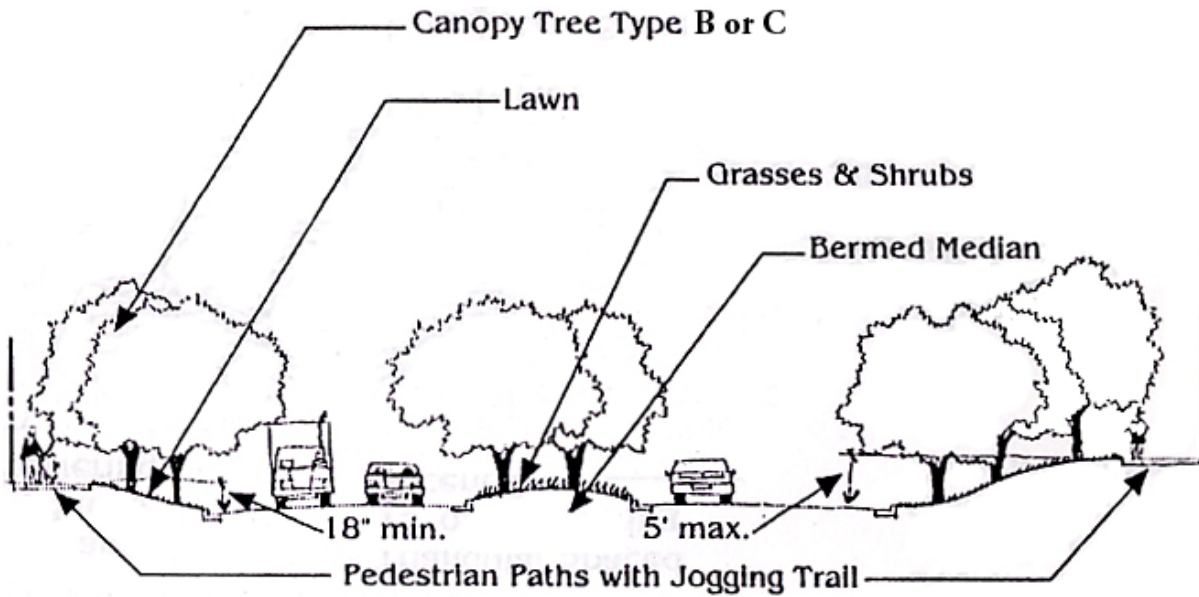


FIGURE 4-4: CENTRAL PARKWAY LANDSCAPE CROSS SECTION G-G

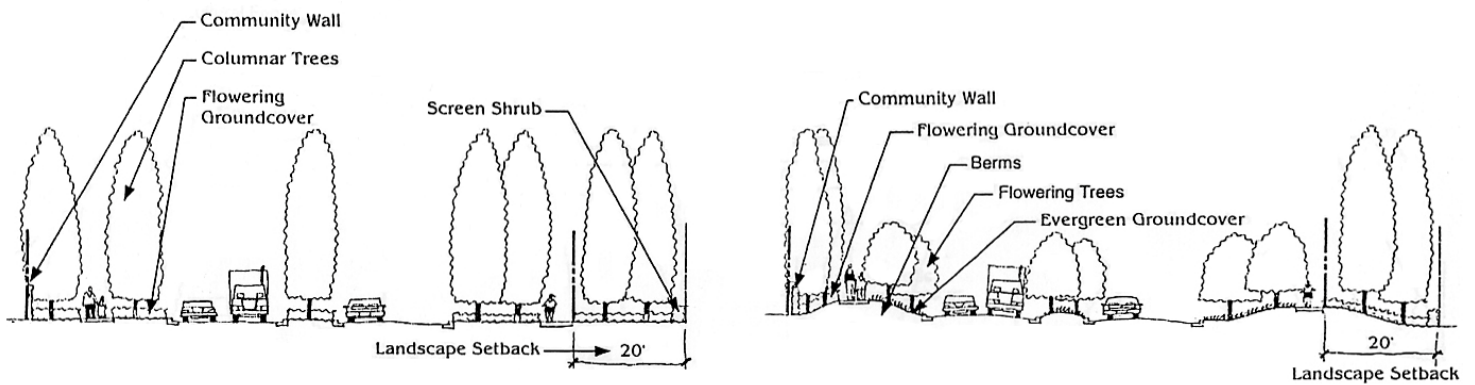
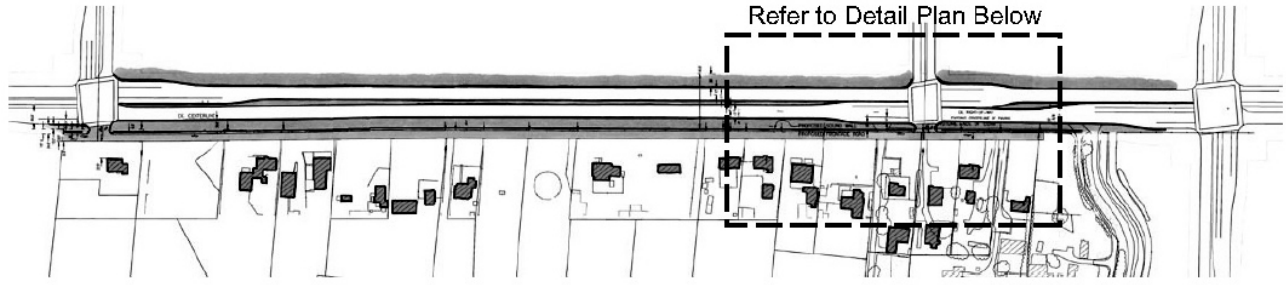
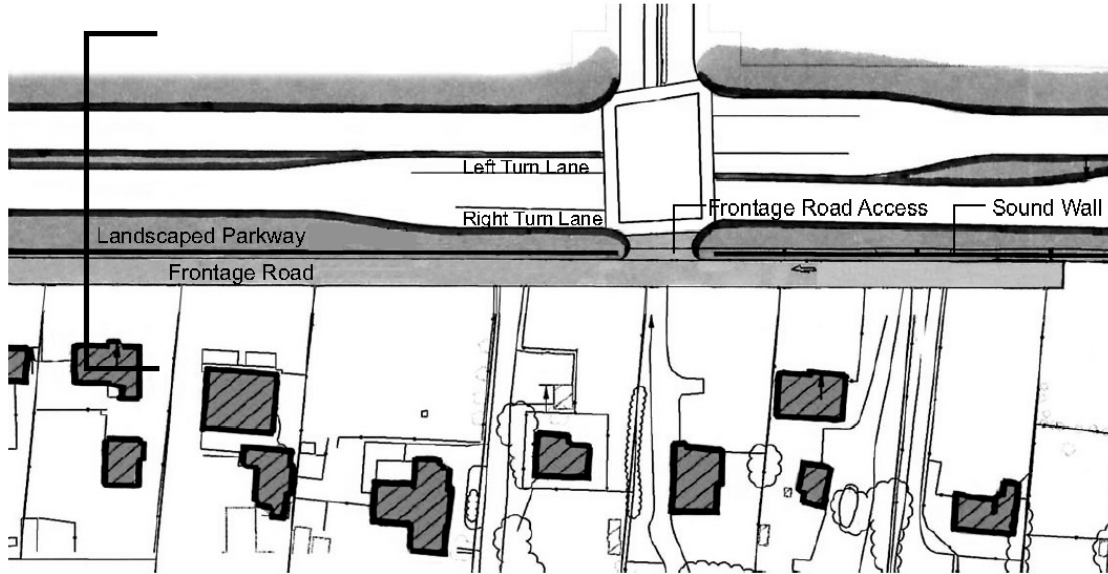


FIGURE 4-5: TYPICAL DE ANZA BOULEVARD LANDSCAPE CROSS SECTION A-A

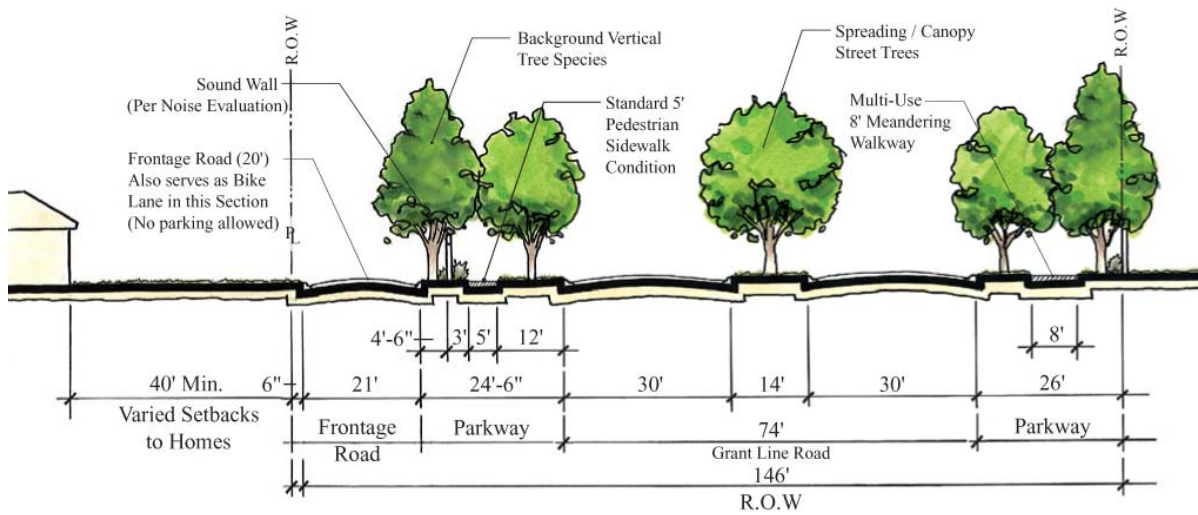
Source: Mountain House CSD Design Manual



Grant Line Road Plan



Grant Line Road Enlargement Plan



Typical Grant Line Road Cross Section

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

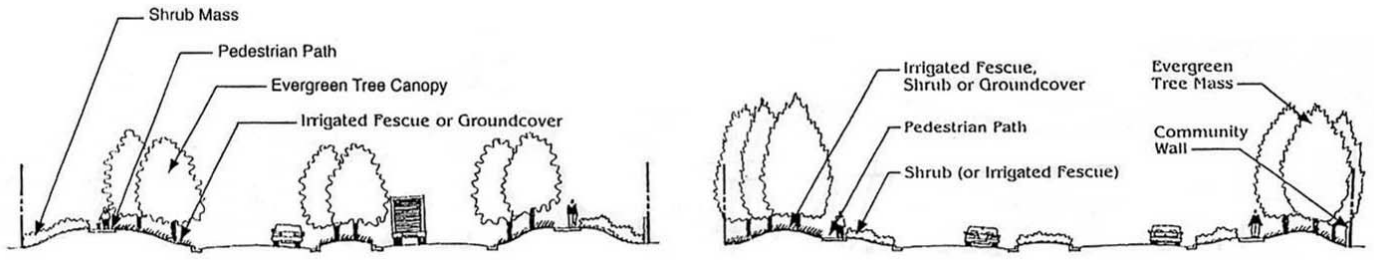


FIGURE 4-7: TYPICAL GRANT LINE ROAD LANDSCAPE CROSS SECTION C-C

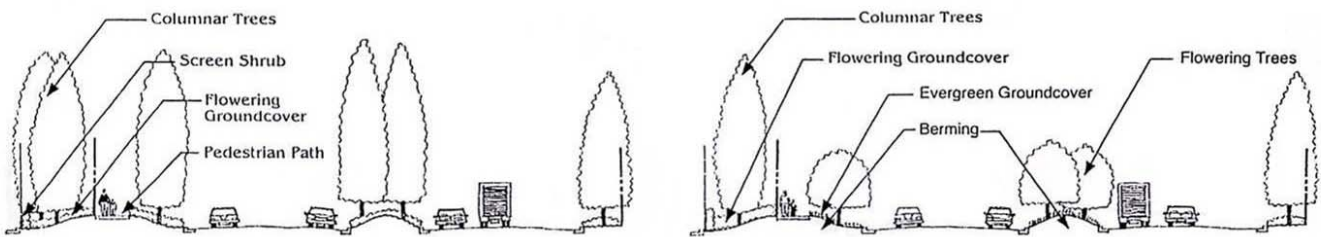
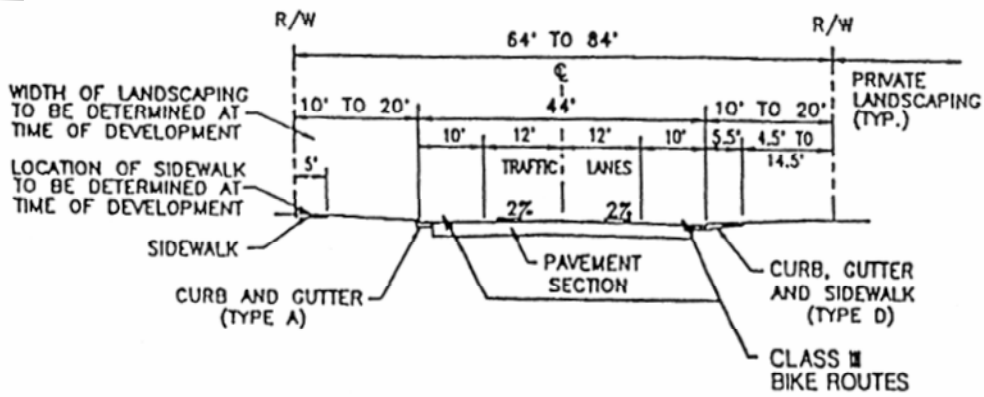
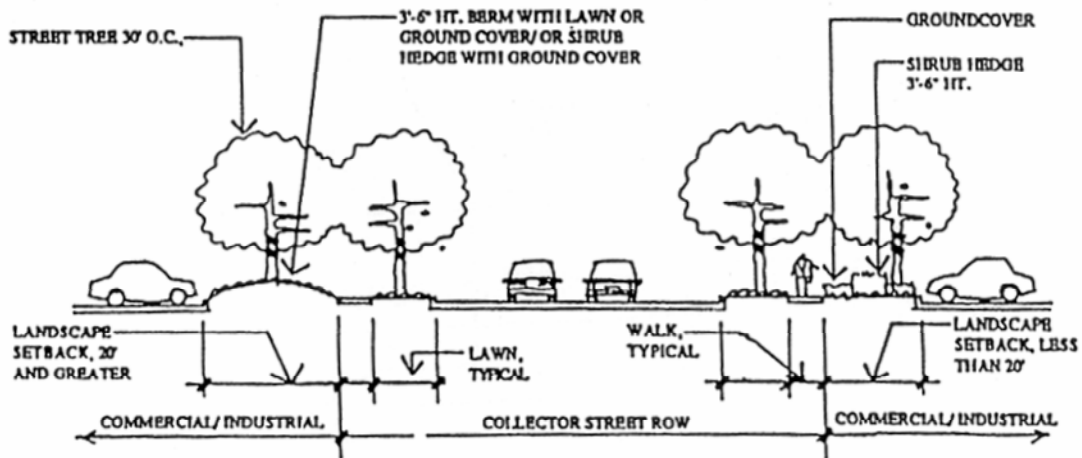


FIGURE 4-8: TYPICAL MOUNTAIN HOUSE PARKWAY LANDSCAPE CROSS SECTION D-D

Source: Mountain House CSD Design Manual



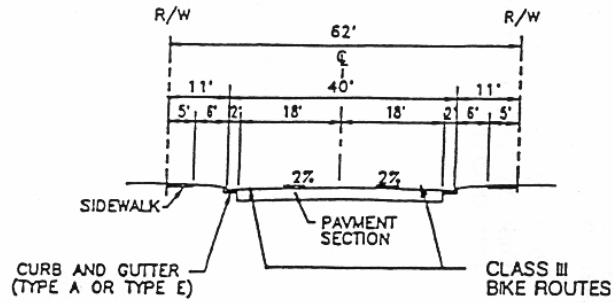
ROADWAY SECTION



LANDSCAPE SECTION

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

Source: Mountain House CSD Design Manual



ROADWAY SECTION

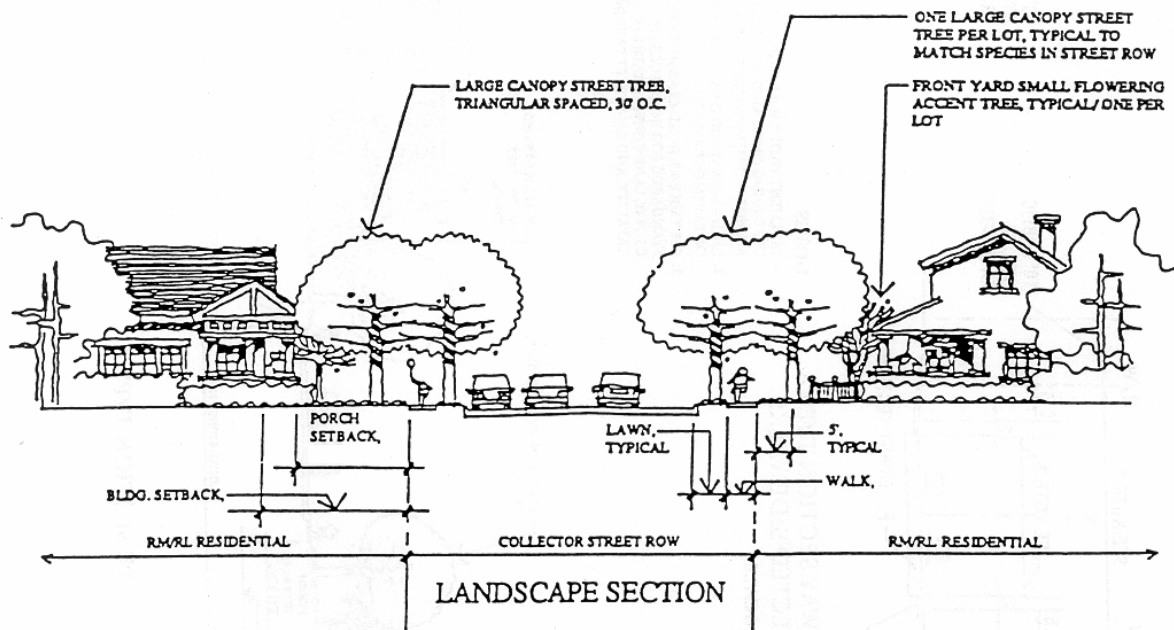
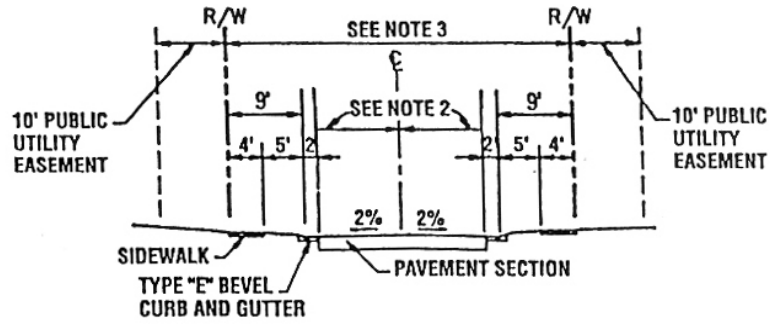


FIGURE 4-10: TYPICAL RESIDENTIAL COLLECTOR ROAD LANDSCAPE CROSS SECTION F-F

Source: Mountain House Master Plan

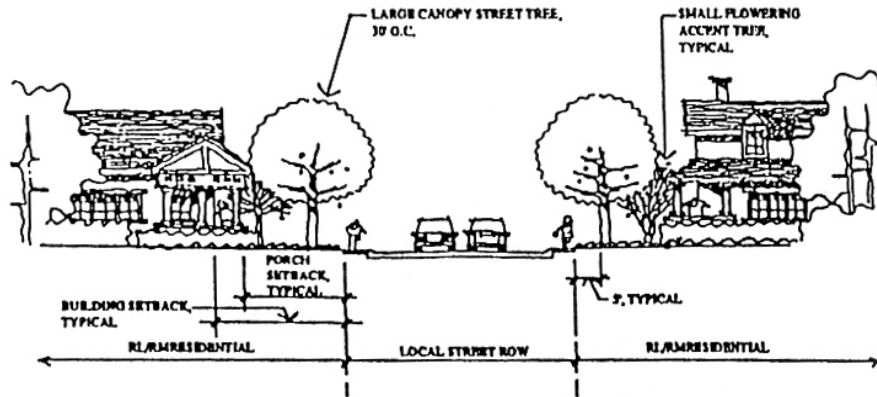


NOTES

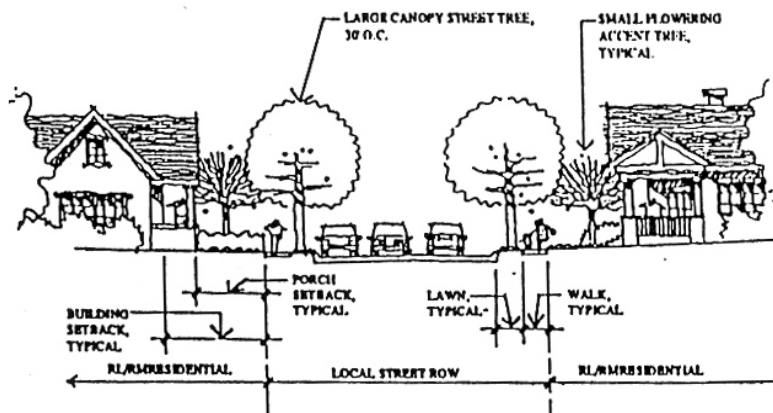
1. PAVEMENT WIDTH WILL BE 28', 32' OR 36' DEPENDING ON NEIGHBORHOOD TRAFFIC COUNT AND/OR RESIDENTIAL UNITS SERVED.
2. RIGHT-OF-WAY WIDTH WILL VARY DEPENDING ON PAVEMENT WIDTH
3. SEE TABLE 9.6: ROAD CLASSIFICATIONS AND STANDARDS FOR INFORMATION ON ROAD RIGHTS-OF-WAY, LANE CONFIGURATIONS, ACCESS CONTROL,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

**ROADWAY SECTION TYPE B
DISCONNECTED SIDEWALKS
NOT TO SCALE**

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



LANDSCAPE SECTION TYPE 1



LANDSCAPE SECTION TYPE 2

FIGURE 4-11: TYPICAL LOCAL STREET LANDSCAPE CROSS SECTION

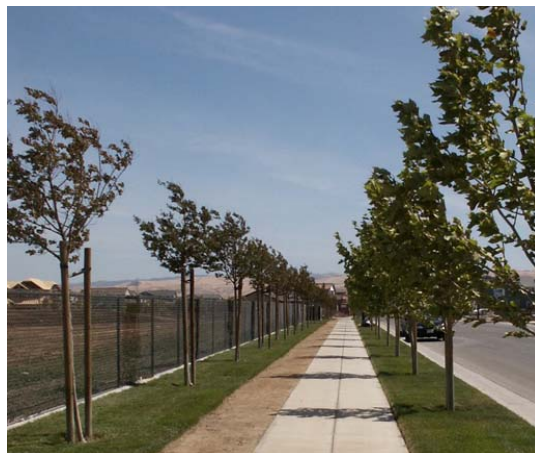
Source: Mountain House Master Plan

Open Space

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

Schools and Public Facility Landscape

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



Typical School Edge Condition

Residential Landscape

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

Neighborhood D

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

College Landscape

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

Industrial and Business Park Landscape

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

4.2.2.3 Implementation Measures

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

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

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

4.2.3 Community Edges

4.2.3.1 Master Plan Summary

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

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

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

4.2.3.2 Specific Plan III Description

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

4.2.3.3 Implementation Measures

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

1. West Edge Treatment

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

West Edge at Residential

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

West Edge at the Delta College

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

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

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

2. South/Freeway Edge Treatment

The southern edge of the community extends along I-205 frontage from the eastern edge of SP III to the western boundary of the Mountain House community and will include a landscaped building setback. This setback is intended to buffer the visual impact of the new community as seen from the freeway, and to mitigate the impacts of freeway noise on adjacent land uses. This edge includes industrial uses and the Delta College adjacent to I-205.

I-205 Edge at Delta College

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

I-205 Edge at Limited Industrial

The buffer area adjacent to the limited industrial uses shall occur within the development area and shall include the following:

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

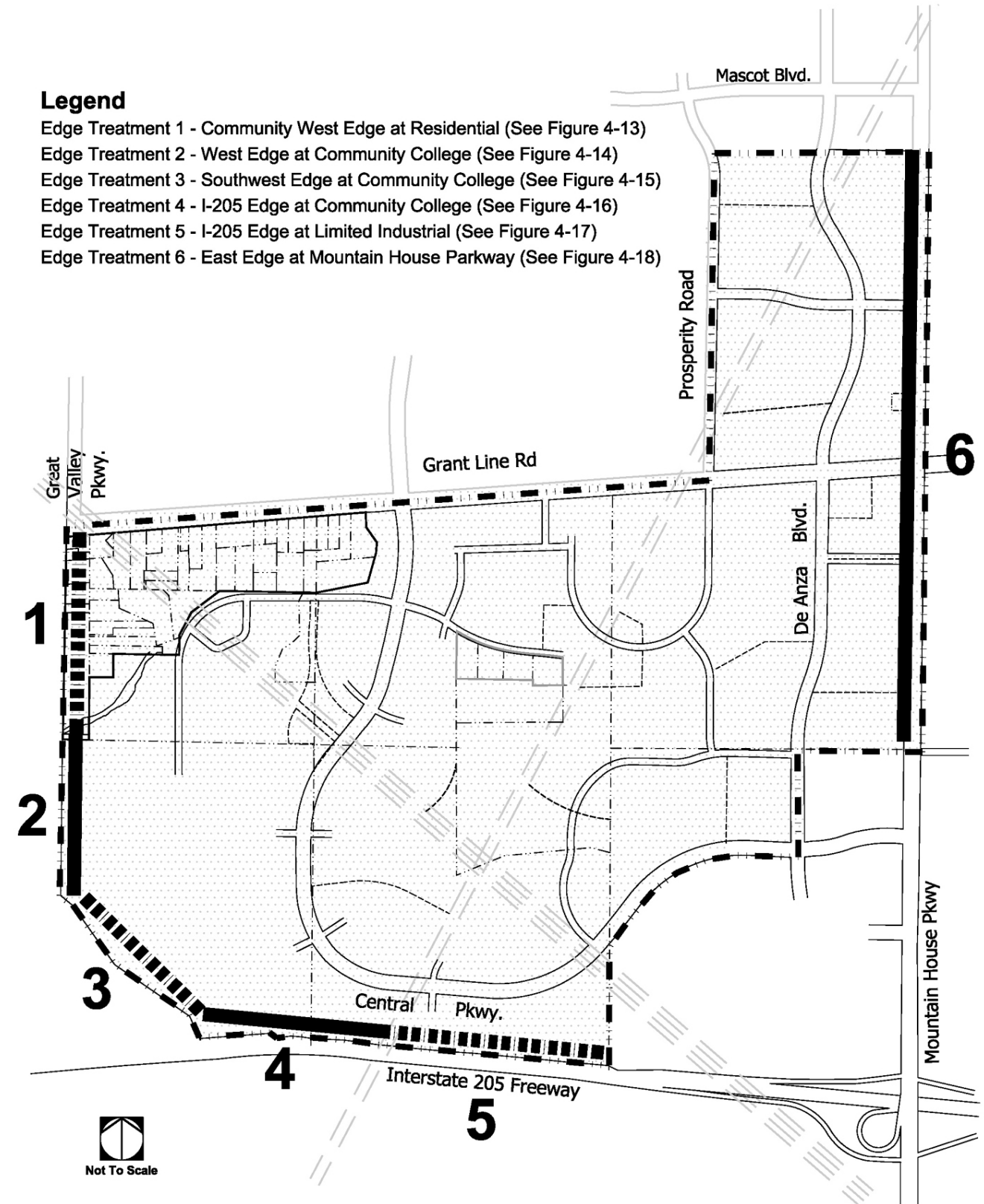


FIGURE 4-12: EDGE TREATMENT KEY MAP

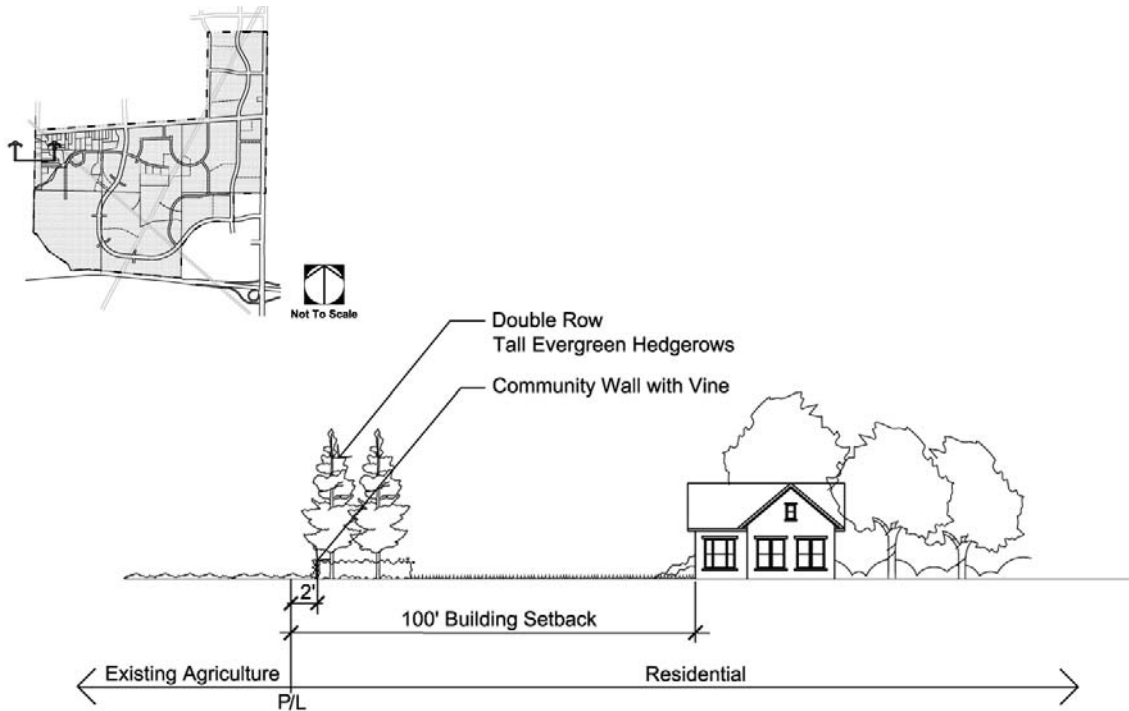


FIGURE 4-13: EDGE TREATMENT 1 - COMMUNITY WEST EDGE AT RESIDENTIAL

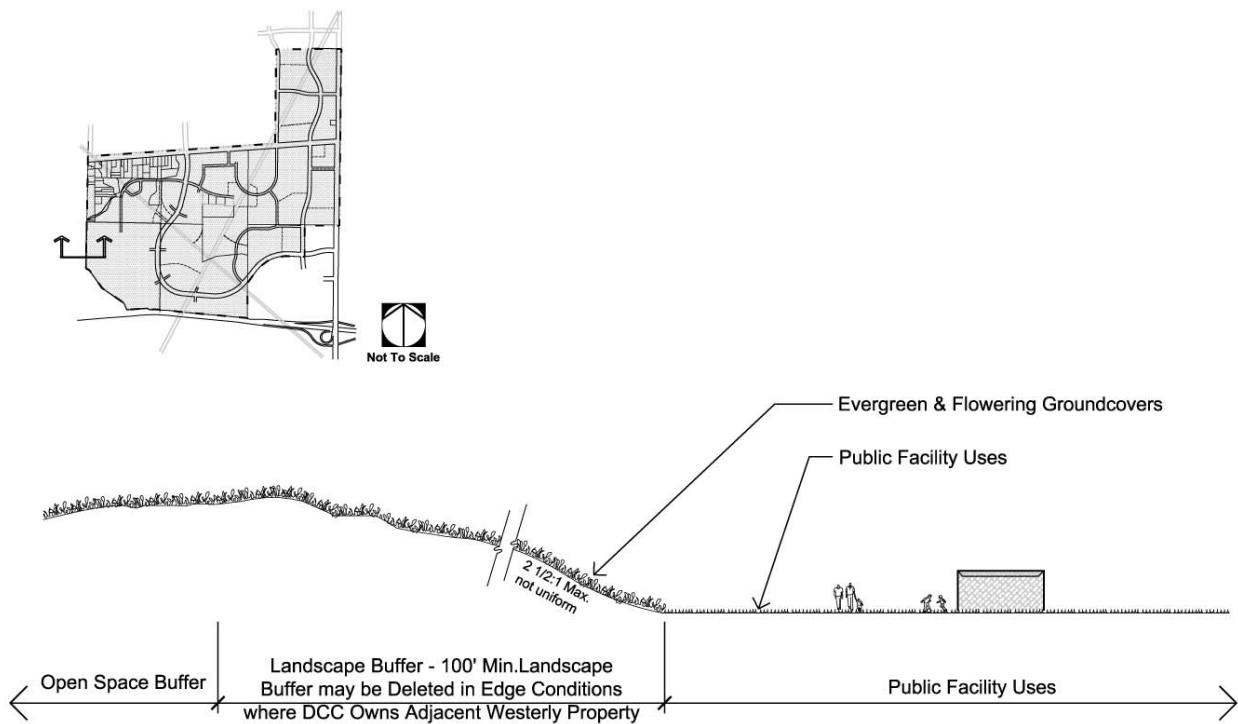


FIGURE 4-14: EDGE TREATMENT 2 - WEST EDGE AT COMMUNITY COLLEGE

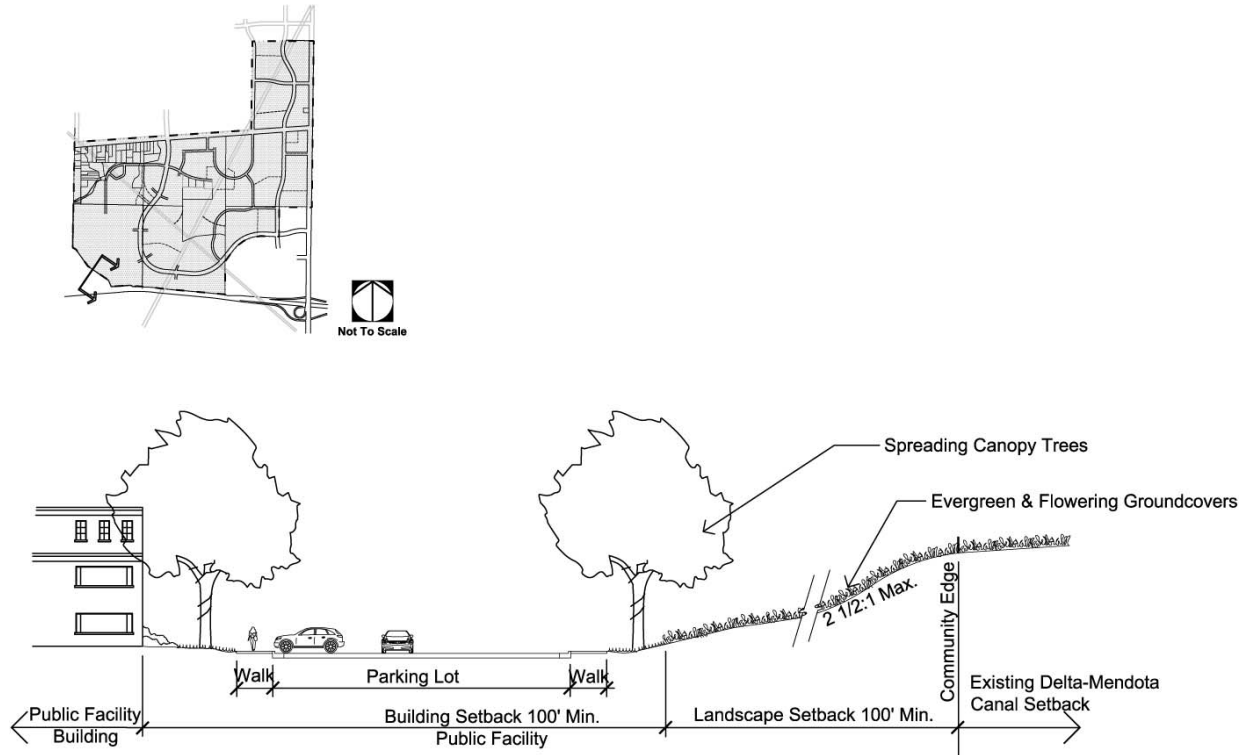


FIGURE 4-15: EDGE TREATMENT 3 - SOUTHWEST EDGE AT COMMUNITY COLLEGE

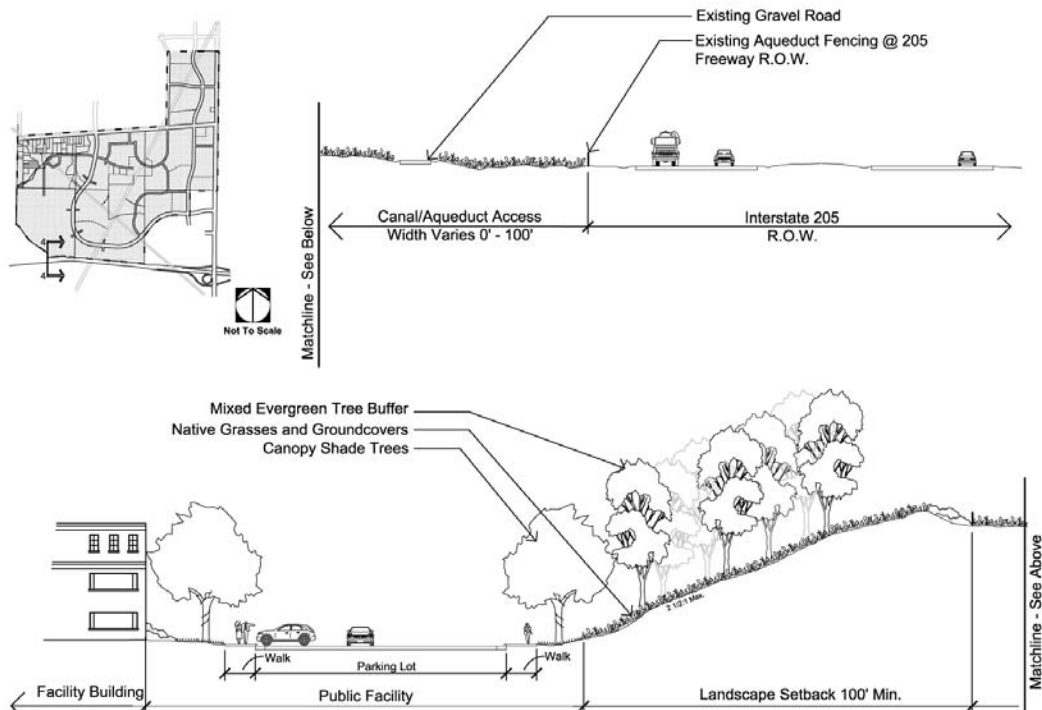


FIGURE 4-16: EDGE TREATMENT 4 - I-205 EDGE AT COMMUNITY COLLEGE

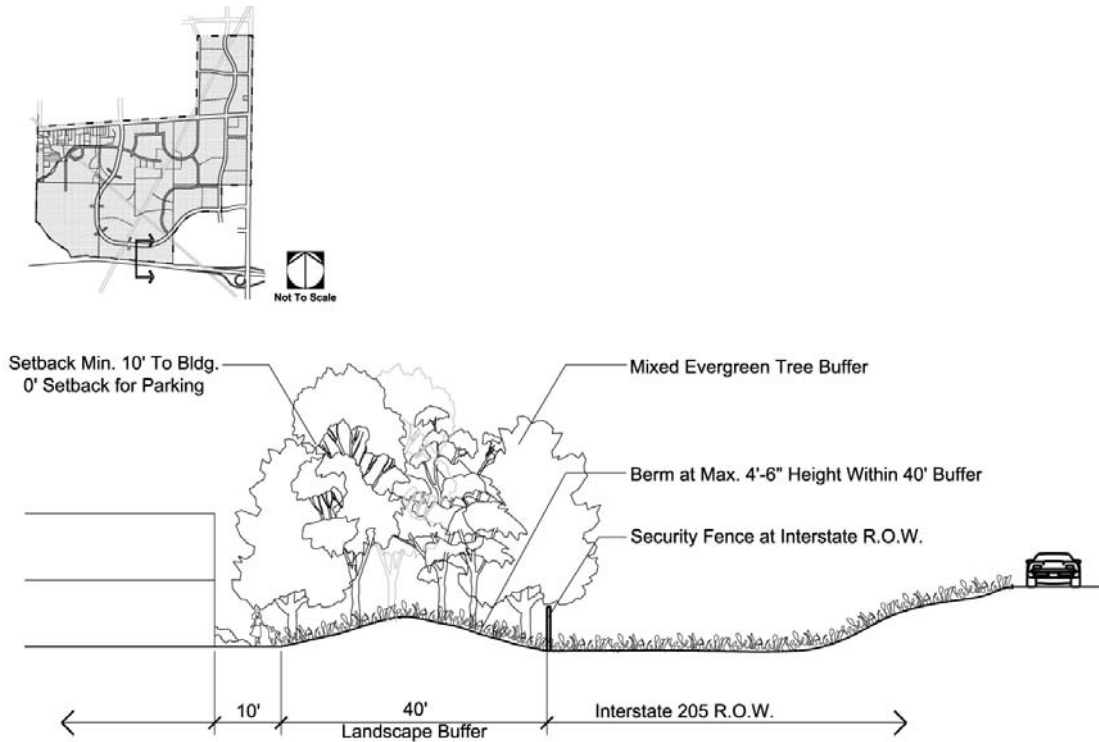


FIGURE 4-17: EDGE TREATMENT 5 - I-205 EDGE AT LIMITED INDUSTRIAL

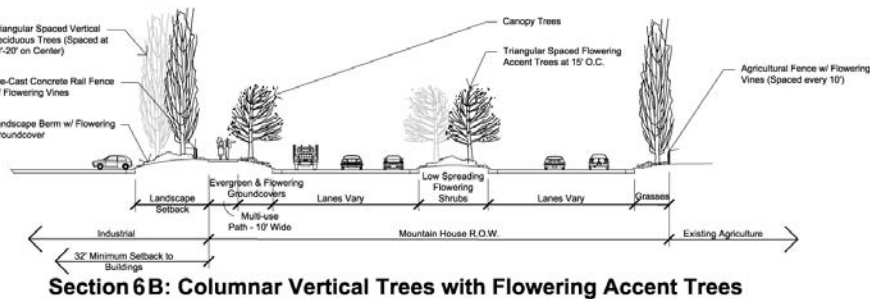
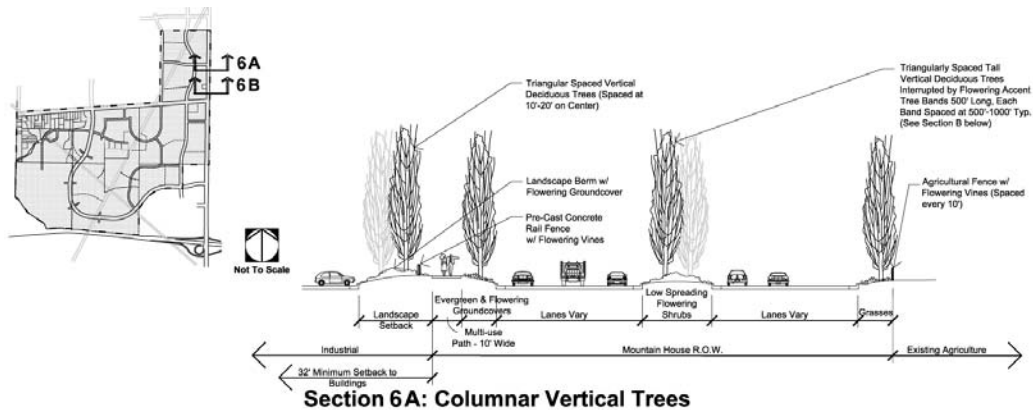


FIGURE 4-18: EDGE TREATMENT 6 - EAST EDGE AT MOUNTAIN HOUSE PARKWAY

Figure 4-17: Edge Treatment 5 - I-205 Edge at Limited Industrial, provides an illustration of this edge treatment. Grading and landscaping shall be utilized to the extent possible to avoid sound walls along the freeway edge. The buffer area shall be designed and landscaped in a manner that discourages public access. Construction of the buffer shall be the responsibility of the industrial developer and shall occur as part of the improvement plans for the industrial park within Specific Plan III.

3. East Edge Treatment at Mountain House Parkway

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

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

4.2.4 Entries and Intersections

4.2.4.1 Master Plan Summary

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

4.2.4.2 Specific Plan III Description

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

4.2.4.3 Implementation Measures

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

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

a. Community Entries

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

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

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

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

b. Arterial Intersections

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

c. Neighborhood Entries

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

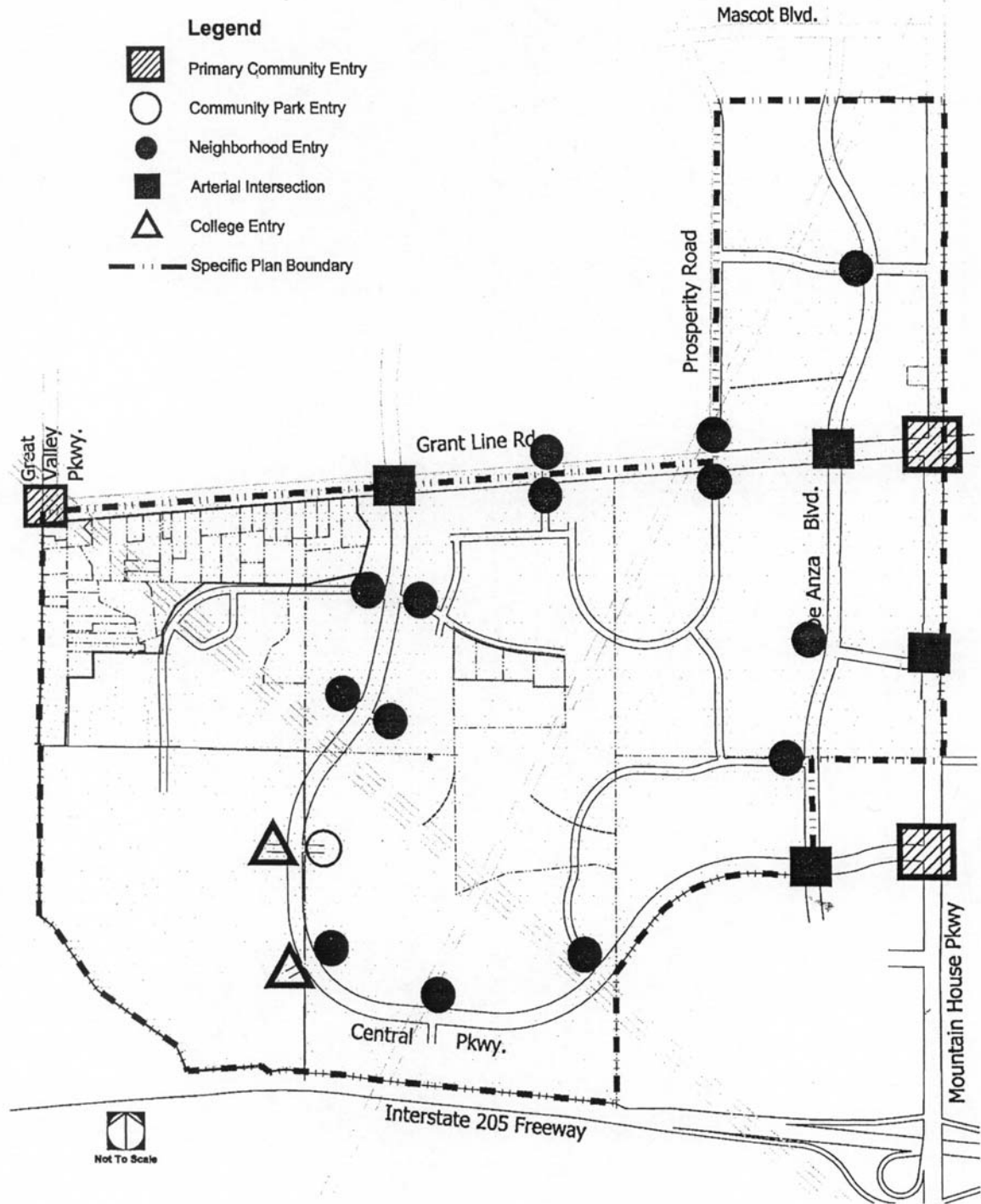


FIGURE 4-19: ENTRIES LOCATION PLAN

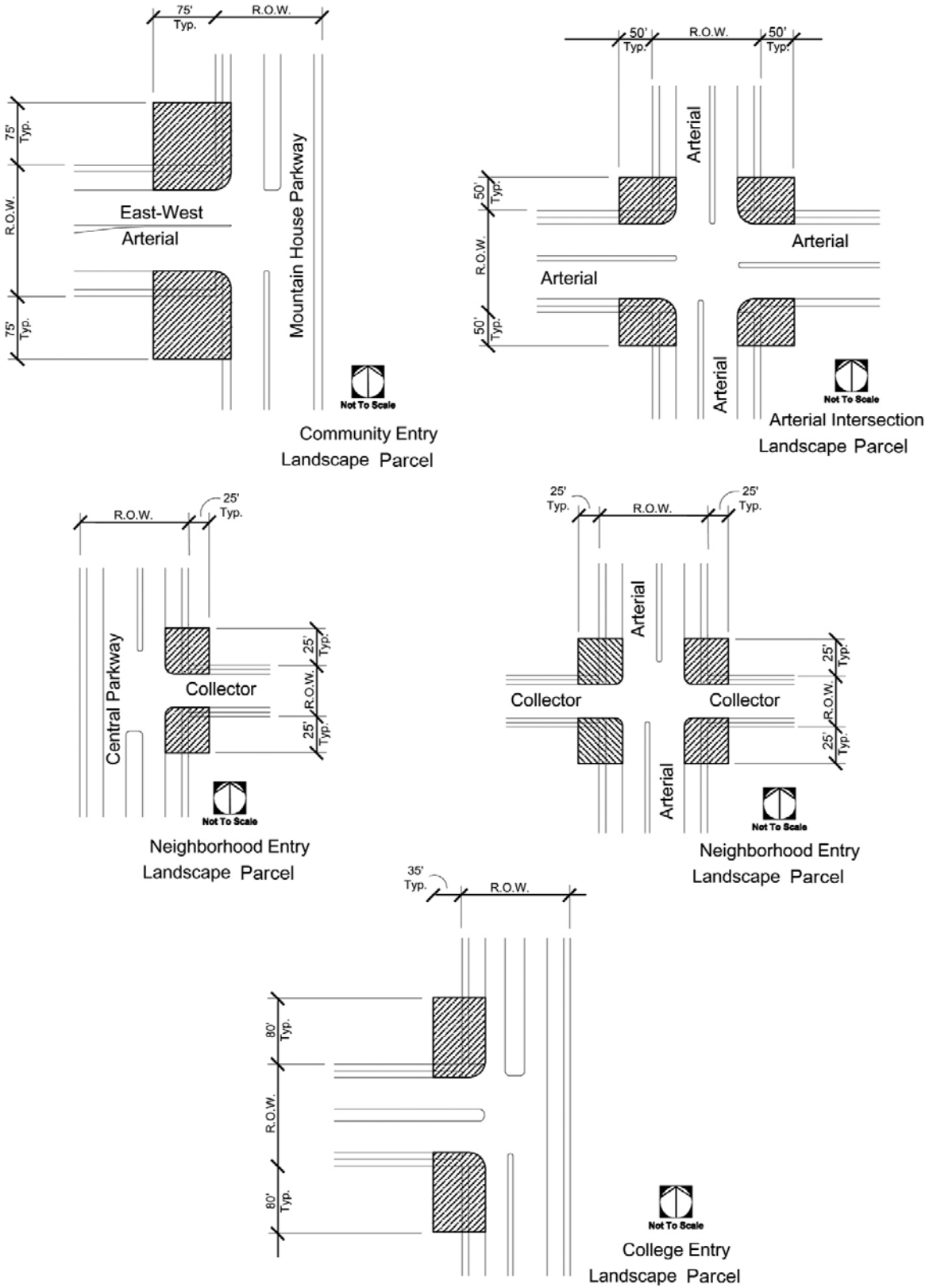


FIGURE 4-20: ENTRY LANDSCAPE AREAS

Source: MHCS Design Manual

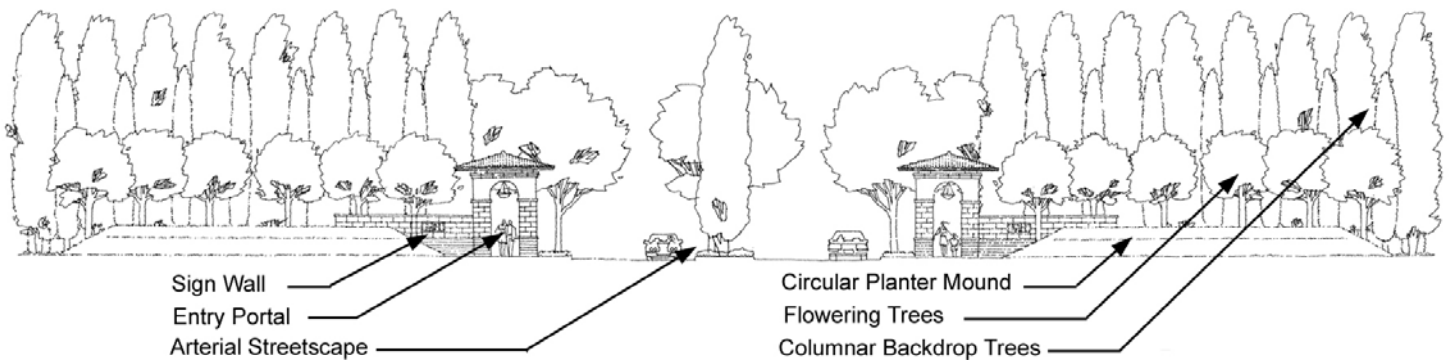
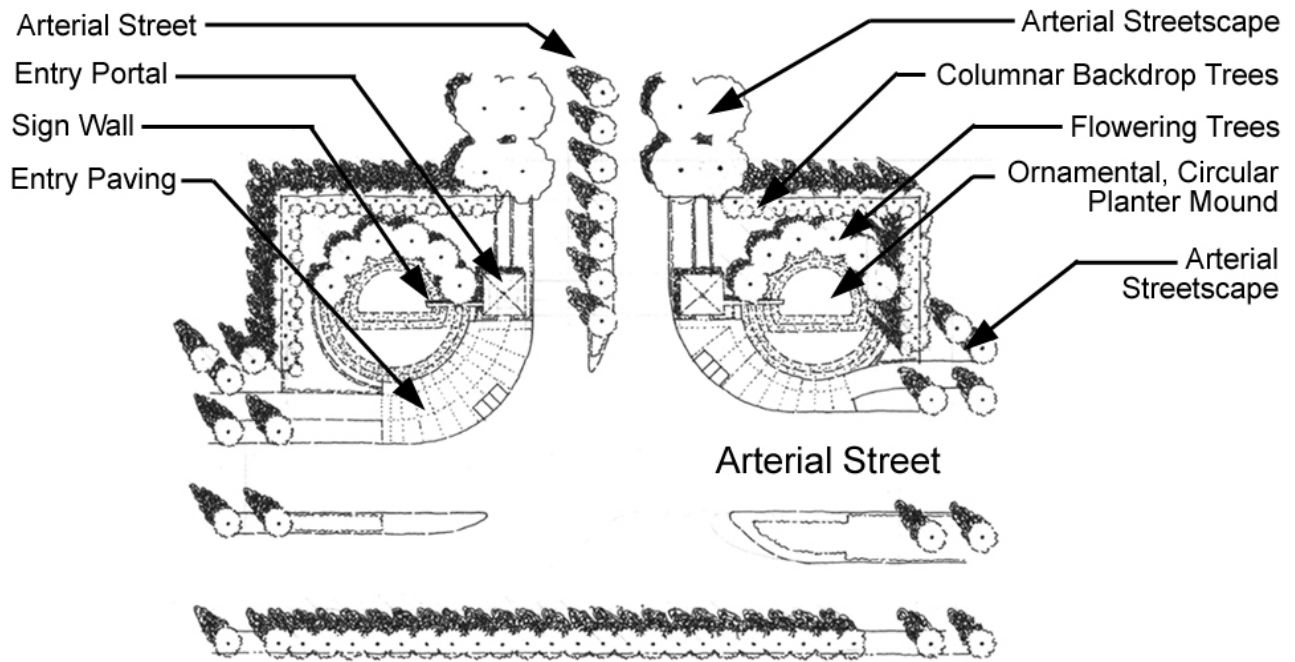


FIGURE 4-21: TYPICAL COMMUNITY ENTRIES

Source: MHCSD Design Manual

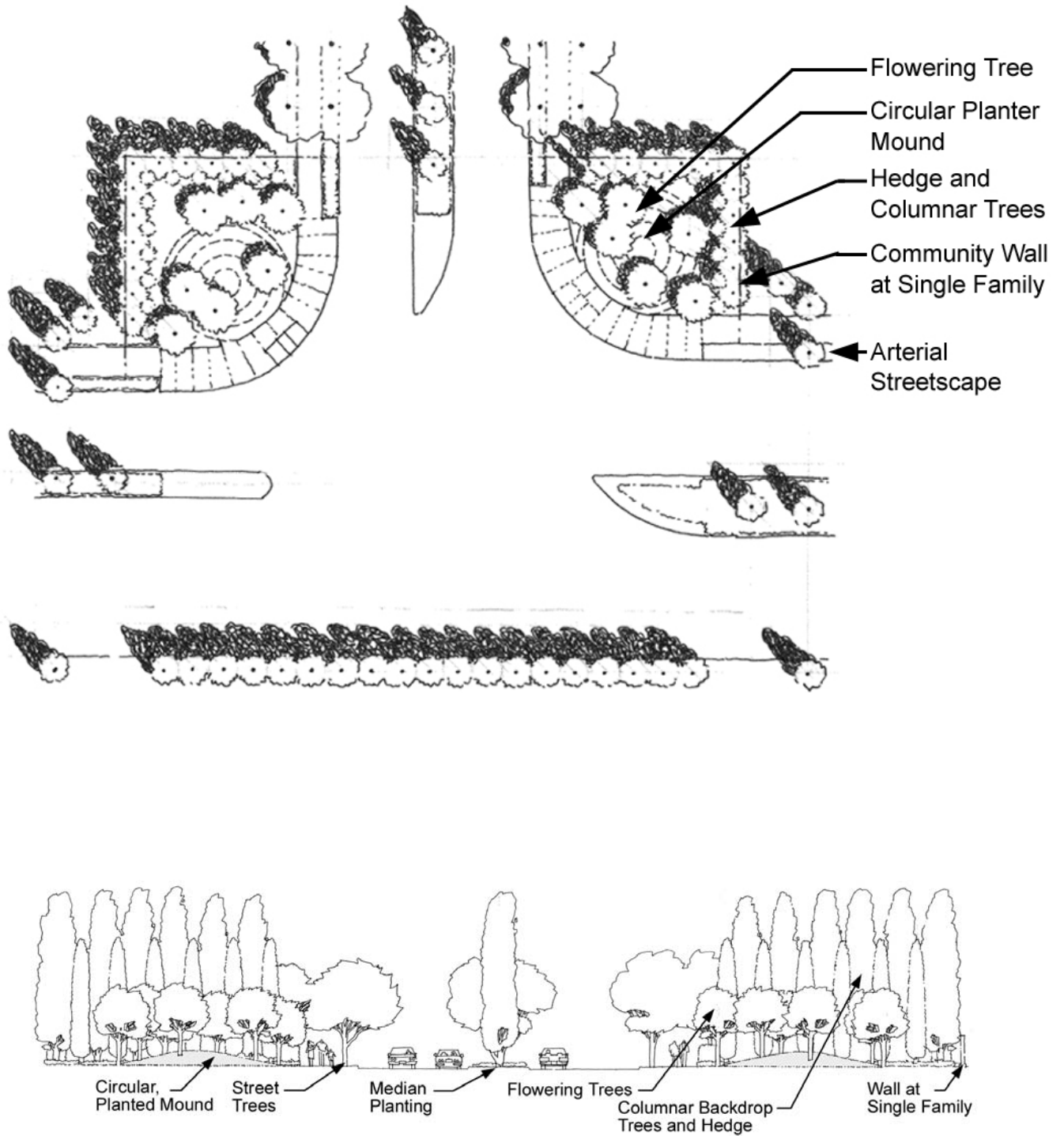


FIGURE 4-22: TYPICAL ARTERIAL INTERSECTION

Source: MHCS Design Manual

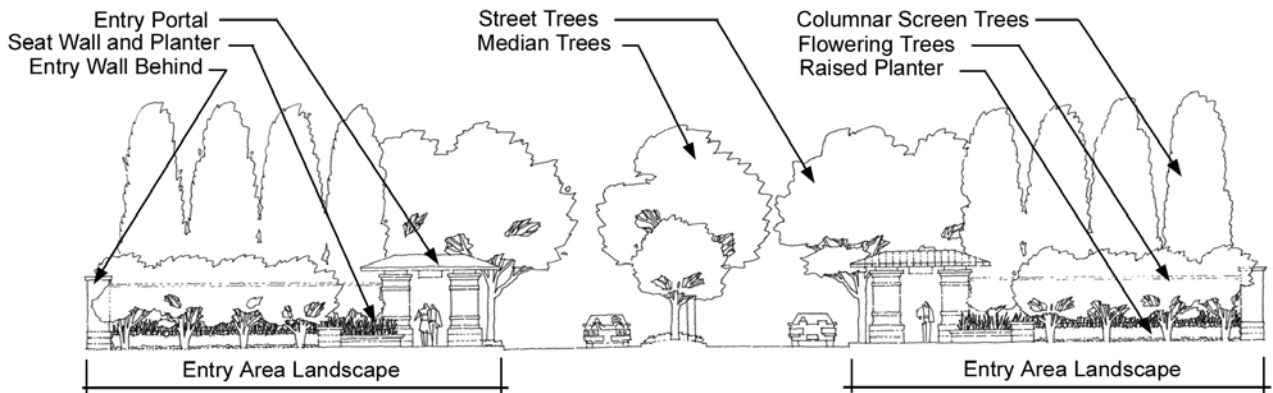
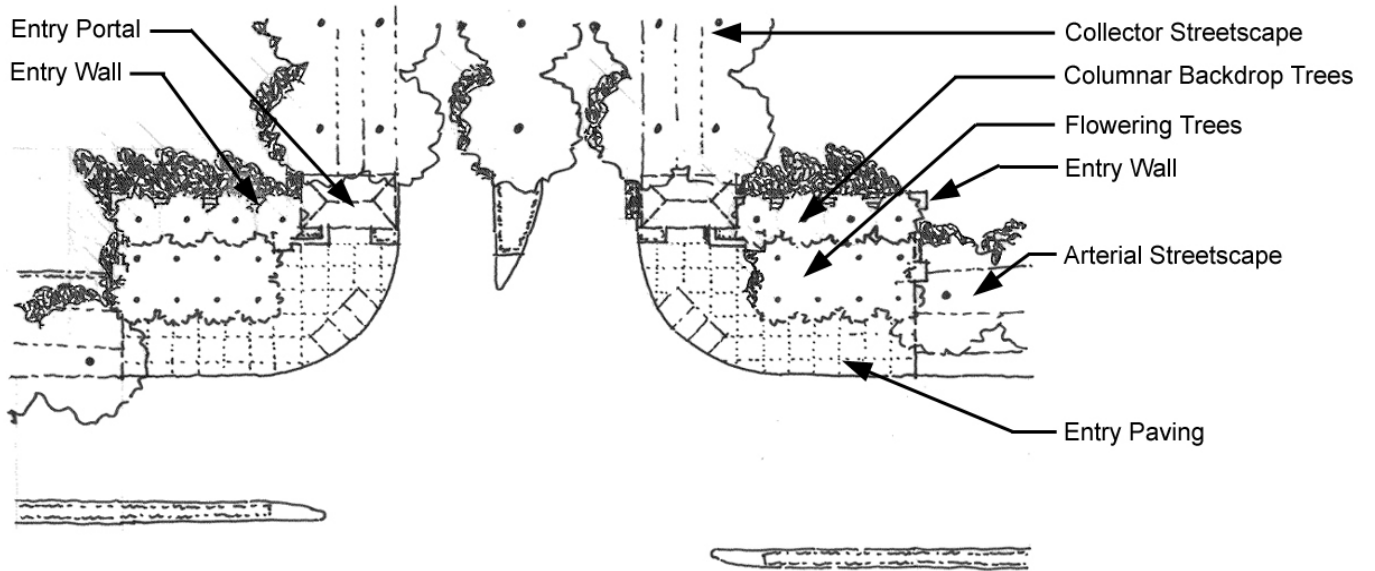


FIGURE 4-23: TYPICAL NEIGHBORHOOD ENTRIES

Source: MHCSD Design Manual

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

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

4.2.5 Public Art and Monuments

4.2.5.1 Master Plan Summary

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

4.2.5.2 Specific Plan III Description

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

4.2.5.3 Implementation Measures

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

- c. Public art shall be designated in the improvement plans for the Neighborhood Parks as approved by the CDD and MHCS D.

4.2.6 Site Furnishings

4.2.6.1 Master Plan Summary

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

4.2.6.2 Specific Plan III Description

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

4.2.6.3 Implementation Measures

Provisions for site furnishings are described below:

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

- Mountain House Parkway Employment Corridor and I-205 Industrial Park.
- Delta Community College.

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



FIGURE 4-24: TYPICAL SITE FURNISHINGS

4.2.7 Lighting

4.2.7.1 Master Plan Summary

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

4.2.7.2 Specific Plan III Description

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

4.2.7.3 Implementation Measures

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



Typical Arterial Street Light



Typical Local/Collector/Parking Lot Light

FIGURE 4-25: TYPICAL LIGHTING FIXTURES

Source: MHCSD Design Manual

4.2.8 Walls and Fences

4.2.8.1 Master Plan Summary

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

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

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

4.2.8.2 Specific Plan III Description

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

4.2.8.3 Implementation Measures

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

-
- Extensive landscaping along walls to visually “soften” or hide the wall and integrate the wall into the streetscape.
- c. Fencing around the Neighborhood Parks shall be compatible with the fencing of the neighborhood school site. Where used, chain link fencing shall be black, vinyl-clad fencing as allowed under the MHCS D Design Manual.
 - d. Soundwalls shall be installed at the locations shown in SP III Figure 4-26: Wall and Fence Location Plan to reduce the outdoor noise level to an Day-Night Average Sound Level (Ldn) of 65 dB or, if that is not possible within wall height limitations, to an Day-Night Average Sound Level (Ldn) of no more than 65 dB. Where any openings in soundwalls are proposed for pedestrian access, “return” walls shall be provided at the openings. These return walls shall continue along the depths of the adjoining residential yards and shall extend no less than to the rear of the house and no further than 2/3 of the length of the house. (This return wall requirement does not apply to “side on” lot conditions.) Where soundwalls would exceed 7 feet to meet applicable noise standards, berms shall be used to reduce the overall soundwall height to 7 feet as measured from the top of the berm to the top of the wall. The applicant shall prepare and submit to the San Joaquin County Community Development Department a detailed noise study prior to approval of final map that evaluates noise conditions and soundwall requirements taking into account the final design and grading of the subdivision.
 - e. Sound walls, meeting the design requirements contained in the MHCS D Design Guidelines, shall be installed on arterial streets (except for Central Parkway) when the adjacent development (or phased development) has abutting lots. Except when the MHCS D General Manager specifies otherwise, when a sound wall is installed on an arterial street, the adjacent street edge landscaping, sidewalk, and street curb and gutter shall also be installed. Sound walls can be broken at pedestrian connections, easement location, or intersections.
 - f. Fences shown on Figure 4-26: Wall and Fence Location Plan shall be constructed consistent with the designs shown on Figure 4-27: Community Wall, Agriculture Fence, View Fence, Security Fence, and Chain Link Fence. Fences that are part of community edges shall be constructed when edge improvements are required. Fences that are not part of community edges, shall be installed when the adjacent property is improved. Pedestrian access through fence conditions shall be provided to Grant Line Village.

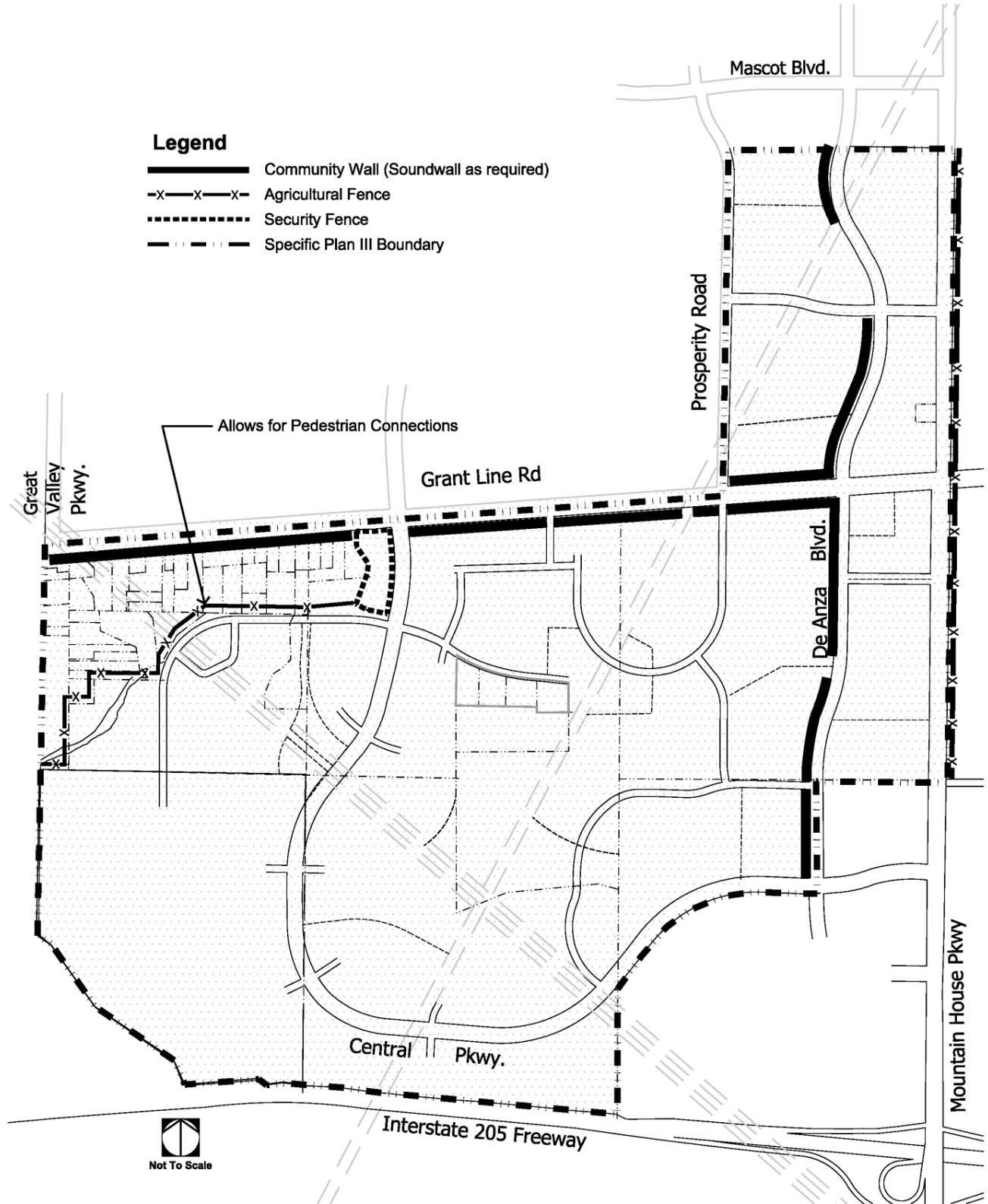


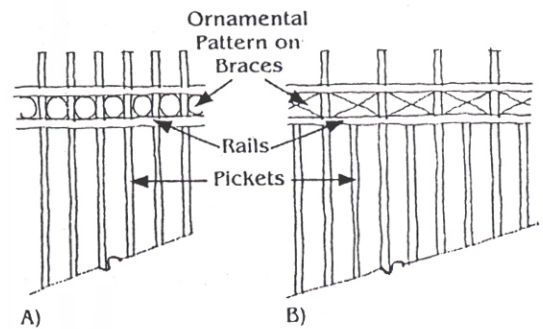
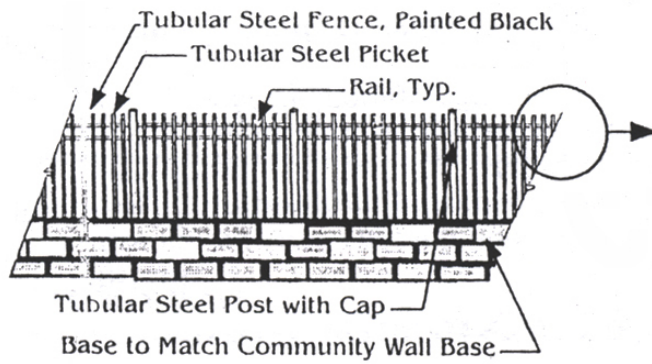
FIGURE 4-26: WALL AND FENCE LOCATION PLAN



Community wall



Agriculture Fence



View Fence (Optional)



Security Fence



Chain Link Fence

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

4.2.9 Signage

4.2.9.1 Master Plan Summary

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

4.2.9.2 Specific Plan III Description

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

4.2.9.3 Implementation Measures

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

4.3 Neighborhood Center Plan

4.3.1 Master Plan Summary

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

4.3.2 Specific Plan III Description

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

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

Neighborhood A/B has a Neighborhood Center of approximately 42.0 acres as shown in Figure 4-28: Neighborhood Center Plan (Illustrative Only). The Neighborhood Center contains two K-8 schools with a Neighborhood Park separating the schools. The school sites are 15.5 acres and 16.5 acres and are accessed by collector roads at the school entrance area. The Neighborhood Park between the K-8 schools is 8.5 acres and contains two 2.5 acre ballfields that are designated as joint use areas for the adjacent schools. Shared use of school buildings, park and school facilities and school parking is anticipated. A 1.5 acre neighborhood commercial site is located across the street from the Neighborhood Park and schools. The Neighborhood Commercial and Neighborhood Park are located at the intersection of a residential collector and the open space corridor, allowing easy access to the Neighborhood Center.

A variety of public and private uses are encouraged within the Neighborhood Center with a common architectural and landscape theme used throughout, compatible with the residential character of the neighborhood. A Prairie and Spanish Colonial architecture theme neighborhood has been established for the Neighborhood Center with the school in the northwest area having a Prairie style, and the school in the southeast area having the Spanish Colonial Style.

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

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

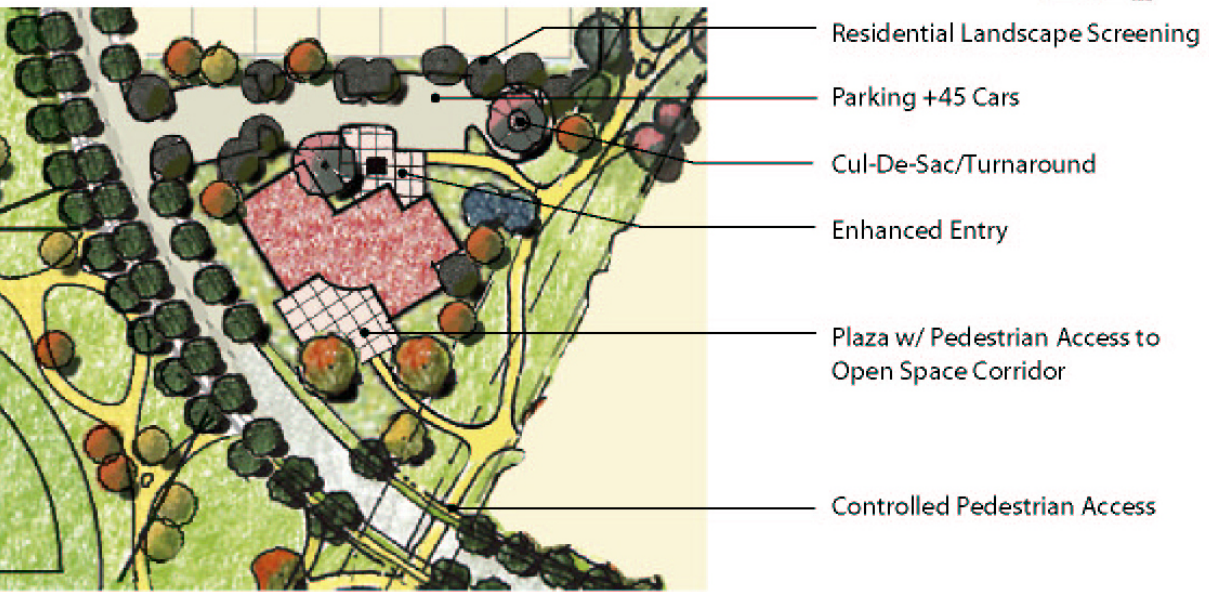
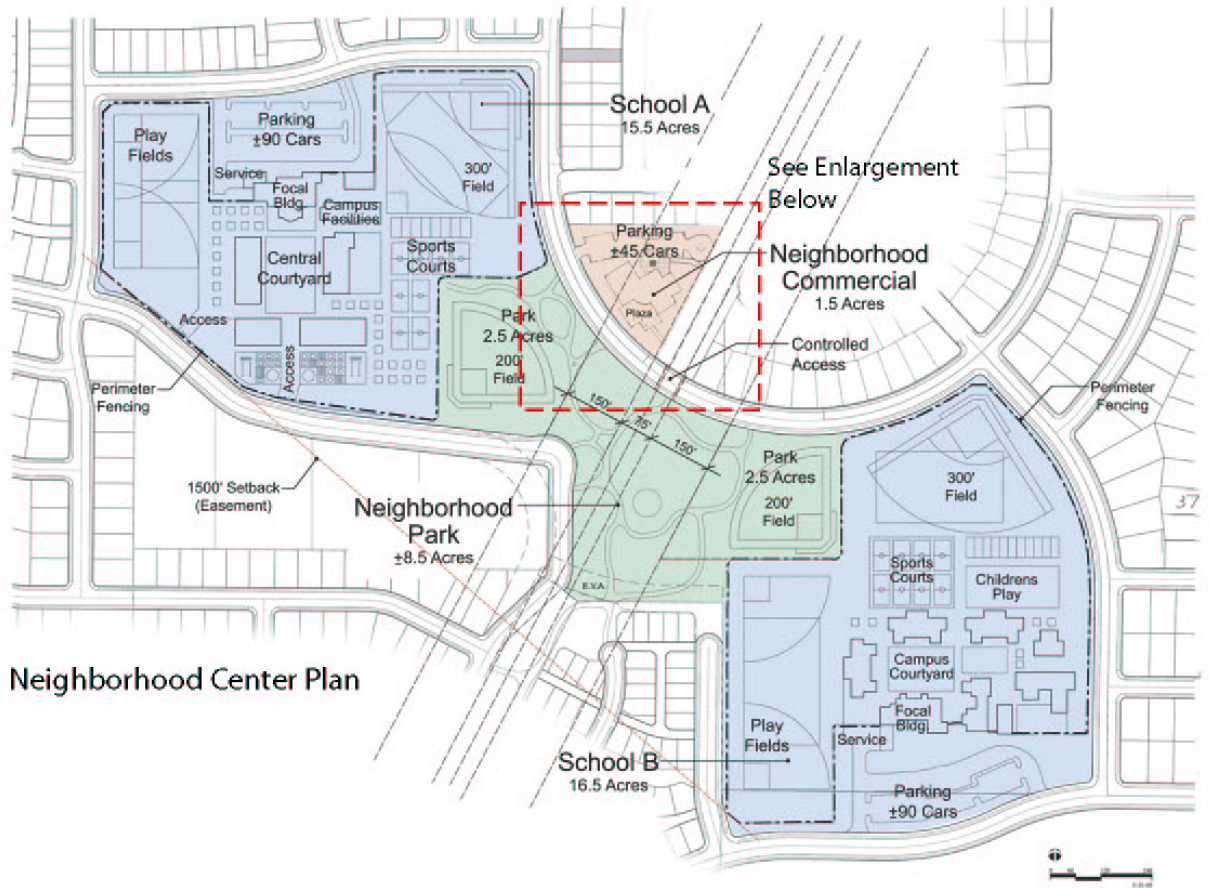


FIGURE 4-28: NEIGHBORHOOD CENTER PLAN (ILLUSTRATIVE ONLY)

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

4.3.3 Implementation Measures

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

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

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

4.3.3.1 Neighborhood Center Standards

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

3. Variety of Uses. A variety of public or private uses are encouraged within the Neighborhood Centers, including education, recreation, commercial, office, civic, institution or other resident-serving uses. (See the Mountain House Development Title for permitted uses.)
4. Common Landscape Theme. Landscaping of the Neighborhood Centers should reinforce the common identity for the neighborhood and be consistent with the plant palettes established by the MHCS D Design Manual, Roadway Landscape Plans and/or other applicable neighborhood design criteria. Entries and arrival points shall be emphasized.
5. Common Architectural Theme. Prairie or Spanish Colonial architecture themes have been established for the Neighborhood Center. The Neighborhood Center zone including the school to the northwest with its 2.5 acre ballfield, the Neighborhood Park, and the neighborhood commercial area are designated for the Prairie architectural style, and the zone with the school to the southeast with its 2.5 acre ballfield is designated for the Spanish Colonial architectural style. Buildings within each zone shall be compatible with its common architectural theme, and shall utilize common forms, details, materials and colors. Building details such as entries, columns, articulation of windows, overhangs, trellises, gates, fences, and furnishings, shall be emphasized.
6. Building Siting. Buildings should be located adjacent to streets and walkways, with front doors and entries oriented to the street. Residential garages shall be recessed per the County Development Title, and should be recessed further where practical.

b. K-8 School:

1. Parking. The site plans shall include an on-site parking lot for staff and visitors. As contained in the Lammersville School and MHCS D Joint Use Agreement, the school parking lots will be available for park uses after school hours. On-street parking will be provided along both sides of the streets bordering the school and park, in accordance with MHCS D standards.
2. Vehicular Circulation. On-site circulation is envisioned to include:
 - A single entrance and exit to the parking lot allowing supervision from the administration building.
 - A on-site school bus drop-off or turn-out near the primary entrance to the school.
 - As necessary, paved and/or stabilized emergency access routes available from other street entrances equipped with removable, lockable bollards.
3. Pedestrian and Bicycle Circulation. Pedestrian access shall be from a continuous network of sidewalks along all streets and the open space corridor trail. Bicycle access shall be from a network of Class III bike routes along collector streets within the neighborhood as well as trails within the open space corridor. A sidewalk shall be located around the perimeter of the school and park site, near the street. Multiple points of pedestrian access shall be provided from surrounding streets and between the school and park. Preferred crossing points for pedestrians and particularly for students, walking to school should be identified and emphasized through street signage and curb articulation, such as bump-outs and intersections to reduce pedestrian crossing distances and increase visibility of pedestrians for vehicles.

4. Fencing and Lighting.

- Except for the parking lot area, the school site will be surrounded at the perimeter by a four to five foot high, black chain link fence, or other type of see-through fence acceptable to the School District/MHCSD. Each fence shall contain several pedestrian/bike entrance gates, located near street intersections and crosswalks, allowing easy access for neighborhood residents.
- Based on the final building design, additional security fencing and gates may be provided at the perimeter of the school buildings/interior courtyard, which will be secured after hours.
- Building security lights and parking lot lights shall be planned so as to direct glare away from surrounding homes, and should be no higher than 14 feet.

5. Landscaping.

- Perimeter and on-site landscaping shall be designed to integrate each school site with its surrounding neighborhood, and will be compatible with the adjacent park. Right of way areas adjacent to the perimeter street will include landscaping, trees, sidewalk, and a jogging path.
- Perimeter street tree planting shall consist of the designated neighborhood trees flanking sidewalks and pedestrian areas with groupings of flowering accent trees near entries, in planters and student gathering areas. Tree rows and groupings shall provide windbreaks wherever possible.
- Landscaping within the site should define entries and use areas, provide shade and provide windbreaks to the extent feasible, as determined by the Lammersville School District.

6. Architecture. School buildings shall reflect a unified theme, compatible with the 'common architectural' style established for the Neighborhood Center zone. Buildings shall utilize quality materials, color palettes and details which reinforce the common theme.

c. Neighborhood Parks:

1. Joint Use. Subject to the terms of the Joint Use Agreement between the MHCSD and the Lammersville School District, 2.5 acres of the park site will be developed as a joint use facility for each school site. A combination of active and passive use areas will be provided, with the active field areas occurring within the designated joint use area.
2. Park Components. Required components shall include multi-use fields (within the joint use area), children's play areas for different age groups, open turf area, picnic areas, drinking fountain, walkways and fencing of the joint use area, if required by the School District. Additional future components may include those specified by the MHCSD, or as required by Community Approvals. The Neighborhood Park will not include off-street parking, restrooms, or recreational field lighting.
3. Bicycle and Pedestrian Access. As described for the school site, a sidewalk shall surround the school/park site adjacent to the street. Where appropriate, walkways may be designed to incorporate changes in alignment and/or elevation to create variety. Such changes in alignment shall incorporate smooth transitions and result in a smooth and natural

appearance. Bicycle racks shall be provided near use areas, easily accessible from walkways.

4. Parking. On-street parking shall be provided along both sides of surrounding collector and local streets, subject to MHCS D approval.
5. Landscaping. Park landscaping shall utilize the designated neighborhood plant palette for shade trees and flowering accent trees, in accordance with the MHCS D Design Manual and Roadway Landscape Plan. Landscaping should provide for shaded walkways, definition of and shading of uses areas and wind protection. Grading/berming may be used to define use areas, provide spectator viewing areas and aid in wind protection. Vines along fences should be used to visually soften the views of these elements, subject to approval by the MHCS D. Tree windrows shall be used between the school and park and elsewhere, as appropriate, to provide wind protection and a visual backdrop for the park.
6. Fencing. Fencing, where required, shall consist of four to five foot high, black chain link fencing, or as required by the MHCS D as part of a specific recreational facility. Fence design, shall be compatible with the common neighborhood theme, per MHCS D approval.
7. Lighting. Lighting fixtures shall be of a common design throughout the Neighborhood Center in order to reinforce the neighborhood theme consistent with the MHCS D Design Manual. Height of street lights should be minimized to emphasize the pedestrian scale, while protecting against vandalism (12 to 14 feet is typical), subject to MHCS D approval. Lighting will conform to the applicable requirements of the San Joaquin County Development Title, and the MHCS D Design Manual.
8. Street Furniture. Furniture shall be of a common design throughout the Neighborhood Center in order to reinforce the common neighborhood theme, and reduce future maintenance costs. Furniture should include benches, picnic tables, trash containers, barbecue pits (if any), or other similar items, as determined by the MHCS D. The furnishings shall be selected as part of the infrastructure design of the surrounding Neighborhood, consistent with the MHCS D Design Manual.
9. Public Art. Neighborhood Parks shall include public art consistent with the Master Plan requirement that public art be incorporated into appropriate areas open to the public. Public art should be located at one of the primary entries or focal points in the park, such as the open space corridor trail crossing of the collector near the Neighborhood Commercial site. It may include earth forms, special furnishings, unique planting or landscape elements, as well as more traditional art forms such as sculpture or mosaics.

d. Neighborhood Commercial

1. Building Siting. Buildings shall be located adjacent to the collector street with parking and service to the rear or sides. Main entrances shall face the collector street. Setbacks should be minimized for building entries facing the street or the open space corridor. Outdoor eating, gathering, or other plaza areas shall be included in the subsequent site plans.
2. Vehicular Access and Parking. Off-street parking shall be located to rear or sides of buildings. Additional parking will be available on adjacent streets.

3. Pedestrian and Bicycle Access. On-site walkways for bicycle and pedestrian access shall connect to street sidewalks, the open space corridor trail, and adjacent Class III bicycle route along the collector street
 4. Crosswalks shall be provided at street intersections, as determined by the MHCS D, and may include enhanced materials such as brick, stone, patterned concrete, concrete pavers or other materials compatible with the common theme, as approved by the MHCS D. Materials and treatments shall be consistent with the MHCS D Design Manual.
 5. Bicycle racks and/or lockers shall be located near building entries, and may be located near transit stops.
 6. Architecture. Building architecture shall reflect the Prairie theme established for the neighborhood commercial area. Building details shall emphasize overhangs, entries, articulation of building facades, windows, trellises, arbors and other human-scale elements, consistent with applicable design regulations.
 7. Large unbroken expanses of siding, glass or roofs are prohibited.
 8. Reflective window glazing is prohibited.
 9. Landscaping. Landscaping shall utilize the designated neighborhood plant palette for shade trees and flowering accent trees per the MHCS D Design Manual or Roadway Landscape Plan, as applicable. Entries and intersections shall utilize flowering accent plant material. Streets and walkways shall be flanked by shade trees.
 10. Trellises, arbors, fountains, special paving or other such elements should be used to enhance the pedestrian environment and reinforce the common theme.
 11. Walls. A masonry sound/privacy wall shall be provided between parking areas and any abutting residential uses.
 12. Lighting. Lighting fixtures shall match fixtures selected for the entire Neighborhood Center (see the MHCS D Design Manual). Pedestrian scale fixtures, walk lighting, building entry lighting or other accent lighting shall be provided. Parking lot lights shall be designed to minimize the height of poles and to minimize glare on adjacent properties.
- e. Adjacent Residential Uses
1. Building Placement and Architecture. A portion of the residential buildings (25%) located across from school and park uses shall reflect the common theme established for the neighborhood, in terms of form, details, materials and colors. Residential uses surrounding the Neighborhood Center should be oriented toward the street with front entries and porches facing the school, neighborhood commercial and park uses. Residential buildings facing collector streets across from the main vehicular entrance(s) to the schools shall be served by rear alleys to emphasize pedestrian character and minimize driveway traffic conflicts with pedestrians, bicyclists and vehicles. Garages within the Neighborhood Center are encouraged to be located in the rear half of the lot with access provided by rear alleys or narrow driveways from the fronting street, whichever condition serves the lot. Detached garages are encouraged.
 2. Driveways. Where driveways to streets surrounding the Neighborhood Center are allowed, they shall be narrow, limited in width to a maximum of 16 feet, until flared out near the

garage. Residential driveways may also be “paired” to maximize unobstructed lengths of front yard space as well as to minimize auto egress/street conflicts.

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

4.3.3.2 Implementation Measures

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

4.4 Siting Criteria for Community Facilities

4.4.1 Master Plan Summary

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

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

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

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

4.4.2 Specific Plan III Description

Community Facilities within SP III include two K-8 schools, two Neighborhood Parks, a Community Park, a church, two water tanks, a stormwater quality basin, and open space corridors running along

the electrical transmission and pipeline easements. The two K-8 schools and the associated Neighborhood Park is addressed by the Neighborhood Center Plan, Section 4.3. The Community Park in the center of Neighborhood A/B, the western Neighborhood Park and the open space corridors are addressed in Chapter 7.

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

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

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

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

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

4.4.3 Implementation Measures

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

4.5 Development Design Standards and Guidelines - General

4.5.1 Master Plan Summary

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

4.5.2 Grading Standards

4.5.2.1 Master Plan Summary

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

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

4.5.2.2 Specific Plan III Description

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

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

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

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

4.5.2.3 Implementation Measures

- a. Sites developed adjacent to undeveloped property shall establish perimeter grades no lower than the adjacent land, and no more than one foot higher, unless accommodated within a landscaped area or retained with a wall of no more than four feet. Slopes within these areas shall not exceed 3:1 horizontal to vertical or retained with a maximum four-foot height wall.
- b. Perimeter grades adjacent to developed properties shall match the adjacent grade, plus or minus one-half foot, unless occurring within a landscaped area, or retained with a maximum 4' height wall.
- c. Residential lots shall be graded such that the finished floor elevation is at least 12 inches above the street curb.
- d. In order to help minimize visual impacts of Arterial streets, curb grades should be established 6-12 inches below the finished grade at the right-of-way line. Roadway median strips should be graded with a crown height approximately 6-12 inches above the curb, for a typical 14-foot wide median.



FIGURE 4-29: CONCEPTUAL GRADING PLAN

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

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

4.5.3 Building Requirements

4.5.3.1 Master Plan Summary

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

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

4.5.3.2 Specific Plan III Description

Design guidelines have been developed for the residential neighborhoods, Neighborhood Centers, commercial/office and limited industrial areas. Design guidelines for specific lot types may be found in the College Park Residential Design Manual. Design guidelines for the Neighborhood Center may be found in Section 4.3.3 of the SP. Design guidelines for office and industrial areas may be found in the Mountain House Commercial, Office, and Industrial Design Manual dated October 6, 2003.

4.5.3.3 Implementation Measures

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